



Officer Report

Application Number:

HGY/2026/1709

Application Type:

Approval of details reserved by a condition

Address:

Broadwater Farm Estate, London

Proposal:

Submission of details for the discharge of Condition 48 (Overheating Report - partial approval - Tangmere and Townhouses only) as attached to the planning permission HGY/2022/0823 - Broadwater Farm Estate, 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:

23/06/2026

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 48 (Overheating Report) reads:

'Prior to the completion of the frame for each phase of the development, an overheating model and report shall be submitted to and approved by the Local Planning Authority. The model will assess the overheating risk in line with CIBSE TM59 (using the London Weather Centre TM49 weather DSY1-3 files for the 2020s, and DSY1 for the 2050s and 2080s) and demonstrate how the overheating risks have been mitigated and removed through design solutions. These mitigation measures shall be operational prior to the first occupation of the development hereby approved and retained thereafter for the lifetime of the development. Air conditioning will not be supported unless exceptional justification is given.

This report will include:

- Modelling of sample internal corridors;*
- Details of the design measures incorporated within the scheme in line with the Cooling Hierarchy (including details of the feasibility of prioritising passive cooling and ventilation measures) to ensure adaptation to higher temperatures are addressed, the spaces do not overheat, and the use of active cooling is avoided for current weather files, and as far as feasible to reduce overheating risk in future weather files.*
- Details of the modelled pipework heat losses in corridors and flat HIU cupboards;*
- Confirmation that the natural ventilation strategy for accessible habitable rooms will pass Building Regulations Part O;*
- Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.*
- A retrofit plan to mitigate the future risks of overheating by setting out how the future mitigation measures are shown to help pass future weather files and confirming that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment) and include any replacement / repair cycles and the annual running costs for the occupiers;*
- Annotated floorplans showing which dwellings have been modelled.*

Reason: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with London Plan (2021) Policy SI4 and Local Plan (2017) Policies SP4 and DM21.'

This application relates to the Tangmere and Townhouses - Phase 2 of the development only.

The details submitted have been assessed in conjunction with LBH's Carbon Management Consultees who consider the relevant plans and documents, upon revision, to be acceptable to be discharged.

Considering the details submitted and the objectives of the condition, these details are considered acceptable to be discharged. The applicants must be made aware that is a part discharge and relates to the **TANGMERE & TOWNHOUSES (PHASE 2)** 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 48 - FOR THE TANGMERE AND TOWNHOUSES PHASE (2) ONLY

It is considered that sufficient information has been submitted in support of this application to partially discharge condition 48.

Informative

The Applicant is informed that condition 48 has been discharged in part only and relates to the Tangmere and Townhouses Phase of the development only.

Informatives:

The Applicant is informed that condition 48 has been discharged in part only and relates to the Tangmere and Townhouses Phase of the development only.