



Officer Report

Application Number:	HGY/2023/0743
Application Type:	Approval of details reserved by a condition
Address:	Sterling House, 67 Lawrence Road, Tottenham, London, N15 4EY
Proposal:	Approval of details pursuant to condition 19 (Living roof) attached to planning permission HGY/2018/3655 and pursuant to condition 19 (Living roof) of the second S96a Planning Permission reference HGY/2020/2361
Case Officer:	Valerie Okeiyi
Valid Date:	13/03/2023
Applicant:	Vabel London Limited
Agent:	Lucy Slater

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2018/3655 -Variation of Condition 2 of planning permission HGY/2016/1212 in order to substitute the drawing numbers

2. CONSULTATION RESPONSE

Internal

Carbon Officer -

Carbon Management Response 27/04/2023

Documents submitted:

- Covering Letter prepared by Savills (dated 13th March 2023)
- Proposed Green Roof Plan (ref. 001 rev B), prepared by Green Roofers
- Green Roofers Sustainable Green Roof Solutions Brochure rev 1
- GRBioD _ BIODIVERSE SUBSTRATE _ Product Data Sheet
- GRD8 _ Product Data Sheet
- GRRS _ Product Data Sheet _ 20-40mm Flat Roof Shingle
- Q37 - Bio Diverse - 67 Lawrence Road
- Wildflower C - Seedmix Species List

Response

A green living roof is proposed on Blocks A and B:

- 100-150mm substrate depths (average 125mm)
- Biodiverse substrate with expanded clay, crushed brick, coarse sand and topsoil.
- Log piles, sand, and boulder piles.
- 20% sedum and 60% wildflower.
- Access will only be permitted for maintenance, repair or escape in an emergency.
- Green living roofs will be installed on the 4th, 5th and 6th floor.
- Approximately 825m² green roof will be installed.

Actions:

- The roof plans do not clearly indicate at what floor levels the living roof areas are. It looks like they are all at the same height.
- Please provide a section plan for both blocks, covering the main roof areas as well. Please also show where the section from the plan is taken from and include appropriate references/annotations (e.g. A and A' for a section).
- Please show an illustrated depth plan showing the variation in depths, with an emphasis on deeper substrate areas to support plant growth.
- Please provide a clear key of the locations of plants on the roof space. Currently the middle section has indicated no planting or biodiversity enhancement measures.
- Please specify areas of substrate which will be left bare to allow for self-colonisation of local windblown seeds and invertebrates.
- Plans specify 60% wildflower and 20% sedum. Please clarify what the other 20% of planting is. Please specify what species will be planted from plugs and seeds, we need to see a mixture of seeds and plug plants (with an element of sedum allowed). (If hydroseeding, please outline this within the maintenance plan and ensure this is suitable for the time of year).
- Please provide details on the density of log piles, sand and boulder piles and the locations of each which should be located at a regular interval on the larger roof spaces.
- Please provide details of a maintenance plan.

Conclusion

Further information is required so we therefore do not recommend discharging Condition 19. The applicant should provide a response to the points raised above and issue updated plans/information where required.

Carbon Management Response 25/09/2023

Documents submitted:

- Proposed Green Roof Plan Rev B prepared by Green Roofers
- Proposed Green Roof Plan Rev C prepared by Green Roofers
- Bio-Diverse Roof Maintenance Package by Green Roofers
- Wildflower C – Seedmix Species List
- Other relevant documents

Response

A revised green roof plan Rev C is submitted which provide more details. The floor levels undulate across the whole roof as shown in the illustrated section plans. The high and low points at top and bottom of slopes have been provided.

No element is left bare as per the proposal. It is recommended to have bare areas of substrate for enhanced biodiversity and to allow self-colonisation of local windblown seeds and invertebrates.

The revised plan specifies 20% sedum and 80% wildflowers, and the wildflower seed mix species list provides list of 26 wildflowers species (18 perennial, 5 annual and 3 biennial) and 6 species of

grasses. The sedum species list is also provided. The seeds are confirmed to be sown in Autumn to give the best chance for the seeds to flourish.

No details have been submitted or annotated on the density of log piles, sand and boulder piles and its location with the reasoning of it not being possible to install on the larger roofs which are designated for Solar PV installations. Log piles in the lower roofs are annotated on the plan, however the details on its density, type and location are not provided.

Actions:

- Please provide an updated green roof plan including:
 - o proposed bare areas of substrate for self-colonisation of local windblown seeds and invertebrates and its details.
 - o the density, size, location, and other details of log piles, sand and boulder piles and the locations of each which should be located at a regular interval on the larger roof spaces.
 - o the proposed Solar PV array design to be installed on the roof and its integration with the green roof, log piles, sand, boulder piles.
- Section plan for the two types of roofs does not represent the actual proposed green roof plan. Please provide a section plan for both blocks that represents the actual proposed green roof. Also, show where the section from the plan is taken from and include all the details resembling with the green roof plan.

Conclusion

Further information is required so we therefore do not recommend discharging Condition 19. The applicant should provide a response to the points raised above and issue updated plans/information where required.

Carbon Management Response 09/01/2024

Documents submitted:

- VBL LR2 Green Roof PV Panel Overlay plan prepared by Green Roofers
- Proposed Green Roof Plan (001) Rev D prepared by Green Roofers

The submitted plans now include the requested information.

Conclusion

The information submitted is sufficient so we can recommend

3. ANALYSIS/ASSESSMENT

Condition 19 (Living roof) reads:

Prior to occupation details on the living roof shall be submitted to the local authority for approval. This will include the following:

- A roof(s) plan identifying where the living roofs will be located in accordance with the approved Sustainability Statement (dated 12/10/2020)
- Confirmation that the substrate depth range of between 100mm and 150mm across all the roof(s);
- Details on the diversity of 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 will not be used for amenity or sitting out space of any kind. Access will only be permitted for maintenance, repair or escape in an emergency.

The living roof(s) shall then be carried out strictly in accordance with the details approved by the Council and shall be maintained as such thereafter.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with regional policies 5.3, 5.9 and 5.11 of the London Plan (2016) and local policy SP:05 and SP:13.

Officers have reviewed the updated details submitted and is satisfied that condition 19 can be discharged.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 19