



Officer Report

Application Number:

Application Type:

Address:

Proposal:

HGY/2026/0678

Approval of details reserved by a condition

Broadwater Farm Estate, London

Approval of details for the discharge of Conditions 38 (Highways Condition Survey - partial discharge - pre-commencement works for Tangmere and Townhouses phase only) as attached to 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.

Case Officer:

Valid Date:

Applicant:

Agent:

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

Adam Silverwood

17/03/2026

London Borough of Haringey

CMA Planning

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2022/0967: Demolition of existing buildings and erection of a three to five storey building with new Class E floorspace at ground floor and residential C3 units with landscaping and associated works.

This application was approved on the 15th September 2023.

ANALYSIS/ASSESSMENT

Condition 38 reads:

'Prior to the commencement of above ground works within each development phase, an existing condition survey for that development phase shall be carried out in collaboration with the Council with respect to the public highway along the site with particular reference to the carriageway, footway and crossovers.

Prior to the first occupation of the development (and again on completion of the development if this occurs after first occupation) a similar final condition survey shall be undertaken. The applicant shall ensure that any damages caused by the construction works and highlighted by the before-and-after surveys are addressed and the condition of the public highway reinstated to the satisfaction of the Council. All costs to undertake the surveys and carry out any highway works should be paid in full by the applicant.

Reason: To ensure the construction works do not result in the deterioration of the condition of the public highway along the site.

The details submitted have been assessed by LBH Transportation Officers who consider that sufficient information has been provided by the applicants in order to satisfy the requirements of the pre-commencement part only of condition 38.

Additional information will need to be submitted by the applicants with respect to the post completion/ pre-occupation elements of this condition.

The condition is also a partial discharge in that it relates to the Tangmere and Townhouses Phase of this development only.

For the pre-commencement phase of this development, for the Tangmere and Townhouses Phase of this development Only.

4. RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 38 FOR 'PRIOR TO CONSTRUCTION' PART OF THE CONDITION ONLY AND FOR TANGMERE AND TOWNHOUSES PHASE ONLY

Informative

The Applicant is advised that Condition 38 has been discharged in part only and this decision notice relates to the pre-commencement component of this condition and relates to the Tangmere and Townhouses Phase of the development only.

Informatives:

The Applicant is advised that Condition 38 has been discharged in part only in that this decision notice relates to the pre-commencement component of this condition and relates to the Tangmere and Townhouses Phase of the development only.

A further formal submission will be required to be submitted and approved post construction / pre-occupation of the development in order for Condition 38 to be discharged in full for the Tangmere and Townhouses phase of the development.

