

Officer Report

Application Number:	HGY/2024/0008
Application Type:	Approval of details reserved by a condition
Address:	Land to the rear of the block 1-14 Rowan, Methuen Park, London, N10 2JS
Proposal:	Details pursuant to Condition 3 (Materials) (partial discharge for details of bricks, window frames, stone/render) and Condition 12 (Green Roof) attached to planning permission HGY/2023/0130.
Case Officer:	Eunice Huang
Valid Date:	02/01/2024
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Applicant:	MR JACK POWELL
Agent:	MR JACK POWELL

RECOMMENDATION

Approve with Conditions

1. APPROVED DEVELOPMENT

HGY/2023/0130 – Demolition of the existing garages and construction of a single 6-bedroom family dwelling and associated works. – Approved with conditions 05/07/2023.

2. CONSULTATION RESPONSE

LBH Conservation:

Portland stone – this is acceptable.

Brick sample panel – Ibstock Birtley Olde English - on balance fine.

VIMARK - Monocouche Renders – there is no colour specified. (*Planning Officer note: The colour has been nominated to be Vimark 05/Lecce which is described as matching the Portland stone.*)

Wienerberger Cassius – a dark grey clay tile here would be quite incongruous and the type included is quite stark.

Aluminium windows RAL 6013 – this is acceptable.

There are no information on the proposed hardstanding.

3. ANALYSIS/ASSESSMENT

Condition 3 reads:

3. Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Assessment

The applicant has submitted a schedule of external materials and finishes. The proposed colours and materials are generally acceptable, except for the proposed dark grey clay roof tile Wienerberger Cassius. The material and colour of the tile is considered incongruous with the surrounding conservation area. There is also missing information in relation to an element of the front elevation, between the front door and left-hand side windows which have not been labelled with a material. Hardstanding material has also not been identified. On this basis, the details received pursuant to approval of Condition 3 can only be partially approved. Another application would need to be submitted for the approval of roof tile materials.

Condition 12 reads:

12. Before any above ground development commences, details of the 'green roof' and a maintenance scheme shall be submitted to, and approved in writing by, the Local Planning Authority. Details shall include species, planting density, substrate and a section at a scale of 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof. The approved works shall be completed prior to occupation of the development and shall be permanently retained thereafter.

Assessment

The document titled *DFA – Metheun Park – Planning Condition 3 – External Materials* outlines the green roof systems. The green roof systems differ between the ground floor roof and the dormer window roofs.

The ground floor roof system would be composed of:

1. Vegetation - BauderGREEN SB - 30-40mm
2. Substrate - BauderGREEN SUB-EM UK - 100mm
3. Filtration Layer - BauderGREEN FV 125 100 - 1mm
4. Drainage Layer - BauderGREEN DSE 20 - 20mm
5. Protection Layer - BauderGREEN FSM 600 - 4mm
6. Bauder Waterproofing

The dormer window roof system would be composed of:

1. Vegetation - Sempergreen sedum mix 30mm
2. Substrate - 20-40mm
3. Filtration, Drainage, Protection Layer - BauderGREEN SDF - 20mm
4. Bauder Waterproofing

The following information has been submitted to discharge the condition:

- Detail drawings and sections of green roof
- Sempergreen Maintenance Instruction Sedum Roof
- Sempergreen Green Roof Package Lightweight
- Sempergreen Sedummix Blanket specification sheet
- Bauder Watering Requirement Guidelines for Extensive and Bio-diverse Green Roof Installations
- Baudum Sedum Species List
- Bauder General Maintenance Green Roof Extensive System – Lightweight sedum system XF301
- The Green Roof Company Checklist

The details submitted are considered satisfactory for to allow for approval of details for condition 12.

4. RECOMMENDATION

GRANT PARTIAL APPROVAL OF DETAILS OF CONDITION 3 AND GRANT PARTIAL APPROVAL OF DETAILS OF CONDITION 12

Informatives

The applicant is advised that condition 3 (materials) have only been approved in part. Another application would need to be submitted for the approval of roof materials for full approval of details pursuant to condition 3.

Informatives:

The applicant is advised that the details pursuant to condition 3 (materials) have only been partially approved by this decision notice. Another application would need to be submitted for the approval of roof materials to get full approval of details for condition 3.