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Statement

For

**Non-Material Amendment Application
For Removal of Condition 42 – Living Roof Details and Installation – Plot 4**

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

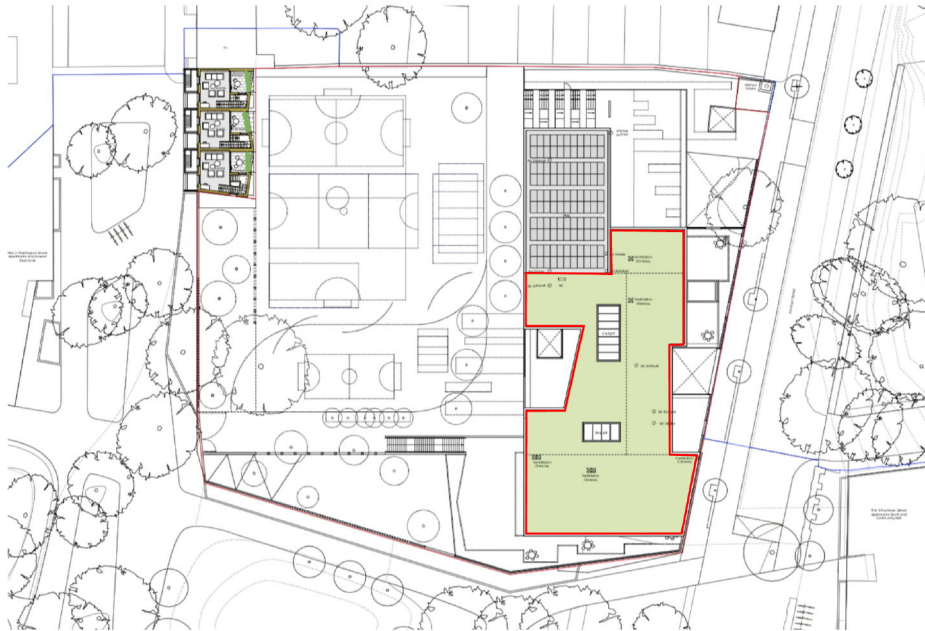
PETER TAYLOR ASSOCIATES LIMITED



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Site

The area of site with regard to this Non-Material Amendment is situated at Plot 4 – Edith Neville Primary School. The area of living roof is located on the roof of the building and is circa 542sq.m in area (outlined in red).



Extract of permitted drawing 176 A103 – Roof Plan by Hayhurst and Co.

Condition 42 – Living roof details and installation – Plot 4

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 42 for plot 4 – Edith Neville Primary School has been reviewed and being that the living roof is located amongst ventilation chimneys, roof lights, air extract/intake ductworks and access hatch, and a large proportion of the area is taken up by PV panels and servicing route, which will be covered in paving tiles. The primary school building is designed to accommodate an additional storey above the first floor level as part of future expansion, which would mean destroying an established living roof as part of the new extension. It is considered that the irregular living roof area will be hard to maintain and 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 and PV roof covering.

Conclusion

Based on the above, we conclude that the removal of Condition 42 – Living roof details and installation for plot 4 will not have adverse biodiversity impact to the overall development.