



Officer Report

Application Number:

HGY/2026/1039

Application Type:

Approval of details reserved by a condition

Address:

Broadwater Farm Estate, London

Proposal:

Submission of details for the discharge of Condition 5 (Detailed Drawings and Materials - partial discharge - Tangmere and Townhouses phase 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.

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

Case Officer:

Adam Silverwood

Valid Date:

14/05/2026

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.

CONSULTATIONS

Design officer - No objection to the design of the doors but would prefer some glazing so passive surveillance is established. (comments mainly verbally made and summarised here)

SBD Officer - No objections (comments summarised)

ANALYSIS/ASSESSMENT

Condition 5 (Detailed Design and Materials) reads:

'Prior to the commencement of each element of the works within each development phase, detailed drawings (including sections) for that development phase to a scale of 1:20 to confirm the detailed design and materials of the:

- a) Detailed elevational treatment;*
- b) Detailing of roof and parapet treatment;*
- c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;*
- d) Details of entrances and porches which shall include a recess of at least 115mm;*
- e) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;*
- f) Details of balustrading;*
- g) Facing brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;*
- h) Details of cycle, refuse enclosures and plant room; and*
- i) Any other external materials to be used; together with a full schedule of the exact product references for all materials shall be submitted to and approved in writing by the Local Planning Authority.*

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.'

This application has been assessed by LBH's Design Manager who considers that the majority of the information submitted is acceptable and represents high quality design. One outstanding matter is not considered to be acceptable, it is considered that the doors located on the townhouse are lacking 'vision panels' which would be of a high-quality appearance but also allow for passive surveillance.

This matter only has been consulted on with Secured by Design, who advise that vision panels would not be sought as a SBD requirement as they would allow for easier forced entry as glazing would be the weakest part of the door and that spy holes are the preferred method of surveillance in this instance. Officers consider that in relation to the vision panels that their omission would not decrease the available passive surveillance as they are street facing windows facing (in particular the lounge window which is adjacent to the front doors providing clear visibility of the front door area) out onto the street and that the spy-holes on the submitted doors are sufficient for active surveillance.

Therefore, on balance, the balance between passive surveillance, security with high quality designed doors is considered to be acceptable.

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

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 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 DISCHARGE OF CONDITION 5 FOR TANGMERE AND TOWNHOUSES PHASES ONLY

It is considered that sufficient information has been submitted in support of this application to part discharge condition 5.

Informative

The Applicant is advised that condition 5 has been discharged in part in that it relates to the Tangmere and Townhouses Phases of the development only.

Informatives:

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