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Valerie Okeiyi
River Park House
225 High Road
London
N22 8LE

07 March 2023

RW – 18/401

Dear Valerie,

555 White Hart Lane, N17 – Application to Discharge Condition 13 Pursuant to Full Planning Permission HGY/2020/0635

On behalf of our client, SEGRO PLC, please find enclosed an application to discharge Condition 13 relating to development at the above address. The planning permission in question was granted under reference HGY/2020/0635 for the following development:

Demolition of existing structures and construction of two buildings to provide eight units for light industrial (Use Class B1(c); industrial (Use Class B2); and/or storage and distribution (Use Class B8)) purposes, with ancillary offices and associated landscaping, car parking, servicing and access arrangements.

The planning application forms are enclosed and payment for the requisite fee has been submitted via bank transfer to the Planning Portal.

a. Condition 13 (BREEAM)

Condition Description

(a) A final Certificate has been issued certifying that a BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating of 'Excellent' for that unit has been achieved, shall be submitted to the Local Planning Authority within 6 months of the first occupation of the commercial units.

(b) The Accreditation of 'Excellent' shall be maintained thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure sustainable development in accordance with London Plan 2016 Policies 5.1, 5.2, 5.3 and 5.9 and Local Plan Policy SP4.

Submission Documents

The following certificate, accredited by BREEAM UK and based on the Assessment Report produced by VolkerFitzpatrick Ltd, is submitted in support of the application:

- Final Certificate – The assessment of SEGRO Park Tottenham. Carried out in accordance with the technical Manual BREEAM UK New Construction 2018.

Summary of Details Submitted

The certificate confirms the development at 555 White Hart Lane has been assessed according to the Technical Manual 'BREEAM UK New Construction 2018' and certified by BRE Global Limited in accordance with the requirements of Scheme Document SD123.

A final score of 92.7% was awarded to the scheme, placing the development within the 'Outstanding' category of BREEAM standards. The resulting score was based upon the Assessment Report prepared by VolkerFitzpatrick Ltd and the certificate was issued on 7th February 2023.

The official certificate number is BREEAM-0096-4908.

Given that the Condition only required the development to achieve a result of 'Excellent', the submitted 'Outstanding' BREEAM certificate demonstrates how SEGRO have delivered a high-quality, sustainable development in accordance with London Plan Policy and Condition 13 wording.

b. Conclusion

Having regard to the above and enclosed details, we trust that sufficient information has been provided in order to allow the application to discharge Condition 13 to be progressed.

If you should require any additional information, or if you would like to discuss any aspects of the submitted details further, then please do not hesitate to contact me (SMills@iceniprojects.com; 020 3640 1011) or my colleague Ryan Walker (RWalker@iceniprojects.com; 020 3870 6583).

Yours sincerely,



Stuart Mills
ASSOCIATE