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Haringey Council London Borough
Planning, Regeneration & Economy
Level 6, River Park House
225 High Road
Wood Green
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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 26 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 26 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 26

Condition 26 pursuant to planning permission ref. HGY/2024/1203 states:

"Prior to the above ground commencement of construction work, details relating to the future connection to the DEN must be submitted to and approved by the local planning authority. This shall include:

- *Peak heat load calculations in accordance with CIBSE CP1 Heat Networks: Code of Practice for the UK (2020) taking account of diversification.*
- *Detail of the pipe design, pipe sizes and lengths (taking account of flow and return temperatures and diversification), insulation and calculated heat loss from the pipes in Watts, demonstrating heat losses have been minimised together with analysis of stress/expansion;*
- *A before and after floor plan showing how the plant room can accommodate a heat substation for future DEN connection. The heat substation shall be sized to meet the peak heat load of the site. The drawings should cover details of the phasing including any plant that needs to be removed or relocated and access routes for installation of the heat substation;*
- *Details of the route for the primary pipework from the energy centre to a point of connection at the site boundary including evidence that the point of connection is accessible by the area wide DEN, detailed proposals for installation for the route that shall be coordinated with existing and services, and plans and sections showing the route for three 100mm diameter communications ducts"*

JUSTIFICATION FOR THE DISCHARGE OF CONDITION 26

The Applicant's sustainability consultants engaged extensively with the Council's sustainability officers throughout the determination of the application.

It is important to note that the planning permission is accompanied by a Section 106 Agreement which contains a detailed mechanism governing any future connection to a District Energy Network (DEN). The obligations are set out within the Fourth Schedule (Energy and

DEN), paragraphs 2.1 to 2.14, together with the associated Future DEN Connection Zone identified on drawing reference 6752-CBC-SP-SK-003, appended to the Agreement. The S106 has been submitted alongside the Application for reference.

The Section 106 Agreement expressly recognises that a future DEN connection will only be required where such a connection is demonstrated to be both technically feasible and financially viable through an approved DEN Feasibility Study and where a valid DEN Connection Notice has been served by the DEN Provider. Paragraphs 2.9, 2.10 and 2.14 make clear that there is no unconditional obligation to connect to a DEN. Instead, the Agreement requires the Development to be designed and constructed so that a future connection can be accommodated if a viable network comes forward and the relevant technical, commercial and statutory tests are satisfied.

The condition wording assumes that a DEN connection is feasible and appropriate for this development, whereby following detailed design work and direct engagement with the local DEN operator, it has been identified that this is not the case.

The current design approach for the new development includes a standard base-build fit-out for each unit. This means that every unit will be provided with the same core mechanical and electrical systems from the outset. These systems are intended to allow the units to operate efficiently and safely from day one, before any tenant-specific fit-out takes place. The base-build fit-out for each unit includes the following:

- VRF ASHP units for the first-floor office heating and cooling, providing a low-carbon solution.
- Electric wall-mounted panel heaters for heating in ancillary, welfare and sanitary areas.
- Electric point-of-use instantaneous water heaters for welfare and sanitary areas.
- As a result, no combustible systems are proposed as part of the base build for the site to operate.

As discussed with Officers over the determination of the application, given that the above fit-out to the core areas within each new unit, a connection to a district energy network (DEN) would only serve the warehouse space. This area has a very small and intermittent heating requirement.

The Applicant's consultant, Cudd Bentley, has approached the local DEN provider (Energetik) to understand whether a connection would be viable. Energetik has advised that the estimated energy usage for each property does not warrant a connection to their network and that a DEN connection is unfeasible. Industrial units of this type do not generate the high, continuous heating and hot water demand that DENs are designed to serve.

Energetik has, however, confirmed that the Applicant's proposal to provide a safeguarded route (via ducts) from the site boundary into each industrial unit to facilitate a future connection is compliant with their specification and expectations.

Condition 26 requires detailed technical information such as peak heat load calculations, pipe sizes, heat loss calculations, and the layout of a future heat substation. These details cannot be provided because a DEN connection is not viable on the basis that the development does not include any plant that would interface with a DEN. This is consistent with discussions undertaken with the DEN provider and the details set out within the s106.

The Applicant cannot specify any plant, pipe sizes or ancillary equipment, as the internal fit-out and operational requirements are unknown. The currently proposed ducts have been sized based on assumed occupancy and floor area figures and no further information is available at this stage to refine plant sizing.

In addition, the proposed development seeks to provide cooling within the office spaces. Achieving cooling from a low-temperature hot water circuit (i.e. the DEN) would be extremely inefficient and difficult to achieve. A chilled-water network would be required to provide cooling, and no such network is available from any local DEN provider. A DEN therefore cannot meet the cooling requirements of the development.

For the reasons set out above, a DEN connection is currently considered both technically unfeasible and economically unviable, consistent with the tests established within the accompanying Section 106 Agreement. The Applicant therefore considers that the requirements of Condition 26 can only reasonably be satisfied in respect of the future-proofed route for pipework and that the remaining information sought by the condition cannot be provided at this stage because no viable DEN connection exists and insufficient information is available regarding future occupier requirements.

The proposed approach accords with the intent of the Section 106 Agreement, which expressly anticipates circumstances where DEN connection is not feasible or financially viable

This application has been submitted in electronic format via the Planning Portal (PP-15021778).

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.