

CMA Planning
113 The Timberyard
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N1 6ND

23 April 2026

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference HGY/2026/0678
Location Broadwater Farm Estate, London
Proposal 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.

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

Received 10 March 2026

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby GRANT their approval of this application received on the above date.

Title	Description	Date
Tangmere Existing Highways Conditon Survey.pdf	Other relevant information	10 March 2026
BWF - Phasing Plan_02.pdf	The location plan	10 March 2026

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.