

**Jennifer Chivers**  
Planning Officer  
Regeneration & Planning  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

Date: 21<sup>st</sup> December 2015

Dear Jennifer,

**Re: 2015/3383/P Discharge of Condition 11**  
**Hawley Mews, Camden NW1 8BF**

Further to your email received on 3<sup>rd</sup> August 2015, we have added our response to the points you raised below and have included the text from your email for clarity. We also attach the email response received from the ecology consultants, Kate Priestman Limited.

#### Further Information

- **A statement of the design objectives for the green or brown roof or green wall.**

Extract from Design and Access Statement, Section 6: Scale (P15)

*"Roofs are angled away from boundaries and planted to create a pleasant outlook from neighbouring dwellings as advised in CPG6"*

This objective has been validated by the planning inspectorate in appeal decision ref. APP/X5210/A/14/2214029, Point 16 that:

*"The green roof would further soften the visual effects of new built development in this location"*

The inspector also requests in Point 24:

*"Details of the green roof should be provided and approved to ensure that this important feature meets its intended purpose" the intended purpose being to "soften the visual effects" of new built development.*

The proposal to provide artificial planting to the green wall element of the development, with zero maintenance, immediate effect without waiting for planting to mature and greater longevity, is carefully considered to meet the purpose as recognised in the appeal decision.

- **Details of its construction and the materials used, including a section at a scale of 1:20.**

Refer to attached drawings 13-493-EC-106 and 13-493-D-303.

- **Planting details, including details of the planting technique, plant varieties and planting sizes and densities**

Refer to attached specification setting out the variety of species on the flat green roof.

- **A management plan detailing how the structure and planting will be maintained.**

Please refer to the ecologists email (attached) which states:

*"the choice of living roof is not onerous for future residents to maintain, being largely self-supporting, and should thrive as a habitat in this setting with little/no maintenance and no irrigation. It will also not be subject to human disturbance on a regular basis in virtue of its location, which will assist with its success".*

Further to the above, we received the following comments from the green roof suppliers, Sedum Green Roofs:

*"Little maintenance is necessary. No fertilising is necessary and no weeding. A light trim in the Autumn is advised."*

### **CPG3:- Most appropriate form of Roof and Wall**

- **The loss of any biodiversity habitat on the site and the surrounding area.**

Extract from CfSH Ecology Report for Hawley Mews prepared by Kate Priestman Limited on behalf of Goldcrest Land issued previously on 23<sup>rd</sup> November 2015;

*2.4.3.1 The removal of existing climbers and ruderal vegetation located around the edges of the site. . . . this clearance is not considered to comprise a significant adverse effect to local populations.*

- **The existing need for habitat on the site and surrounding area.**

Extract from CfSH Ecology Report for Hawley Mews prepared by Kate Priestman Limited on behalf of Goldcrest Land issued previously on 23<sup>rd</sup> November 2015;

*2.4.3.1 . . . for supporting foraging birds. . . . habitat creation opportunities that are provided by the new residential unit are considered to be of equal, if not greater, biodiversity value for birds than that, which is currently present on site.*

- **Whether the site is overlooked**

Extract from Design and Access Statement, Section 6: Scale (P15)

*Roofs are angled away from boundaries and planted to create a pleasant outlook from neighbouring dwellings as advised in CPG6.*

- **Whether the site is an area that has historically suffered from surface water flooding**

Extract for the combined Phase I and Phase II Environmental Risk Assessment prepared by RPS Health, Safety & Environment:

#### 2.4 Water

##### 2.4.1 Surface Water

*There is one watercourse within 1km of the site which is classified within the River Basin Management Plan published by the Environment Agency under the European Water Framework Directive (2000). A list of all nearby watercourses and water bodies is as follows:*

Table 6: Nearby Watercourses

Watercourse / body	Quality Classification	Approx. Distance and Direction from Site
Regents Canal, Lower Section	Moderate Current Ecological Quality and Predicted Ecology Quality, Chemical Quality does not require assessment.	150m Southeast
The River Fleet	N/A	100m East

The Regents Canal is an artificial waterbody and is therefore likely to be lined and not in hydraulic continuity with the surrounding geology. The River Fleet is understood to be culverted and therefore is also not likely to be in hydraulic continuity with the surrounding geology. Neither of these surface water bodies are considered as potential receptors as part of this assessment.

#### 2.4.2 Fluvial/ Tidal Flow Risk

Environment Agency mapping indicates that the site is at a low risk from fluvial or tidal flooding (i.e. it is located within Flood Zone 1).

#### 2.4.3 Other sources of flooring

Environment Agency mapping indicates that the site is not at risk from reservoir flooding. The North London SFRA states that no historical flooding has been recorded at the site, and that it is not within an area thought to be at risk from surface water flooding. Within London, groundwater flooding has only been recorded within the London Borough of Enfield. Canals such as the Regents Canal are generally considered to pose a low flood risk as they have limited surface water inputs and are subject.

- **The amount of external heat generated by the development.**

Can you please elaborate further on the information required for this point?

- **Whether the roof is to be accessible.**

Accessible for maintenance by ladder only. Not accessible for amenity use.

- **The location of mechanical plant.**

The proposed green roof does not require any mechanical plant. The only plant will be an external air-source heat pump for the heating of the building.

- **The inclusion of areas of blank wall.**

Can you please elaborate further on the information required for this point?

- **Access to walls and roofs.**

Accessible for maintenance by ladder only. Not accessible for amenity use.

- **Where being retro-fitted, the weight of the new roof or wall.**

Not applicable as the green roof is forming part of a new build development.

- **The amount of irrigation and maintenance required.**

Sedum plants absorb and store water in their leaves. They use this water to survive during times of drought. A moisture retention fleece is incorporated into the system beneath the blanket to hold water after rainfall for a sufficient time for the plants to take on water. Generally speaking, sedum roofs require no artificial watering following establishment.

A green/living wall will require an irrigation system. A plant room must be provided for each property. These plant rooms require a floor area of 1000mm x 700mm with a minimum height of 1800mm. The occupier would be required to enter into a maintenance contract to maintain the green/living wall. There is likelihood that some if not all plants will fail if not properly maintained and this would have a negative impact on the adjoining properties.

The proposal to provide artificial planting to the green wall element of the development, with zero maintenance, immediate effect without waiting for planting to mature and greater longevity, is carefully considered to meet the purpose as recognised in the appeal decision.

We trust that the attached is sufficient to allow you to process the application. Please do not hesitate to contact us should you require anything further at this stage.

Yours sincerely,



Niall Healy MCIAT  
managing director  
**healycornelius** design consultancy