



Officer Report

Application Number: HGY/2024/1046
Application Type: Approval of details reserved by a condition
Address: Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH
Proposal: Approval of details (Phase 1A only) pursuant to Conditions 57 (Green Roofs) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.
Case Officer: John Kaimakamis
Valid Date: 15/04/2024
Applicant: Mr James Meehan
Agent:

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

APPROVED DEVELOPMENT

HGY/2022/1833 Hybrid Planning Application for: (1) Detailed planning permission for Phase 1A, for: (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2; (b) the demolition of other existing buildings (in accordance with the demolition plan); (c) the erection of new buildings for residential uses (Use Class C3); (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses; (e) landscaping including enlargement of the Peace Garden; and, (f) associated car and cycle parking spaces and servicing spaces; (2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan); and (3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces.

CONSULTATION RESPONSE

LBH Carbon Management: Recommend discharge of condition following the revised information.

ANALYSIS/ASSESSMENT

Condition 57 (Green Roofs) reads:

No development shall take place beyond the superstructure in Phase 1A until full details of any living roofs within Phase 1a have been submitted to and approved by the Local Planning Authority. The

roofs shall be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants shall be grown and sourced from the UK and all soils and compost used must be peat-free. The submission shall include:

- i. A roof plan identifying where the living roofs will be located;
- ii. Sections demonstrating installed and expected settled substrate levels of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs;
- iii. Roof plans annotating details of the diversity of substrate depths and substrate types across the roof to provide contours of substrate, including annotation of substrate mounds and sandy piles in areas with the greatest structural support to provide a variation in habitat, with a minimum of one feature per 10m² of living roof;
- iv. Roof plans annotating details of the location of semi-buried log piles / flat stones for invertebrates, with a minimum footprint of 1m² and at least one feature per 10m² of living roof;
- v. Details on the range of native species of (wild)flowers, herbs in the form of seeds and plug plants planted on the living roofs, or climbing plants planted against walls, to benefit native wildlife;
- vi. Roof plans and sections showing the relationship between the living roof areas, photovoltaic array(s), air source heat pumps and other plant; and
- vii. Management and maintenance plan, including frequency of watering arrangements.
- viii. The development within Phase 1A shall thereafter proceed in accordance with the approved details.

b) Prior to the end of the first planting season following completion of each building in Plot A, the living roof/wall of that building shall be provided in accordance with the approved details and retained thereafter.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity, reduces the impact on climate change and supports the water retention on site during rainfall. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

Pursuant to Condition 57 the applicant has provided suitable level of detail to show that they have achieved a minimum footprint of 1m² and at least one feature per 10m² of living roof in totality, as well as typical section showing relationship between living roof and PV panel and suitable maintenance strategy for hard and soft landscape of the green roof.

This has been reviewed by LBH Carbon Management and considered to be acceptable.

RECOMMENDATION

GRANT DISCHARGE CONDITIONS