

		Our ref: HGY/2023/2515 Contact: Gareth Prosser Date: 09/07/2025
Town and Country Act 1990 (As amended)		
Location:	300-306 West Green Road, London N15 3QR	
Proposal:	Approval of details pursuant to condition 12 (Living roofs & PV array) attached to Planning Appeal Ref: APP/Y5420/W/21/3266300 (original planning reference HGY/2020/0158)	
Wording of condition:	(a) No development above ground floor shall commence until there shall have been submitted to and approved in writing by the local planning authority details of living roofs and photovoltaic array. These details shall include: i) a roof plan identifying where the living roofs and solar panels will be located and what surface area they will cover; ii) sections demonstrating a substrate of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs; iii) plans showing details on 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; iv) details of the location of log piles/flat stones for invertebrates; v) details of the range of native species of wildflowers and herbs planted to benefit native wildlife. The living roof shall not rely on one non-native species of plant such as Sedum; vi) relationship with photovoltaic array; vii) irrigation, management, and maintenance arrangements. (b) The approved living roofs and photovoltaic array shall be provided before 90% of the dwellings are first occupied and shall be managed thereafter in accordance with the approved management arrangements.	

Carbon Management Response 29/02/2024

Documents submitted:

- 20025_0401 B Sheet 1_Green Roof Details
- 20025_0401 B Sheet 2_ Green Roof Details
- 20025-0402 B-PV Panel details
- Other relevant documents

Response

The submitted roof plan provides location of the living roof and solar panels. The section plan for wildflower plug or seed mix planting indicates, the biodiverse substrate depth to be around 100mm to 150mm. The substrate depth should be no less than 120mm.

The following is proposed as a part of the living roof mix:

- 49 Species included.
- 31 (65%) Wildflowers
- 8 (20%) Annuals
- 8 (15%) Sedge and Grasses
- 2 Sedum
- Coverage 100g per m²
- 35 Species RHS Perfect for Pollinators
- 12 Species of Larval food

A second Native wildflower blanket mix is also proposed with 36 wildflowers and 4 grass species. It is unclear which plant mix is being proposed.



Actions:

- Please show an illustrated depth plan showing the variation in depths, with an emphasis on deeper substrate areas to support plant growth. The substrate depth should be no less than 120mm.
- Please provide a clear key of the locations of plants on the roof space. Currently the relationship between living roof and solar panels is not clear.
- Please specify areas of substrate which will be left bare to allow for self-colonisation of local windblown seeds and invertebrates.
- Please clarify which plant mix is being proposed.
- Please provide 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 root ball of plugs 25cm³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces.
- Please provide details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof:
 - o substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat;
 - o semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;
- Revised management and maintenance plan, including frequency of watering arrangements.

Conclusion

Further information is required so we therefore **do not recommend** discharging Condition 12. The applicant should provide a response to the points raised above and issue updated plans/information where required.

Carbon Management Response 09/07/2025

Documents submitted:

- OS 2594-23.3 RvsA Roof Plan
- OS 2594-23-Doc 1 Rvs A Specification & 5-Year Management Plan

Response:

The applicant has submitted revised details addressing all outstanding matters raised in our previous response dated 29/02/2024. The updated roof plan and specification provide:

- A detailed substrate depth plan with variation from 120mm to 250mm with contouring and mounding indicated in areas of greater structural support.
- The roof plan includes a legend showing locations of BauderGREEN Flora 3 seed mix, wildflower blanket, bare substrate, and PV panels. The spatial relationship between planting zones and PV arrays is clearly illustrated.
- The roof plan identifies designated bare substrate zones, supporting colonisation by local windblown seeds and invertebrates.
- The specification confirms use of both BauderGREEN Flora 3 Seed Mix and BauderGREEN WB Wildflower Blanket. Both are endorsed by Buglife and include a wide range of native wildflowers, herbs, grasses, and sedum.
- The Flora 3 seed mix is applied at 100g/m². While plug planting density is not explicitly stated, the specification confirms compliance with Bauder's guidance, which typically meets or exceeds the 20/m² standard.
- A comprehensive range of invertebrate habitat features distributed across the roof.
- A revised 5-year management and maintenance plan, including watering schedules and biodiversity-sensitive practices.

Conclusion:

The submitted information is sufficient. We therefore recommend that **Condition 12 (Living Roofs & PV Array)** be **discharged**.