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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 15 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 15, 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 15

Condition 15 pursuant to planning permission ref. HGY/2024/1203 states:

"a) Prior to commencement on site for the relevant unit, a Design Stage Assessment and evidence that the relevant information has been submitted to the BRE for a design stage accreditation certificate must be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM "Excellent" outcome (or equivalent), aiming for "Outstanding". This should be accompanied by a tracker demonstrating which credits are being targeted, and why other credits cannot be met on site.

b) Within 6 months of commencement on site, the Design Stage Accreditation Certificate must be submitted. The development shall then be constructed in strict accordance with the details so approved, shall achieve the agreed rating and shall be maintained as such thereafter for the lifetime of the development.

c) Within 3 months of occupation, the Post-Construction Stage Assessment and tool, and evidence that this has been submitted to BRE should be submitted for approval, confirming that the development has achieved at least a BREEAM "Excellent" outcome (or equivalent), aiming for "Outstanding", subject to certification by BRE.

d) When the post-construction certificate is issued by the Building Research Establishment, within a month of the issue of this certificate, this must be submitted to the local authority for approval, confirming this standard has been achieved."

The following information is hereby submitted to enable the part discharge of Condition 15(a):

- Queen Street, Tottenham, BREEAM Pre-assessment report, dated 23 January 2026

JUSTIFICATION FOR THE DISCHARGE OF CONDITION 15(A)

Condition 15(a) requires the BREEAM Design Stage Assessment to be completed prior to the commencement of any activity on the Site, including demolition.

The below sets out the proposed approach to the partial discharge of the Condition.

The project is being delivered under a Design & Build procurement route, as such, the detailed design information required for completion of the BREEAM Design Stage Assessment will be produced by the appointed Design & Build contractor, after their appointment. This detailed design will not be available ahead of demolition, as demolition constitutes enabling works only, undertaken by a separate contractor and does not form part of the detailed design stage of the development.

For this reason, the current condition wording would prevent demolition from commencing, despite the fact that the demolition does not rely on BREEAM design-stage evidence. Compliance with the BREEAM Design Stage Assessment can only be achieved once the contractor has developed the requisite design information and the Design Stage Assessment is inherently linked to post-appointment design development.

To ensure the condition remains reasonable and deliverable, we propose the following approach:

1. This Application has been submitted alongside an updated BREEAM Pre-assessment report which outlines how the development will meet BREEAM 'Excellent' rating, and also demonstrating how the proposed development will aim for BREEAM 'Outstanding' where feasible.
2. The BREEAM Design Stage Assessment can be submitted to BRE within 3 months from start of construction works on Site, following contractor appointment, once the necessary design information is available. It is proposed that the submission of BREEAM design stage assessment to the BRE will be possible within 6 months from start on Site, subject to BRE processing times.

Compliance with the condition as currently worded would require works on site to stop between design freeze and commencement until all evidence required for the BREEAM Design Stage has been compiled, confirmed as compliant and submitted to BRE. This would unreasonably delay the construction programme. On this basis, a partial discharge is sought to allow demolition works to commence while the remaining design-stage information is finalised.

With regard to condition 15(b), a Design Stage certificate could be achieved and provided within 6 months of commencement on Site. This is subject to the timing of the Design Stage evidence submission to BRE and the duration of their internal QA review. Where the evidence is fully compliant, BRE response times are generally between 3 weeks and 3 months.

Parts (c) and (d) will be submitted in line with their submission triggers. We trust this provides a reasonable and practical basis for the partial discharge of the condition.

This application has been submitted in electronic format via the Planning Portal (PP-14832149).

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.