Agenda Item 04

Supplementary Information
Planning Committee on 13 January, 2021

Case No.   20/2164

Location   79-83 ODDS, Kenton Road, Harrow, HA3 0AH
Description Erection of a part three part four storey building comprising self-contained flats with associated basement car and cycle parking spaces accessed via new crossover off Rushout Avenue, bin stores, fencing and landscaping

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Sedum roof condition (26)
The applicant has advised that it may not be feasible to implement the sedum roof under the PV panels. While full details have not been provided yet setting out why they do not consider this can be achieved, it is considered appropriate to require either a sedum or a brown roof, which both have benefits in terms of ecology, surface water and the Urban Greening Factor. It is also considered that this can be secured through the landscaping condition instead of within a separate condition. As such, it is recommended that condition 26 (sedum roof) is deleted and condition 18 (landscaping) is amended to reflect include (j) details of the provision of a sedum or brown roof, including the extent of that roof which shall be provided on all suitable roofspaces, including under the PV panels, and the full specification of the sedum or brown roof, including plant species, depth and maintenance regime where relevant.

Within paragraph 61 of the report (agenda page 79), reference is made to the development providing a Urban Greening Factor (UGF) of 0.08. Calculations have been provided which note that the UGF is actually 0.26. As discussed in the main report, while this is below the emerging London Plan target of 0.4, the original consent was granted before UGF was a planning consideration, and the proposal does not result in a significant reduction in sedum / brown roof area (subject to the above condition).

Recommendation: Remains approval subject to conditions and a section 106 legal agreement as set out within the main report, with the above amendment to condition 18 and the the removal of condition 26.

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