

Discharge of Conditions application

Relating to application 2024/2529/P at 23 Delancey Street, London, NW1 7NP

Application Summary:

I write on behalf of our clients. This statement outlines the contents of the information submitted to discharge conditions relevant to the decision notice for 2024/2529/P 'Erection of two storey rear extension with green roof, alterations to front lightwell and railings including new access stairs, PV panels to roof, works to rear garden, alterations to front door and windows.'

We propose to discharge the following condition:

Condition 4

Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance*
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used*
- iii. full details of planting species and density*

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Green Roof Details

Product Proposal

BMI Canopia ST Sedum Mat extensive green roof system

This system is proposed for the flat roof areas of 23 Delancey Street and is suitable for both new build and refurbishment projects. Roof pitches up to 45° may be used, but for slopes over 9° a retention system is required. All slopes over 5° will require a mechanically fixed eaves edge restraint but we have no significant falls on this project. Spec sheets on pages 2 and 3. Densities of 15 to 20 plug plants per square metre are used

Detailing

A border with a recommended width of 200 – 300 mm of washed river stones (20 – 40 mm diameter) will be used around all roof penetrations, outlets, perimeters, and system edges to provide a vegetation free zone. See also updated drawing 546-111A.

Irrigation

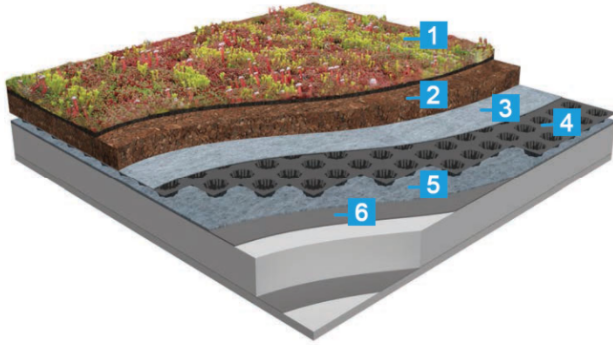
- **Initial:** Irrigation will be required immediately after installation for up to 8 – 12 months until fully established. Recommended irrigation period: 12 months.
- **Once established:** Irrigation is only generally required during prolonged periods of hot dry weather.
- **Water Source:** A roof top source with a pressure of 2.5 – 3 bar and a flow rate of 60 L/min is recommended to connect a temporary system if required.

Maintenance:

Sedum systems are designed to be low maintenance. Species selection ensures that the roof will evolve naturally, however weeds will be removed periodically through the year to reduce the likelihood that they become dominant. It is recommended that a suitable fertiliser is applied to keep the plants healthy. This may be a spring feed of slow/controlled release fertiliser to last the growing season, or more regular granular/liquid feeds throughout the growing season.

BMI Canopia ST Sedum Mat extensive green roof system:

A lightweight extensive green roof system utilising a pre-grown vegetation mat of 8 – 12 sedum species. Provides an immediate green planting scheme for instant impact. The vegetation mat is installed on a shallow depth of specially formulated free-draining substrate and drainage board.



1. BMI Canopia Extensive Sedum Mat
2. BMI Canopia Extensive Sedum Substrate
3. BMI Canopia Filter Fleece
4. BMI Canopia Drainage Board 20 FF
5. BMI Canopia Protection Fleece
6. BMI Waterproofing System

System Properties	
The following data relates to the extensive green roof element only.	
System Dry Weight:	80 kg/m ²
System Saturated Weight:	100 kg/m ²
System Typical Depth:	104 mm
Growing Substrate Depth:	60mm (settled)
Contouring:	Flat/level

Biodiversity: ● ● ● ● ●

Pollen/Nectar Richness: ● ● ● ● ●

Habitat Provision: ● ● ● ● ●

Key Features

- A lightweight extensive green roof system suitable for a range of roof construction types.
- System type allows for shallower substrate depths.
- Attractive mix of sedum species.
- Sedum plants are low growing.
- Moderate range of biodiversity.
- Moderate provision of nectar and pollen to attract insects.
- Suitable for flat and pitched roofs.
- Versatile system; quick and easy to install.
- Low maintenance and drought tolerant.
- Pre-grown mat provides an instant green coverage

Species information:

The sedum family of flowering plants are succulents and therefore have leaves which are able to store water. The majority grow naturally in arid, well drained areas, often on shallow substrate depths. Therefore they are drought tolerant, and able to survive in extremes of conditions. They generally flower from early summer to autumn.



Flowering Period: May – August.

Typical Colours: Seasonal variation of yellows, whites, and pinks. Foliage turns from green to red in periods of plant stress.

No of Species Sown: 8 – 12.

Typical Species: (subject to season variation)

Sedum acre, Sedum album, Sedum ellacombianum, Sedum floriferum, Sedum forsterianum, Sedum hybridum, Sedum kamschaticum, Sedum montanum, Sedum oreganum, Sedum reflexum, Sedum rupestre, Sedum selskianum, Sedum sexangulare, Sedum spirium.

Flower Attraction

Low-moderate mixed pollen source, applicable to Bees – Mason, Honey Bombus spp; Insects – Chrysoperla (Lacewing), hoverfly (Episyrphus), Ladybird (Harmonia), Aphidius, Aphelinus, Aphidoletes (beneficial parasitic wasps).

Establishment Period: 6 – 8 months.