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21st April 2026

Dear Adam,

**BROADWATER FARM ESTATE, LONDON, N17
APPLICATION FOR PARTIAL DISCHARGE OF CONDITION 52(A) (LIVING
ROOFS) OF PLANNING PERMISSION REF: HGY/2022/0823
PLANNING PORTAL REF: PP-14876504**

On behalf of our client, London Borough of Haringey, we hereby submit an application for approval of details reserved by condition for the partial discharge of Condition 52(a) (Living Roofs) of planning permission reference HGY/2022/0823, dated 7th March 2023.

This application seeks the partial discharge of Condition 52(a) in relation to Phase 2 (Tangmere and Townhouses) of the Broadwater Farm Estate development only, the extent of which is illustrated on the accompanying Phasing Plan.

Condition 52(a) states:

*“(a) Prior to the commencement of development beyond the superstructure, details of the living roofs and/or living wall must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:
i) A roof plan identifying where the living roofs will be located and floor plans identifying where the living walls will be rooted in the ground, if any;*

- ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm), and no less than 250mm for intensive living roofs (including planters on amenity roof terraces);
- iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roofs, annotating contours of the varying depths of substrate
- iv) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;
- v) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with roof ball of plugs 25m³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roofs will not rely on one species of plant life such as Sedum (which are not native);
- vi) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array;
- vii) Management and maintenance plan, including frequency of watering arrangements; and,
- viii) A section showing the build-up of the blue roofs and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site, if any

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Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with London Plan (2021) Policies G1, G5, G6, S11 and S12 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.."

In order to discharge the above condition, the application is accompanied by the following:

- (i). Covering letter by CMA Planning (this document);
- (ii). TAN-LLA-ZZ-RF-DR-LS-0400 (Rev 03) - Living Roof Proposals;
- (iii). Biodiverse Roof Management and Maintenance Plan, by Liz Lake Associates, dated March 2026;

- (iv). Email from Aisling Carron of Formation Design and Build, dated 21st April 2026; and
- (v). Phasing Plan.

The application has been submitted pursuant to Regulation 3 (Council-own) development and the application fee will be paid by the client under separate cover.

We trust that the enclosed is in order and look forward to receiving acknowledgement shortly that the application has been formally registered. In the meantime should you require clarification on any issues or wish to discuss this matter further please do not hesitate to contact Adam Williams of this office.

Yours sincerely

A handwritten signature in black ink, appearing to read 'CMA', written in a cursive, stylized script.

CMA Planning

Enc. As above