

# PRESTIGE PLANNING LTD

Moses David Motzen  
Prestige Planning Limited  
6 Grosvenor Way  
London  
E5 9ND  
T: 0203 935 3434  
DD: 0203 935 3421  
M: 0782 462 8403  
E: mdmplanning71@gmail.com

## SCHEDULE OF SUGGESTED PLANNING CONDITIONS

**To:** London Borough of Haringey Planning Department Site: Unit 11, High Cross Centre, Fountayne Road, N15 4QL

**SITE:** Unit 11, High Cross Centre, Fountayne Road, N15 4QL

**PROPOSAL:** Intensification of employment use through the addition of a first-floor height extension and a new second-floor level to enable the creation of a multi-unit business hub with communal amenity space.

**PREPARED BY:** Kate Wadeson, Prestige Planning Ltd.

**DATE:** 20th February 2026

## CONTENTS:

|                                                                    |          |
|--------------------------------------------------------------------|----------|
| <b>SCHEDULE OF SUGGESTED PLANNING CONDITIONS.....</b>              | <b>1</b> |
| <b>PART A: PRIOR TO COMMENCEMENT (PRE-COMMENCEMENT).....</b>       | <b>3</b> |
| Condition 1: Flood Warning and Evacuation Plan (FWEP).....         | 3        |
| Condition 2: Sustainable Drainage (SuDS) Maintenance Schedule..... | 3        |
| Condition 3: Whole Life-Cycle Carbon (WLC) Assessment.....         | 3        |
| Condition 4: Specialist Acoustic Report.....                       | 3        |
| <b>PART B: PRIOR TO OCCUPATION (PRE-OCCUPATION).....</b>           | <b>4</b> |
| Condition 5: Final Delivery and Servicing Plan (DSP).....          | 4        |
| Condition 6: Travel Plan Monitoring and "Be Seen" Reporting.....   | 4        |
| Condition 7: EV Charging Infrastructure.....                       | 4        |
| Condition 8: BREEAM "Very Good" Certification.....                 | 4        |
| <b>PART C: COMPLIANCE AND OPERATIONAL MANAGEMENT.....</b>          | <b>5</b> |
| Condition 9: Retention of Employment (SME Use).....                | 5        |
| Condition 10: Communal Garden Operating Hours.....                 | 5        |
| Condition 11: Unified Waste Management.....                        | 5        |

## **PART A: PRIOR TO COMMENCEMENT (PRE-COMMENCEMENT)**

### **Condition 1: Flood Warning and Evacuation Plan (FWEP)**

A comprehensive Flood Warning and Evacuation Plan (FWEP) shall be submitted to and approved in writing by the Local Planning Authority. The plan must ensure all business tenants are registered with the Environment Agency Flood Warning Service and clearly define evacuation routes to safe refuge areas on the first and second floors. **Reason: To minimise risk to life and property in Flood Zone 2.**

### **Condition 2: Sustainable Drainage (SuDS) Maintenance Schedule**

Prior to commencement (excluding demolition), a detailed maintenance and management plan for the 241sqm of Blue/Green Roofs (comprising 123sqm on the 1st floor and 118sqm on the 2nd floor) shall be submitted. This must include a schedule for monthly specialist inspections of drainage outlets and planting health. **Reason: To ensure the long-term efficacy of surface water attenuation and achieve an Urban Greening Factor of 0.3.**

### **Condition 3: Whole Life-Cycle Carbon (WLC) Assessment**

A WLC Assessment, benchmarking embodied carbon in accordance with the GLA template, shall be submitted to the Council. **Reason: To ensure the development aligns with the London Plan net-zero carbon pathway.**

### **Condition 4: Specialist Acoustic Report**

A specialist acoustic report shall be submitted to confirm that the internal sound insulation between the 14 business units and the external communal gardens meets the required dB(A) thresholds. **Reason: To protect the amenity of tenants and ensure compatibility with neighbouring industrial uses in the LSIS.**

## **PART B: PRIOR TO OCCUPATION (PRE-OCCUPATION)**

### **Condition 5: Final Delivery and Servicing Plan (DSP)**

A finalised DSP shall be submitted, detailing the centralised "Booking System" for courier coordination and the protocol for internalised servicing within the High Cross Centre courtyard.

**Reason: To prevent highway obstruction on Fountayne Road and manage the logistics of a 14-unit hub.**

### **Condition 6: Travel Plan Monitoring and "Be Seen" Reporting**

Evidence of a site-wide Travel Plan, including the provision of 20+ secure internal cycle spaces and a commitment to 5-year post-occupation energy/transport reporting ("Be Seen"), shall be submitted. **Reason: To promote sustainable "Car-Lite" travel and monitor building performance.**

### **Condition 7: EV Charging Infrastructure**

Verification of the installation of active (20%) and passive (80%) Electric Vehicle charging infrastructure shall be provided. **Reason: To comply with London Plan transport standards.**

### **Condition 8: BREEAM "Very Good" Certification**

A final BREEAM certificate confirming a minimum score of 57.70% ("Very Good") shall be submitted following post-construction assessment. **Reason: To ensure the highest standards of sustainable industrial design.**

## **PART C: COMPLIANCE AND OPERATIONAL MANAGEMENT**

### **Condition 9: Retention of Employment (SME Use)**

The units hereby permitted shall be restricted to uses within Class E(g) and B8, with a focus on providing "incubator" workspace for small and medium enterprises. **Reason: To protect the strategic industrial function of the South Tottenham LSIS and meet local SME demand.**

### **Condition 10: Communal Garden Operating Hours**

Access to the first and second-floor communal gardens shall be restricted to between 08:00 and 19:00, Monday to Friday. No amplified music or noisy industrial work shall be permitted within these areas at any time. **Reason: To prevent noise nuisance and maintain site security.**

### **Condition 11: Unified Waste Management**

All waste collection shall be managed under a single site-wide commercial contract, with individual tenants prohibited from arranging independent collections. **Reason: To minimise HGV movements and maintain the visual amenity of the estate.**