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

07 May 2026

Dear Sir/ Madam,

39 QUEEN STREET, TOTTENHAM, N17 8HZ
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPROVAL OF DETAILS PURSUANT TO THE PARTIAL DICHARGE OF CONDITION 14(a) 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 14, part (a), 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 14

Condition 14 pursuant to planning permission ref. HGY/2024/1203 states:

"(a) Prior to the above ground commencement of development, details of the living roofs above the offices must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:

- i. A roof plan identifying where the living roofs will be located;*
- ii. A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm);*
- iii. Roof plans annotating details of the substrate: showing at least two substrate types across the roofs, annotating contours of the varying depths of substrate*
- iv. Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;*
- v. Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with root ball of plugs 25cm³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roofs will not rely on one species of plant life such as Sedum (which are not native);*
- vi. Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and*
- vii. Management and maintenance plan, including frequency of watering arrangements*

(b) Prior to the occupation of the unit, evidence must be submitted to and approved by the Local Planning Authority that the living roofs have been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roofs have not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roofs shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

The following information is hereby submitted to enable the partial discharge of Condition 14(a):

- Drawing ref. 11472_PL_033 - Living Roof Detail

This application has been submitted in electronic format via the Planning Portal (PP-14903727).

The application fee of £400.00 (including £91.00 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.