

PD13336/KM/NW
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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 CONDITION 20 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 full discharge of Condition 20 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 20

Condition 20 pursuant to planning permission ref. HGY/2024/1203 states:

"Prior to above ground works a detailed Surface Water Drainage scheme for the site has been submitted and approved in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate that:

a) The surface water generated by this development for all the rainfall durations starting from 15 min to 10080 min (7 days not 1 day) and intensities up to and including the climate change adjusted critical 100 yrs. storm can be accommodated and disposed of without discharging onto the highway and without increasing flood risk on or off-site.

b) For the calculations above, we request that the applicant utilises more up to date FEH rainfall datasets rather than usage of FSR rainfall method.

c) Any overland flows as generated by the scheme will need to be directed to follow the path that overland flows currently follow. A diagrammatic indication of these routes on plan demonstrating that these flow paths would not pose a risk to properties and vulnerable development.

d) The development shall not be occupied until the Sustainable Drainage Scheme for the site has been completed in accordance with the approved details and thereafter retained."

The following information is hereby submitted to enable the discharge of Condition 20:

- Document ref. 3202-HTS-ZZ-00-DR-C-50001
- Document ref. 3202-HTS-ZZ-00-DR-C-50002
- Document ref. 3202-HTS-ZZ-00-DR-C-50003
- Causeway Flow Hydraulic Model Results

This application has been submitted in electronic format via the Planning Portal (PP-14917785).



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.