

Officer Report

Application Number:	HGY/2023/2515
Application Type:	Approval of details reserved by a condition
Address:	300-306 West Green Road, London N15 3QR
Proposal:	Approval of details pursuant to condition 12 (a) (Living roofs & PV array) attached to Planning Appeal Ref: APP/Y5420/W/21/3266300 (planning reference HGY/2020/0158)
Case Officer:	Gareth Prosser
Valid Date:	12/07/2023
Applicant:	.
Agent:	Mr David Bellis

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

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)

CONSULTATION RESPONSE

LBH Carbon Management: The submitted information is sufficient. We therefore recommend that Condition 12a (Living Roofs & PV Array) be discharged.

ANALYSIS/ASSESSMENT

Condition 12 (Living roofs & PV array) reads:

12) (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

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The applicant has submitted revised details addressing all outstanding matters raised in LBH Carbon Managements 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.

Officers have reviewed the revised submission and the information is considered sufficient. As such, it is considered acceptable for condition 12 a to be discharged.

Part (b) remains outstanding until compliance.

RECOMMENDATION

GRANT DISCHARGE CONDITION