



Officer Report

Application Number:	HGY/2023/0866
Application Type:	Approval of details reserved by a condition
Address:	44-46, High Road, London, N22 6BX
Proposal:	Approval of details pursuant to condition 26 (Living roof) attached to planning appeal reference APP/Y/5420/W/18/3218865 (original planning reference HGY/2018/1472)
Case Officer:	Valerie Okeiyi
Valid Date:	28/03/2023
Applicant:	c/o Agent
Agent:	Mr Ben Young

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Demolition of the existing building and erection of 3-9 storey buildings providing residential accommodation (Use Class C3) and retail use (Use Classes A1-A4) plus associated site access, car and cycle parking, landscaping works and ancillary development

2. CONSULTATION RESPONSE

LBH Carbon Team -

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.

3. ANALYSIS/ASSESSMENT

Condition 26 (Living roof) of planning appeal reference APP/Y/5420/W/18/3218865 reads:

Prior to commencement of any works to the relevant part of the development hereby approved details of the living roof shall be 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 substrate 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.

Officers are satisfied with the Landscape Roof Plan submitted and condition 26 can be discharged.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 26