

Officer Report

Application Number:	HGY/2023/1960
Application Type:	Approval of details reserved by a condition
Address:	45-47 Garman Road, London, N17 0UR
Proposal:	Approval of details reserved by a condition 16 (Overheating), condition 18 (Living Roof), condition 20 (External Lighting) and condition 21 (Boundary Treatment) pursuant to planning permission ref. HGY/2022/2293 granted on 15th August 2022 for the redevelopment of the site to provide a self-storage facility (Use Class B8) with associated car and cycle parking, refuse storage, landscaping and other associated works ancillary to the development.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	20/07/2023
Applicant:	3
Agent:	C/O Agent C/O Agent Sam Conalty

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2022/2293 – Description – Redevelopment of the site to provide a self-storage facility (Use Class B8) with associated car and cycle parking, refuse storage, landscaping and other associated works ancillary to the development.

ANALYSIS/ASSESSMENT

Condition 16 (Overheating) reads:

Prior to the above ground commencement of the development, an updated Overheating Report shall be submitted to and approved by the Local Planning Authority. The submission shall assess the overheating risk and propose a retrofit plan.

This report shall include:

- Revised modelling of units modelled based on CIBSE TM52, using the CIBSE TM49 London Weather Centre files for the DSY1-3 (2020s) and DSY1 2050s, high emissions, 50% percentile;

- Demonstrating the mandatory pass for DSY1 2020s can be achieved following the Cooling Hierarchy, demonstrating that any noise and air quality issues are mitigated appropriately evidenced by the proposed location and specification of measures;

- Modelling of mitigation measures required to pass future weather files, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan;

- Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.

The development must be built in accordance with the approved overheating measures and retained thereafter for the lifetime of the development.

Reason: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with London Plan (2021) Policy SI4 and Local Plan (2017) Policies SP4 and DM21.

Pursuant to condition 16, comprehensive overheating details have been submitted in respect of condition 16. The Council's Climate change officer has reviewed the document and is satisfied with proposed measures. The details submitted are considered acceptable and in line with the intentions of the condition.

Condition 18 (Living Roofs) reads:

a) Prior to above groundwork, details of the living roof 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);

iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roof, annotating contours of the varying depths of substrate;

iv) 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;

v) 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);

vi) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and vii) 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 roof has 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 roof has 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 18, details have been submitted in respect of living roof. The Council's Climate change officer is satisfied with proposed measures. The details submitted are considered acceptable and in line with the intentions of the condition.

Condition 20 (External Lighting) reads:

Prior to the commencement of above ground works on site full details of the all proposed external lighting have been submitted to and approved in writing by the Local Planning Authority. Details shall include appearance and technical details and specifications, intensity, orientation and screening of lamps, siting and the means of construction and layout of cabling. Lighting is to be restricted to those areas where it is necessary with additional shielding to minimise obtrusive effects. The approved scheme is to be fully completed and shall be permanently maintained thereafter.

Reason: In the interest of design quality, residential amenity and public and highway safety.

Pursuant to condition 20, details lighting Pollution Statement have been submitted in respect of external lighting.

The external lighting installations on site are carefully located to minimise spillage and glare, both horizontal and vertical lux level spillage to neighbouring properties. All external luminaires will be vandal resistance with at least IP54 environmental protection. This level of luminaires is considered acceptable and would safeguard the amenities of the adjoining occupiers.

Condition 21 (Boundary Treatment) reads:

Above ground works must not commence until details of the proposed boundary treatment have been submitted to and approved in writing by the Local Planning Authority. This should include the proposed layout, materials and colours for the full site boundary and any internal fencing/gates. The approved boundary treatment must be implemented prior to first use of the site and maintained for the lifetime of the development.

Reason: To ensure that boundary treatment is of a high-quality, and successfully responds to the context of the site.

A 2.4m site perimeter security mesh fencing between posts proposed. The design, height and materials are appropriate and acceptable within the context of the immediate surrounding and would provide adequate protection for the proposed building.

RECOMMENDATION

GRANT DISCHARGE

