

		Our ref: HGY/2023/2686 Contact: Kwaku Bossman-Gyamera Date: 30/11/2023
Town and Country Act 1990 (As amended)		
Location:	45-47 Garman Road, London N17 0UR	
Proposal:	Approval of details reserved by a condition 19 (Urban Greening Factor) to attached planning permission Ref: HGY/2022/2293	
Wording of condition:	Prior to completion of the construction work, an Urban Greening Factor calculation should be submitted to and approved by the Local Planning Authority demonstrating a target factor of 0.3 has been met through greening measures. Reason: To ensure that the development provides the maximum provision towards the urban greening of the local environment, creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.	

Carbon Management Response /2023

Documents submitted:

- Green Roof Brochure Drawing Ref: KINE3101BRO, prepared by Urbanscape
- Biodiversity Kit, prepared by Urbanscape
- UGF Calculation, Drawing Ref: 22007GA-230929-LT-OR01DA, prepared by Threesixty Architecture
- Roof Layout Plan, Drawing Ref: 22007GA_20_010F_Roof, prepared by Threesixty Architecture
- Other relevant documents

Response

The submitted urban greening factor calculation shows the development has an UGF of 0.3 with intensive green roofs, perennial plantings, planting of standard trees, Hedges, and green walls. This complies with the condition requirements.

Conclusion

The submitted information is acceptable, and we can recommend that Condition 19 is discharged.