20 October 2026

FAO Development Management
Planning Service
London Borough of Haringey
6th Floor, River Park House, 225 High Road, Wood Green
London N22 8HQ

Dear Sir/Madam,

Application for Approval of Details Reserved by Condition – Condition 29 (Living Roof/Wall)
Planning Ref: HGY/2021/3175 – High Road West, London N17 (Plot A)

We submit details to discharge part (a) of Condition 29 of planning permission HGY/2021/3175, granted on 31 August 2022. The condition requires full details of the living roofs and walls within Plot A to be approved before development proceeds beyond the superstructure in Plot A.

The following documents are submitted:

- Living Roof Proposals, drawing HRW-LLA-ZZ-RF-DR-LS-0500 Rev P03, prepared by Liz Lake Associates, dated 13/10/2026
- Radmat GM30 substrate and MedO S1 wildflower seed mix – product data and supplier confirmation of UK sourcing and peat-free content

The table below shows how each part of Condition 29 is addressed:

Condition 29 requirement	How it is addressed
Flowering species providing amenity and biodiversity value through the year	The roofs are seeded with Radmat MedO S1, a mix of 22 native wildflowers and herbs. These flower in succession from spring (cowslip, bulbous buttercup) through summer (bird's-foot trefoil, kidney vetch, oxeye daisy) into autumn (common knapweed, field scabious, wild marjoram), giving year-round amenity and forage for pollinators.
Plants grown and sourced in the UK; peat-free soils and compost	The seed mix and GM30 substrate are supplied by Radmat Building Products Ltd. The enclosed supplier confirmation shows that all seed is UK-grown and sourced, and that the substrate and any growing media are peat-free.
(i) Roof plan showing living roof locations	Drawing LS-0500 shows the living roof areas on each building: A1 Level 05 (356.9 m²), A2 Level 06 (212.9 m²) and A3 Level 05 (212.3 m²), giving 782.1 m² in total. All are extensive biodiverse roofs.
(ii) Ground floor plan showing where living walls are rooted	No living walls are proposed within Plot A, so no ground floor plan is needed.
(iii) Sections showing substrate depths (min. 120mm extensive)	The sections show a minimum installed depth of 120mm of GM30 substrate across the roofs, rising to 120–180mm where the substrate is mounded in the habitat areas. The expected settled depth is [X]mm, which is no less than 120mm. No intensive roofs are proposed.
(iv) Varied substrate depths and types, with mounds and sandy piles (min. 1 per 10m²)	Substrate depth varies from 120mm to 180mm, with localised mounding. Coarse aggregate (<70mm) with flat stones (<200mm) is laid in habitat areas on each roof. Sandy piles and mounds are placed in these areas. In total there are [X] features across 782.1 m² (A1: [X], A2: [X], A3: [X]), meeting the minimum of one per 10m² on each roof.

Condition 29 requirement	How it is addressed
(v) Semi-buried log piles / flat stones (min. 1m² footprint, 1 per 10m²)	Each log pile is a group of 3–7 sun-baked logs forming a single unit of at least 1m², securely fixed to the roof. Flat stones are set within the aggregate habitat areas. Rope coils are also provided for invertebrates. In total there are [X] features (A1: [X], A2: [X], A3: [X]), meeting the minimum of one per 10m² on each roof. Final positions will be confirmed on site by the project ecologist.
(vi) Native wildflower, herb and climbing species	The MedO S1 mix comprises 22 native species, including agrimony, bird's-foot trefoil, cowslip, field scabious, kidney vetch, lady's bedstraw, selfheal, viper's bugloss, wild basil and wild marjoram, with percentages listed on drawing LS-0500. No climbing plants are proposed.
(vii) Relationship between living roof and PV arrays	The roof plans show the PV arrays set out over the living roof. The section shows the panels mounted on ballasted frames above the substrate, so the wildflower roof continues beneath and between them. 900mm paved access paths give maintenance access.
(viii) Management and maintenance plan, including watering	Drawing LS-0500 includes a maintenance plan based on Radmat's recommendations. It covers two visits a year (spring: drain inspection, feeding and removal of unwanted species; autumn: inspection and removal of unwanted species), an annual inspection of growth and coverage, drain checks at each visit, and post-storm checks of habitat features. Irrigation is provided every 2–3 days for the first 4–6 weeks after installation, until the roof is established.
(b) Living roof provided by end of first planting season after completion, and retained	The living roof of each building will be installed and seeded before the end of the first planting season following completion of that building, and retained thereafter.

The submitted documents together cover each element of Condition 29(a). They deliver biodiverse living roofs across Plot A that support habitat creation, climate resilience and water retention, in line with London Plan Policies G1, G5, G6, SI1 and SI2 and Haringey Local Plan Policies SP4, SP5, SP11 and SP13. We therefore consider the details sufficient to discharge part (a) of the condition.

The development will be carried out in full accordance with the approved details, as the condition requires, and the living roofs will be provided in line with part (b). We would welcome early contact if the case officer or the Council's ecology officer has any queries, so that these can be resolved before works progress beyond the superstructure in Plot A.

Yours faithfully,

Ian Wheeler

Formation Design & Build Ltd