



Officer Report

Application Number:

HGY/2026/0879

Application Type:

Approval of details reserved by a condition

Address:

Broadwater Farm Estate, London

Proposal:

Submission of details for the discharge of Condition 29 (Air Quality Assessment - Partial Approval - Tangmere and Townhouses Phases only) of 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:

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

Valid Date:

Adam Silverwood

Applicant:

14/04/2026

Agent:

London Borough of Haringey
CMA Planning

RECOMMENDATION

Approve

1. 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.

2. ANALYSIS/ASSESSMENT

Condition 29 (Updated Air Quality Assessment) reads:

'An updated Air Quality Assessment shall be submitted to the Local Planning Authority for its written approval prior to the commencement of above ground works for the development hereby approved.'

The updated AQA shall include:

- An addendum air quality assessment of the proposed development taking into consideration the likely operational impact of the development beyond the current 7th floor as submitted for the purposes of reaching a conclusion on development significance effects in the actual site and overall local air quality.*
- Monitoring will need to be undertaken at or within the close proximity of the site itself rather than relying purely on baseline monitoring farther away from the site nor Defra mapped background concentrations.*
- Provision of Predicted NO₂ Concentrations beyond 2020 as currently submitted. This needs to be submitted for building operational commencement year and a couple of years following the completion of development.*

Once approved the development shall be completed in accordance with the approved details.

Reason: To Comply with the air quality requirements of the London Plan and GLA Sustainable Design and Construction SPG.'

This application relates to the Tangmere and Townhouses Phase of the parent development only.

This condition was subject to consultation with LBH's Carbon Management (Pollution) team who have provided the below comments:

'Having considered the applicant submitted Air Quality Assessment Addendum with reference PP2531/M/AQ/202411-RT, prepared by NRG Consulting, dated 19th March 2026, taking note of Section 2 (Baseline Assessment) and 3 (Operational Phase Assessment), I am happy to recommend the partial discharge of Conditions 29 (Air Quality Assessment) attached to approved planning permission HGY/2022/0823 as it relates to Phase 2 (Tangmere and Townhouses) ONLY.'

Considering the comments from Haringey's Statutory consultees and the objectives of the condition, these details are considered acceptable to be discharged.

RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 29 - FOR TANGMERE AND TOWNHOUSES PHASES ONLY)

It is considered that sufficient information has been submitted in support of this application to discharge condition 29. 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 29 has been discharged in part in that it relates to the Tangmere and Townhouses Phases of the development only,

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