



Officer Report

Application Number: HGY/2024/1031
Application Type: Approval of details reserved by a condition
Address: Land adjacent to 318A White Hart Lane, White Hart Lane, London, N17 8LA
Proposal: Approval of details reserved by condition 6 (living roofs) attached to planning reference HGY/2020/1322
Case Officer: Sarah Madondo
Valid Date: 12/04/2024
Applicant: Mr Connor Spaans
Agent: Mr Samuel Bowman

RECOMMENDATION

Approve

Proposed Development

Approval of details reserved by condition 6 (Living Roofs) attached to planning reference HGY/2020/1322.

Site & Surroundings

The site is the land adjacent to 318a White Hart Lane, the site faces South onto White Hart Lane and West onto Weir Hall Road. Opposite the site is Tottenham Cemetery, which lies within the Tottenham Conservation Area. The site itself lies outside the Conservation Area. The site has very good access to transport links such as White Hart Lane Overground Station to the east, linking the site to Liverpool Street, Central London, Enfield and Cheshunt to the north. The area is residential in character comprising of two-storey pitched roof terraced housing.

APPROVED DEVELOPMENT

HGY/2020/1322 - Erection of a new residential building providing 6 dwellings with associated private and communal amenity space, refuse/recycling and bicycle store.

ANALYSIS/ASSESSMENT

Condition 6 reads :

Prior to above ground works, details of a scheme for living roofs for the development hereby permitted should be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) A roof plan identifying where the living roofs will be located;*
- b) A substrate of no less than 120mm for extension living roofs;*

- c) *Sections showing the diversity of substrate depths and types across the roof to provide contours of substrate, such as substrate mounds in areas with the greatest structural support to provide a variation in habitat;*
- d) *A plan showing the location of log piles / flat stones for invertebrates;*
- e) *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);*
- f) *Relationship with photovoltaic array; and*
- g) *Irrigation, management and maintenance arrangements.*

The development shall be implemented in accordance with the approved scheme prior to its first occupation and the living roofs shall be retained and managed thereafter in accordance with the approved management arrangements. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development that provides provision towards the creation of habitats for biodiversity, mitigate against climate change and support water retention, consistent with Policy 5.11 of the London Plan 2016 and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan 2017

Pursuant to condition 6 the applicant has submitted roof setting out plan, section BB, roof types drawing by BEAU architecture and bio diverse specification by Green Roofers Ltd, which has been reviewed by the carbon management officer, who advises that the submitted information is acceptable. The proposed changes to the green roof areas have been covered by a non-material amendment application HGY/2024/2602. The applicant has confirmed to pay a monetary contribution of £6,500 for the planting of street trees on White Hart Lane. This is to compensate for the loss in biodiversity value due to green roof area reduction. The street trees will provide the biodiversity, urban greening and reduction in urban heat island effect benefits for the local community. This is considered to be an acceptable mitigation proposal. Therefore the details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION - GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application for approval of details of condition 6