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

18 June 2026

Dear Sir/ Madam,

39 QUEEN STREET, TOTTENHAM, N17 8HZ
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPROVAL OF DETAILS PURSUANT TO CONDITION 12 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 12, 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 12

Condition 12 pursuant to planning permission ref. HGY/2024/1203 states:

> *"a) Before any above ground development is commenced, a revised Energy Statement shall be submitted and approved by the Local Planning Authority. This shall be based on the submitted Energy and Sustainability Statement by Cudd Bentley (rev 04, dated 11th September 2024), delivering a minimum site-wide carbon emission reduction of 109% from a Building Regulations 2021 Part L compliant building, with high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 380 kWp solar photovoltaic (PV) array and inverter capacity. The revised strategy shall include the following:*
>
> *- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;*
>
> *- Confirmation of the fabric efficiencies will meet the targets proposed in the Energy and Sustainability Statement by Cudd Bentley (rev 04, dated 11th September 2024):*
>
> - *Floor U-value: 0.18 W/m2K*
> - *External wall and internal partition U-value: 0.23 W/m2K*
> - *Roof U-value: 0.15 W/m2K*
> - *Door U-value: 1.6 W/m2K*
> - *Window U-value: 1.40W/m2K (glazing)*
> - *G-value: 0.34*
> - *Air permeability rate: 3 m3/hm2 @50Pa*
>
> *- Detailed BRUKL calculations for the non-residential element of the development, demonstrating how it will exceed the 15% improvement on Building Regulations under Be Lean;*

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A list of members' names is available at the above address.

- Details to reduce thermal bridging;

- Confirmation of location, specification and efficiency of the proposed ASHPs and MVHR with plans showing the relevant pipework, and noise and visual mitigation measures;

- Confirmation of PV details, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp); inverter capacity; and how the energy will be used on-site before exporting to the grid;

- Specification of any additional equipment installed to reduce carbon emissions, if relevant;

- A metering strategy.

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development

(b) The solar PV arrays and air source heat pumps must be installed and brought into use prior to first occupation of the relevant unit. Within six months following the first occupation of that unit, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, and an energy generation statement for the period that the solar PV array has been installed. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

The following information is hereby submitted to enable the partial discharge of Condition 12, part (a):

- Energy and sustainability statement, prepared by Cudd Bentley Consulting Ltd, ref. 6753-CBC-IC-RP-S-000001 (dated 21/05/2026)
- Building services specification electrical services performance specification, prepared by Cudd Bentley Consulting Ltd, ref. 6753-CBC-LW-SP-E-000002 (dated 05/03/26)
- Building services specification volume C, part 1 mechanical and public health services performance specification, prepared by Cudd Bentley Consulting Ltd, ref. 6753-CBC-SP-SP-M-000009 (dated 13/10/2025)
- Mechanical, public health & electrical symbols legend, drawing ref. 6753-CBC-00-XX-DR-Z-040001-T01
- Ground and first floor proposed mechanical services layout, drawing ref. 6753-CBC-01-ZZ-DR-M-150001-T02
- Ground and first floor proposed mechanical services layout, drawing ref. 6753-CBC-02-ZZ-DR-M-150003-T02
- Ground floor proposed mechanical services layout, drawing ref. 6753-CBC-03-00-DR-M-150006-T02
- First floor proposed mechanical services layout, drawing ref. 6753-CBC-03-01-DR-M-150007-T02
- Unit 1 Baseline, Be Green and Be Lean
- Unit 2 Baseline, Be Green and Be Lean
- Unit 3 Baseline, Be Green and Be Lean

This application has been submitted in electronic format via the Planning Portal (PP-14903768).

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.