

Our Ref: 26104 SM/JT/AMirza
Your Ref: PP-14958263
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27th May 2026

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

Dear Sir/Madam

UNIT 3, CRUSADER INDUSTRIAL ESTATE, HERMITAGE ROAD, HARINGEY, N4 1LZ – APPLICATION FOR PLANNING PERMISSION FOR ELEVATION CHANGES TO EXISTING WAREHOUSE UNIT.

Introduction

Firstplan, on behalf of our clients, Mannings Group, have been instructed to submit an application for planning permission for minor elevational changes at Unit 3, Crusader Industrial Estate, Hermitage Road, Haringey. The changes are proposed to facilities the future occupation of the unit and to bring it up to modern energy and sustainability standards.

This application relates to minor external changes. The use of the unit is already established as being a B8 storage and distribution unit, so no change of use or internal works are included as part of this application.

The proposal site is a sealed site so there is no landscaping or biodiversity present. As such the proposed development is exempt from statutory biodiversity net gain by means of the de minimis exemption. There is no impact on fire strategy as a result of this application, there is no change in the fire strategy of the building, the proposal only relating to minor changes to the service yard.

The Site

The application site is located south of Hermitage Road and west of Ashfield Road within the Crusader Industrial Estate. The site is bounded by the railway line to the north, trees and vegetation to the west, and residential properties to the east and west. The unit forms one of 16 units within the estate and benefits from a yard area to the front. Access to the site is solely via Hermitage Road.

The surrounding area is characterised by a mix of commercial and light industrial uses. Adjacent units within the estate are occupied by a range of uses, including a packaging company, distribution services, central heating services, audio and visual equipment hire, studios, clothes and fabric manufacturers and fashion education centre. The area is predominantly commercial in character, consistent with its wider urban fringe setting.

The site is not located within a conservation area, and the unit is neither statutorily listed nor locally listed. The site lies within a Local Employment Area and Critical Drainage Area.

The Proposal

Planning permission is sought for elevation changes to the existing warehouse unit. The changes consist of replacing one of the existing windows with a ventilation fan.

Full details of the proposed fan can be seen in the attached drawings.

Planning Policy

The development plan for the area consists of the London Plan (2021), Haringey's Local Plan Strategic Policies 2013 – 2026 (adopted 2013 and amended in 2017) and Development Management DPD (2017).

The London Plan

Policy D4 requires proposals to achieve high-quality design that responds positively to local context, ensures functionality, and supports well-designed, accessible buildings and spaces.

Haringey's Local Plan Strategic Policies

Strategic Policy SP4 promotes the reduction of energy use and carbon emissions in new and existing development through sustainable design, energy efficiency measures, and the use of low and zero-carbon energy generation.

Strategic Policy SP5 requires development to manage water efficiently, reduce flood risk, and incorporate measures such as Sustainable Drainage Systems to improve water quality, attenuation, and overall resilience to flooding.

Strategic Policy SP7 promotes sustainable transport and access by supporting walking, cycling, public transport, and low-carbon travel, while encouraging transport improvements and travel demand management to reduce congestion and environmental impacts.

Development Management DPD

Policy DM1 seeks high quality design that responds positively to local character, relates well to neighbouring buildings, and protects the amenity of surrounding uses.

Policy DM21 requires development to incorporate sustainable design, layout and construction techniques, minimise energy use, reduce overheating, and maximise opportunities for biodiversity and environmental performance.

Policy DM23 seeks to protect environmental quality by ensuring development appropriately addresses impacts relating to air quality, noise and vibration, lighting, land contamination, and hazardous substances.

Policy DM26 requires development within Critical Drainage Areas and Local Flood Risk Zones to incorporate measures that reduce flood risk and demonstrate how surface water flooding has been appropriately addressed.

Policy DM31 promotes sustainable transport by encouraging development to support walking, cycling and public transport use, while minimising reliance on private car travel.

Policy DM32 requires development to provide car and cycle parking in accordance with London Plan standards, while encouraging reduced car parking provision and the use of sustainable transport alternatives.

Planning Considerations

The proposed works have been designed to be appropriate to their location, with the changes allowing for the future occupation of the unit. The proposed fan is replacing an existing window and will only occupy a small percentage of the existing elevation.

Given the scale of the plant and the surrounding commercial/industrial context, it will integrate well into the surrounding area. Accordingly, the proposed plant is in alignment with Policy D4 of the London Plan, Policies DM1, DM21, DM23, DM26, DM31, and DM23 of the Development Management Plan DPD and Policies SP4, SP5 and SP7 of Haringey's Local Plan Strategic Policies 2013-2026, and the NPPF (2025).

Application Submission

This planning application consists of the following:

- Completed application forms.
- Cover Letter (this letter)
- Community Infrastructure Levy Form
- Drawings:
 - Site Location Plan (drawing no. PL-001-P0)
 - Existing and Proposed Block Plan (drawing no. PL-002-P2)
 - Front Elevations (drawing no. PL-005-P2)
 - Side Elevations (drawing no. PL-005A-P2)

The application fee of £309 has been paid to the London Borough of Haringey via the Planning Portal. We trust that the planning authority will be able to grant planning permission expediently. Should you require any further information in the meantime, please do not hesitate to contact us.

Yours faithfully



JAMES TARPY
Senior Planner

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