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Haringey Council London Borough
Planning, Regeneration & Economy
Level 6, River Park House
225 High Road
Wood Green
N22 8HQ

26 March 2026

Dear Sir/ Madam,

39 QUEEN STREET, TOTTENHAM, N17 8HZ

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPROVAL OF DETAILS PURSUANT TO CONDITION 6 OF PLANNING PERMISSION REF. HGY/2024/1203

On behalf of Verity Trustees Limited C/O CBRE Investment Management. (*the Applicant*), we submit an application to Haringey Borough Council for the partial discharge of Condition 6 attached to planning permission ref. HGY/2024/1203 (*the Application*), in relation to the whole approved development.

BACKGROUND

Planning permission was granted on 13 March 2026 for the following development, under application ref. HGY/2024/1203:

"Redevelopment of Site for industrial and warehousing purposes (within Use Classes E(g)(ii), E(g)(iii), B2 and B8, with ancillary office accommodation together with access, service yard, car and cycle parking, landscaping, construction of a new substation, boundary treatments and other related works including demolition"

CONDITION 6

Condition 6 pursuant to planning permission ref. HGY/2024/1203 states:

"a. Demolition works shall not commence within the development until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority whilst;

b. Development shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts a and b above:

The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:

- i. A construction method statement which identifies the stages and details how works will be undertaken;*
- ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;*
- iii. Details of plant and machinery to be used during demolition/construction works;*
- iv. Details of an Unexploded Ordnance Survey;*
- v. Details of the waste management strategy;*
- vi. Details of community engagement arrangements;*
- vii. Details of any acoustic hoarding;*
- viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);*
- ix. Details of external lighting; and,*

x. *Details of any other standard environmental management and control measures to be implemented.*

c. *The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:*

- i. *Mitigation measures to manage and minimise demolition/construction dust emissions during works;*
- ii. *Details confirming the Plot has been registered at <http://nrmm.london>;*
- iii. *Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;*
- iv. *An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);*
- v. *A Dust Risk Assessment for the works; and.*
- vi. *Lorry Parking, in joint arrangement where appropriate.*

The development shall be carried out in accordance with the approved details. Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out."

The following information is hereby submitted to enable the partial discharge of Condition 6, in respect of parts (a) and parts (c):

- Outline Method Statement, prepared by Colemans
- General Arrangement and TMP, document ref. C326.001, A, prepared by Colemans
- Demolition environmental management and logistics plan, document ref. CGMS F590, prepared by Colemans
- Air Quality Assessment, document ref. 579386.0000.0000.r1, prepared by TRC

This application has been submitted in electronic format via the Planning Portal (PP-14634930).

The application fee of £383.00 (including £85.00 Planning Portal administration fee) has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment and Transitional Provision) Regulations 2025.

We would be grateful if the Council could confirm that the application is complete and will be validated shortly. If you require further information, please do not hesitate to contact Kirill Malkin (kirill.malkin@montagu-evans.co.uk / 07818 012524) or Nathan Wilson (nathan.wilson@montagu-evans.co.uk / 07387 542303) at this office.

Yours faithfully,

Montagu Evans

Montagu Evans LLP

Enc.