

		Our ref: HGY/2023/0866 Contact: Valerie Okeiyi Date: 05/10/2023
Town and Country Act 1990 (As amended)		
Location:	44-46, High Road, London, N22 6BX	
Proposal:	Approval of details pursuant to condition (26) attached to planning permission HGY/ 2018/1472	
Wording of condition:	Prior to commencement of any works to the relevant part of the development hereby approved details of the living roof shall submitted to the Local Planning Authority for its written approval. Details shall include the following: • A roof(s) plan identifying where the living roofs will be located; • Confirmation that the substrates depth range of between 100mm and 150mm across all the roof(s); • Details on the diversity or substrate depths across the roof to provide contours of substrate. This could include substrate mounds in areas with the greatest structural support to provide a variation in habitat; • Details on the diversity of substrate types and sizes; • Details on bare areas of substrate to allow for self-colonisation of local windblown seeds and invertebrates; • Details on the range of native species of wildflowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native); • Details of the location of log piles / flat stones for invertebrates; The living roof(s) will not be used for amenity or sitting out of any kind. Access will only be permitted for maintenance, repair or escape in an emergency. The living roof shall then be carried out strictly in accordance with the details approved by the Local Planning Authority and shall be maintained as such thereafter. Reason: suitable and sustainable construction measures.	

Carbon Management Response 27/04/2023

Documents submitted:

- Site Location Plan ref. 1100184
- Landscape Roof Plan, prepared by Neil Tully Associates, ref. D0434_003_H

Response

A green living roof is proposed with a cobble boarder with:

- Green living roofs installed on the 8th, 7th and 2nd floors of the main building and on the 7th floor of the adjacent building.
- Green roof with substrate depths of 100-150mm, average of 125mm, covering 400m2.
- Brown roof bare areas with substrate depth of 80-150mm, average of 125mm, covering 20m2.
- Wildflower and bare areas, with large stone boulders and log piles.
- Access will only be permitted for maintenance, repair or escape in an emergency.

Actions:

- Please provide a section plan from the main and adjacent building.
- Please confirm that the depths are based on settled depths and reflect this on the plan if that is not the case.
- Please show where sections from the plans are taken from.
- Please show an illustrated depth plan showing the variation in depths, with an emphasis on deeper substrate areas to support plant growth.
- Please provide details on the density of log piles.
- Log piles or flat stones/boulders should be located at regular intervals on the larger roof spaces.
- Please specify what species will be planted from a mixture of plug plants and seeds.
- Please specify that substrate depth for all areas of the roof, including brown roof bare areas, are between 100mm and 150mm with an average of 125mm. Currently the brown roof area is 80-150mm and therefore does not comply with the condition requirement.

Conclusion

Further information is required so we therefore **do not recommend** discharging Condition 26. The applicant should provide a response to the points raised above and issue updated plans/information where required.

Carbon Management Response 05/10/2023

Documents submitted:

- Landscape Management and Maintenance Plan prepared by Neil Tully Associates (dated 26th March 2023)
- Landscape Roof Plan, prepared by Neil Tully Associates, ref. D0434_003_K

Response

A total area of 402 m² is proposed to be biodiverse green roof with 34 species of wildflowers. A total area of 20 m² is proposed as Brown Roof Bare areas which will be plant free to allow for self-colonisation of local windblown seeds and invertebrates.

Section Plan S1 (brown roof) and S2 (green roof) are provided in the roof plan. Section Plan (S1) shows the depths of the substrate layer varying from 80 mm to 150mm which does not comply with the condition requirement of depth range between 100 mm to 150 mm across all the roofs.

6 log piles are proposed at different location of the green/brown roof of varying size - at least 100mm of thickness with barks of mixture of woods such as ash, oak, beech, birch, etc. 5 Large Flat stones or boulder are proposed of size up to 300mm wide refugia for invertebrates.

Actions:

- Please re-confirm the substrate depth for all areas of the roof, including brown roof bare areas, are between 100mm and 150mm. The current proposed brown roof area substrate ranges from 80 to 150mm which does not comply with the condition requirement.
- Please confirm the percentage mix of wildflower, herbs and plug plants in the Biodiverse Green Roof mix. A mixture of seeds and plug plants is required with a minor element of sedum allowed.

Conclusion

Further information is required so we therefore **do not recommend** discharging Condition 26. The applicant should provide a response to the points raised above and issue updated plans/information where required.

Carbon Management Response 21/11/2023

Documents submitted:

- Landscape Roof Plan, prepared by Neil Tully Associates, ref. D0434_003_L_Roof

Response

Section Plan (S1) shows the revised depths of the substrate layer varying from 100 mm to 150mm which now complies with the condition requirement of depth range between 100 mm to 150 mm across all the roofs.

Up to 35 UK native wildflower and grass species are proposed as part of a pre-cultivated turf to support biodiversity net gain (BNG).

Conclusion

The submitted information is acceptable, and we can **recommend** that Condition 26 is discharged.