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

Dear Sir/Madam

**F1 & F2, BOUNDS GREEN INDUSTRIAL ESTATE, LONDON N11 2UL**  
**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 elevation changes at F1 and F2, Bounds Green Industrial Estate. The changes are proposed to facilities the future occupation of the unit.

This application relates to minor 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 along the edge of the unit.

**The Site**

The application site is situated within the southern extent of the Bounds Green Industrial Estate, a well-established employment area located to the south of Bounds Green Road, with the North Circular (A406) forming a strategic transport corridor to the north.

The estate is accessed via a network of local roads, including Cline Road to the east, and is characterised by a variety of light industrial, storage and distribution uses occupying a series of small to medium-sized units. The immediate context of the site is therefore defined by utilitarian buildings, service yards, and associated infrastructure typical of an active industrial estate, with a clear emphasis on commercial and employment-generating activities.

To the southwest, the site is bounded by a linear belt of mature trees that provide a degree of visual containment and screening. Beyond this vegetated edge lies a railway line running along the perimeter of the estate, forming a strong physical boundary and reinforcing the separation between the industrial area and adjoining land uses. This railway corridor contributes to the infrastructural character of the wider area, alongside the nearby strategic road network.

Overall, the surrounding townscape exhibits a mixed commercial and industrial character, reflecting its designation as a protected local employment area within which such uses are encouraged and supported, and where residential or other sensitive uses are typically limited.

### **The Proposal**

Planning permission is sought for elevation changes to the existing warehouse unit. The changes consist of installing a ventilation fan at the rear of the unit for better airflow.

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) and Merton Local Plan 2024 – 2037/38 (2024).

#### **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.

#### **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.

### **Planning Considerations**

The proposed elevation change has been designed to be appropriate for its location, with the change allowing for the future occupation of the unit. The proposed fan will only occupy a small percentage of the existing front elevation. Fans of this nature are not out of keeping in industrial and commercial locations.

The installation of an extraction fan is considered to be minor in nature and would not detract from the appearance or character of the building or the surrounding area. The proposed extraction fan has been assessed accordingly, with mitigation measures incorporated to ensure noise and odour impacts are adequately controlled.

Given the scale and nature of the proposal and the surrounding commercial/industrial context, it will integrate well into the surrounding area. Accordingly, the proposed elevational changes are in alignment with local and national policy.

### **Application Submission**

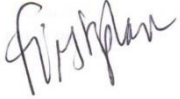
This planning application consists of the following:

- Completed application forms.
- Cover Letter (this letter)
- Drawings:
  - Site Location Plan (drawing no. PL-003-P0)
  - Existing and Proposed Block Plan (drawing no. PL-004-P0)
  - Existing and Proposed Front Elevations (drawing no. PL-005-P0)
  - Existing and Proposed Side Elevations (drawing no. PL-005B-P0)

- Existing and Proposed Rear Elevations (drawing no. PL-005B-P0)

The application fee of £309 has been paid to Haringey Council 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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