



Officer Report

Application Number:

HGY/2026/0761

Application Type:

Approval of details reserved by a condition

Address:

Broadwater Farm Estate, London

Proposal:

Submission of details for the discharge of Condition 32 (Piling Method Statement - partial discharge - Tangmere and Townhouses 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:

23/03/2026

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 32 (Piling Method Statement) reads:

'No piling shall take place to each phase until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must thereafter be undertaken in accordance with the terms of the approved piling method statement.'

Reason: The proposed works will be in close proximity to underground sewerage and water utility infrastructure.'

The details submitted to discharge this application have been assessed by Thames Water who consider that the details submitted, upon receipt of additional clarifications, are acceptable with regard to the requirements of condition 32 and are therefore recommended for approval.

The application is for partial discharge as it relates to the Tangmere and Townhouses only.

RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 32 FOR TANGMERE AND TOWNHOUSES ONLY

It is considered that sufficient information has been submitted in support of this application to part discharge condition 32.

Informative

The Applicant is advised that Condition 32 has been discharged in part in that it relates to the Tangmere and Townhouses Phase of the development only.

Informatives:

The Applicant is advised that Condition 32 has been discharged in part in that it relates to the Tangmere and Townhouses Phase of the development only.