



Officer Report

Application Number:

HGY/2026/0524

Application Type:

Approval of details reserved by a condition

Address:

Broadwater Farm Estate, London

Proposal:

Submission of details for the discharge of Condition 22 (Considerate Constructors Scheme - partial approval - Tangmere and Townhouses Phase only) of planning permission HGY/2022/0823 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’ as approved on 07/03/2023.

Case Officer:

This application relates to the Tangmere and Townhouses Phase only.

Valid Date:

Adam Silverwood

Applicant:

04/03/2026

Agent:

London Borough of Haringey
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 22 (Considerate Constructors Scheme) reads:

'The site or Contractor Company shall be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out above ground level.'

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.'

This application relates to the Tangmere and Townhouses Phase (Phase 2) of the development only.

The applicants have provided a paid invoice indicating registration with the scheme and an email receipt confirming payment. This is considered acceptable confirmation as requested by the condition therefore the requirements against this condition are therefore considered to be met and the application is recommended for approval.

An informative has been added clarifying that the approval of details is a partial discharge only in that it relates to the Tangmere and Townhouses Phase only. Further applications must be made under the same condition in order to discharge later phases of the development.

RECOMMENDATION

GRANT PARTIAL APPROVAL OF CONDITION 22 FOR TANGMERE AND TOWNHOUSES PHASE ONLY)

It is considered that sufficient information has been submitted in support of this application to discharge condition 22. The recommendation is therefore one of part approval to discharge the condition (for the Tangmere and Townhouses Phase of the development only) as sought by this planning application.

Informative

The Applicant is advised that condition 22 has been discharged in part in that this decision notice relates to the Tangmere and Townhouses Phase of the development only.

Informatives:

The Applicant is advised that condition 22 has been discharged in part in that this decision notice relates to the Tangmere and Townhouses Phase of the development only.