

## Statement

For

**Non-Material Amendment Application**

**For Removal of Condition 41 – Living Roof Details and Installation – Plot 1**

At

**Central Somers Town Covering Land at Polygon Road Open Space**

**Edith Neville Primary School**

**174 Ossulston Street and Purchase Street Open Space**

**London NW1**

Ref: 2015/2704/P

PETER TAYLOR ASSOCIATES LIMITED  
GROUND FLOOR WEST  
7 CURZON STREET  
MAYFAIR · LONDON W1J 5HG

TELEPHONE + 44 (0)20 7495 3837  
EMAIL MAYFAIR@PTAL.CO.UK

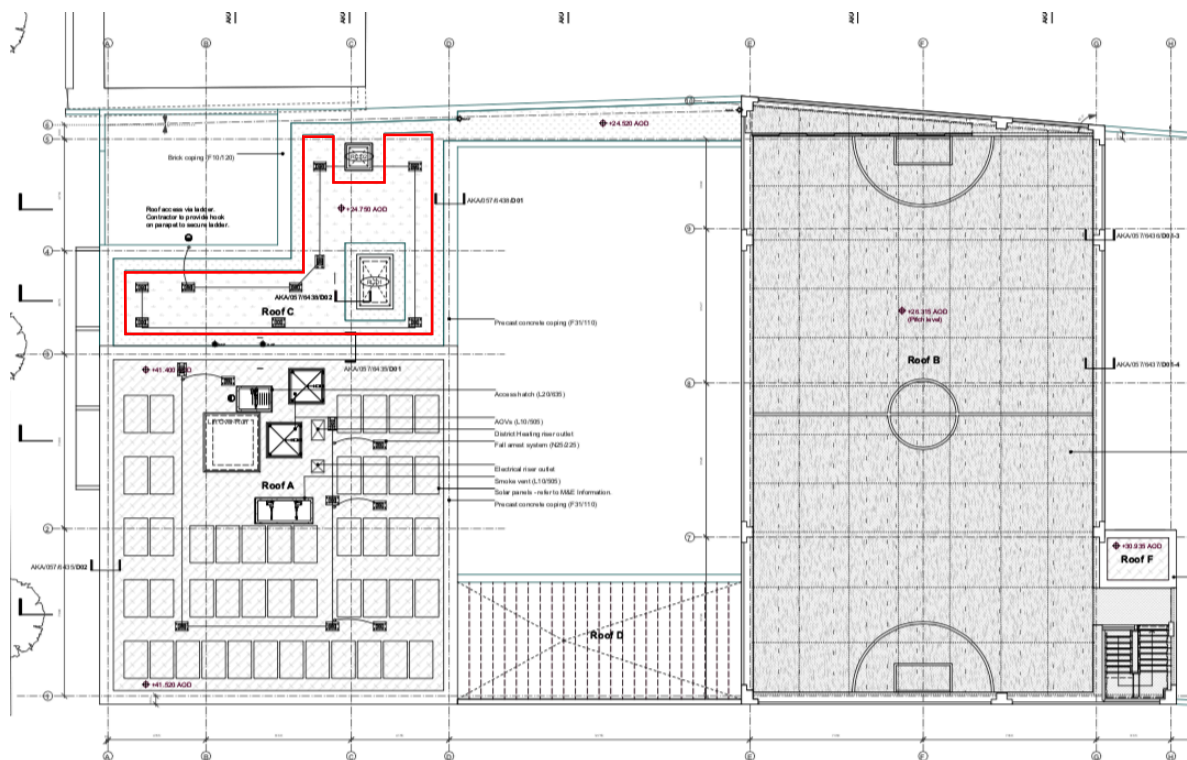
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## Site

The area of site with regard to this Non-Material Amendment is situated at Plot 1 – Community Play Facility. The area of living roof is located at the western corner of the building and is circa 54sq.m in area (outlined in red).



Extract of permitted drawing AKA / 057 / 6102 / T2 – Roof Plan by Adam Khan Architects.

## Condition 41 – Living roof details and installation – Plot 1

The condition is worded as follows:

*Full details in respect of the green and brown roofs in the area indicated on the approved roof plans shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green/brown roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof 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 of maintenance.*

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## **The Proposal**

The proposed removal of condition 41 for plot 1 has been reviewed, and being that the living roof is of a very small area of the overall project it, it is considered that the value to the council and end user would be more effective by enhancing the planting areas at ground level in order to compensate. The occupants of the building and general public will derive more direct benefit from ground level planting and maintenance of these areas will be simpler for the Council. It is proposed to substitute the living roof with single ply PVC membrane roof covering.

## **Conclusion**

Based on the above, we conclude that the removal of Condition 41 – Living roof details and installation for plot 1 will not have adverse biodiversity impact to the overall development.