



Officer Report

Application Number:

HGY/2026/0763

Application Type:

Approval of details reserved by a condition

Address:

Broadwater Farm Estate, London

Proposal:

Submission of details for the discharge of Conditions 26 (Construction Phase Fire Strategy - partial discharge - Tangmere and Townhouses only) as attached to the 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:

Adam Silverwood

Valid Date:

23/03/2026

Applicant:

London Borough of Haringey

Agent:

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 26 (Construction Phase Fire Strategy) reads:

'Prior to commencement of above ground works for the development hereby approved, a construction phase fire strategy, to include: details of access for firefighting personnel and equipment; that there is sufficient firefighting water supply; and details of the evacuation strategy and assembly points in the event of a fire, should be provided to and approved by the Local Planning Authority. Once approved the development shall be completed in accordance with the approved details.'

Reason: In line with Policy D12 of the London Plan 2021.'

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

The submitted report provides information regarding the quantity of fire hydrants present on site, details of an evacuation strategy as well as methods and means by which firefighters and vehicles can access the area. The report contains further information regarding the methods of controlling fire as part of the building structure. The details submitted contain the information as required by the condition.

The applicants have confirmed that they are in correspondence with an approved building inspector and that all of these points raised in the condition and those relevant fire safety measures will be considered forthwith. Any minor amendments to either the fire safety plan fall within the remit of Building Control, in the interest of fire safety for the occupants of the units.

Any substantial amendments required as a result of engagement with BC will need to be brought to the attention of an approved fire inspector and the Planning Authority to discharge this condition again.

Considering the information submitted and the objectives of the condition, these details are considered acceptable to be discharged.

This application is a partial discharge and relates to the TANGMERE AND TOWNHOUSES PHASE of the development only.

Further applications must be made under the same condition in order to discharge later phases of the development.

RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 26 FOR TANGMERE AND TOWNHOUSES PHASE ONLY.

It is considered that sufficient information has been submitted in support of this application to part discharge condition 26.

1. The Applicant should be informed that that condition 26 has been discharged in part and this decision notice relates to the Tangmere and Townhouses Phase of the development only.
2. Should the scheme building control '*approves*' differs from the details submitted with this approval then the Applicant would need to submit a further submission of details application with the revised details.

Informatives:

The Applicant is informed that condition 26 has been discharged in part and this decision notice relates to the Tangmere and Townhouses Phase of the development only.

The Applicant is advised that should the scheme building control 'approves' differ from the details submitted with this approval then the Applicant would need to submit a further submission of details application with the revised details for approval again.