



Officer Report

Application Number:

HGY/2026/1126

Application Type:

Approval of details reserved by a condition

Address:

Broadwater Farm Estate, London

Proposal:

Submission of details for the discharge of Conditions 52(a) (Details of Living Roofs - Phase 2 Tangmere and Town Houses only) as attached to the planning permission HGY/2022/0823 - 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:

14/05/2026

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 52 reads:

'(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.*

(b) Prior to the occupation of 90% of the dwellings of the relevant blocks, evidence must be submitted to and approved by the Local Planning Authority that the living roof has been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roofs have not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roofs shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

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, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.'

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

CONSULTATIONS:

LBH Carbon Management - No objections (comments summarised) Officers who have provided the below comments:

The submitted information is acceptable and we can recommend that Condition 52(a) is discharged for Phase II (Tangmere and Townhouses) of this development only.

ASSESSMENT:

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

An informative has been added highlighting that the decision relates to Phase 2 Tangmere and Townhouses only.

RECOMMENDATION

GRANT PARTIAL APPROVAL OF CONDITION 52 PART (A) ONLY AND FOR PHASE 2 TANGMERE AND TOWNHOUSES ONLY

It is considered that sufficient information has been submitted in support of this application to part discharge condition 52 (Part A Only). The recommendation is therefore one of part approval to discharge the condition (for the Tangmere Phase of the development only) as sought by this planning application.

Informatives:

The Applicant is advised that Condition 52 has been discharged in part only (part a) and for Phase 2 -Tangmere and Townhouses only.