

Officer Report

Application Number:	HGY/2023/2690
Application Type:	Approval of details reserved by a condition
Address:	Land at Watts Close, London, N15 5DW
Proposal:	Approval of details pursuant to condition 6b (Living roofs) attached to planning permission ref: HGY/2022/0035 dated 9/6/2022 for the demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings.
Case Officer:	Tania Skelli
Valid Date:	09/10/2023
Applicant:	Formation Design and Build
Agent:	Eva Romero

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

HGY/2022/0035 granted 9/6/2022 - Demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings

3. CONSULTATION RESPONSE

LBH Carbon Management - Support

4. ANALYSIS/ASSESSMENT

Condition 6 reads:

Living roofs

(a) Prior to above ground works, details of the living roofs must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with flowering species

that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:

- i) A roof plan identifying where the living roofs will be located;
- ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm);
- ii) Roof plans annotating details of the substrate: showing at least two substrate types across the roof, annotating contours of the varying depths of substrate
- iii) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;
- iv) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with roof ball of plugs 25m³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roof will not rely on one species of plant life such as Sedum (which are not native);
- v) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and
- vi) Management and maintenance plan, including frequency of watering arrangements.

(b) Prior to the occupation of the development, evidence must be submitted to and approved by the Local Planning Authority that the living roofs have been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roofs have not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roofs shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

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 London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

Pursuant to condition 6b the applicant has provided evidence to demonstrate the delivery of the living roof as approved under part (a). This has been considered by the carbon management team and considered acceptable for discharge.

Condition 6a was discharged under ref. HGY/2022/2482 on 13/10/2022.

Outstanding conditions include:

4(b-d) (Energy).

Conditions 7b (Biodiversity) and 8 (c-d) (Land contamination) are currently under consideration.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

The applicant is advised that the outstanding conditions include the following:

4(b-d) (Energy).

Conditions 7b (Biodiversity) and 8 (c-d) (Land contamination) are currently under consideration.