



Officer Report

Application Number:

HGY/2026/0329

Application Type:

Approval of details reserved by a condition

Address:

Broadwater Farm Estate, London

Proposal:

Submission of details (partial approval of the Moselle phase only) for the discharge of Conditions 8 (Secured by Design) and 9 (Commercial Secured by Design) as attached to the planning permission HGY/2022/0823 - Broadwater Farm Estate, London, N17, as approved on 07/03/2023 for:

Demolition of the existing buildings and structures and erection of new mixed-use buildings including residential (Use Class C3), commercial, business and service (Class E) and local community and learning (Class F) floorspace; energy centre (sui generis); together with landscaped public realm and amenity spaces; public realm and highways works; car-parking; cycle parking; refuse and recycling facilities; and other associated works. Site comprising: Tangmere and Northolt Blocks (including Stapleford North Wing); Energy Centre; Medical Centre; Enterprise Centre; and former Moselle school site, at Broadwater Farm Estate.

This application relates to Phase 1 (Moselle) of this development, only.

Case Officer:

Adam Silverwood

Valid Date:

12/02/2026

Applicant:

London Borough of Haringey

Agent:

CMA Planning

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Demolition of the existing buildings and structures and erection of new mixed-use buildings including residential (Use Class C3), commercial, business and service (Class E) and local community and learning (Class F) floorspace; energy centre (sui generis); together with landscaped public realm and amenity spaces; public realm and highways works; car-parking; cycle parking; refuse and recycling facilities; and other associated works. Site comprising: Tangmere and

Northolt Blocks (including Stapleford North Wing): Energy Centre; Medical Centre: Enterprise Centre: and former Moselle school site, at Broadwater Farm Estate.

This application was approved on the 7th March 2023.

ANALYSIS/ASSESSMENT

Condition 8 ((Secured by Design) reads:

'Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use and thereafter all features are to be permanently retained. Accreditation must be achieved according to current and relevant Secured by Design guidelines at the time of above grade works of each building or phase of said development. Confirmation of the certification shall be submitted to and approved in writing by the Local Planning Authority.'

Reason: In the interest of creating safer, sustainable communities.'

This application relates to the Moselle Phase of the parent development only.

The documents and plans submitted in order to discharge condition 8 have been assessed by the Metropolitan Police Designing out Crime Officer who consider the submitted details are acceptable. The requirements against this condition are therefore considered to have been met and the application is recommended for approval with regard to the Moselle Phase of this development only.

Condition 9 (Commercial Secured by Design reads:

'The commercial aspects of the development must achieve the relevant Secured by Design certification at the final fitting stage, prior to the commencement of business and details shall be submitted to and approved, in writing, by the Local Planning Authority.'

Reason: In the interest of creating safer, sustainable communities.'

The documents and plans submitted in order to discharge 9 have been assessed by the Metropolitan Police Designing out Crime Officers who consider the submitted details are acceptable. The requirements against this condition are therefore considered to have been met and the application is recommended for approval with regard to the Moselle Phase of the development only.

These discharges relate to the **MOSELLE PHASE** of the development only. Further applications must be made under the same condition in order to discharge later phases of the development. An informative is recommended informing the applicants of the fact these consents are partial discharges relating to the Moselle Phase only.

RECOMMENDATION

GRANT PARTIAL DISCHARGE FOR CONDITIONS 8 & 9 - FOR MOSELLE PHASE ONLY

It is considered that sufficient information has been submitted in support of this application to part discharge conditions 8 and 9. The recommendation is therefore to discharge the condition (for the Moselle Phase of the development only) as sought by this planning application.

Informative

The Applicant is informed that conditions 8 and 9 have been discharged in part in that this decision notice relates to the Moselle Phase of the development only.

Informatives:

The Applicant is informed that conditions 8 and 9 have been discharged in part in that this decision notice relates to the Moselle Phase of the development only.