

Our ref: TJH/TR/DP6035
30 June 2026

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Dear Valerie,

707-725 LORDSHIP LANE, WOOD GREEN, LONDON N22 5JY
SUBMISSIONS PURSUANT TO SCHEDULE 6 (ENERGY AND DEN) - SCHEDULE 6, 2, 2.1; SCHEDULE 6, 2, 2.2;
SCHEDULE 6, 3, 3.1; SCHEDULE 6, 3, 3.2; SCHEDULE 6, 3, 3.4; AND, SCHEDULE 6, 3, 3.5 OF S106
AGREEMENT DATED 6 DECEMBER 2024 IN RELATION TO PLANNING PERMISSION REF. HGY/2024/0450

On behalf of our client, Atri7 2 Limited & Fusion Global Management LLP ("the Applicant"), we write to submit the requisite information in relation to Schedule 6 (Energy and DEN) pursuant to the S106 Agreement for planning permission ref. HGY/2024/0450 dated 6 December 2024.

Enclosed documents

Alongside this letter we enclose an updated Energy Statement and Plan prepared SRE Ltd dated 26 June 2026 for the Council's review.

S106 Obligations

The enclosed updated Energy Statement and Plan has been submitted to satisfy the below S106 obligations.

District Energy Network

Schedule 6, 2, Paragraph 2.1 states:

"The Owner shall not carry out any Above Ground Works for the construction of any Building until the DEN Specification for it has been agreed between the Owner and the Council PROVIDED THAT the DEN Specification shall be deemed to be approved if the Council has not approved it within 40 Working Days of it being first received by the Council."

Schedule 6, 2, Paragraph 2.2 states:

"The Owner shall ensure that the construction of each Building is carried out having regard to the DEN Specification and the possibility of a future connection to take a heat supply from the DEN to serve the heat demands of the future occupiers of that Building PROVIDED THAT the Owner shall not be obliged to



(but may if it agrees with the DEN Provider to do so) incorporate any design requirements requested by the DEN Provider which did not form part of the Application.”

The updated Energy Statement provides further details in relation to District Energy Network specification and feasibility for a future connection.

Energy Plan

Schedule 6, 3, Paragraph 3.1 states:

“Not to carry out any Above Ground Works to a Building until the Energy Plan for that Building has been submitted to and approved by the Council or as may be determined in accordance with Clause 15”

Schedule 6, 3, Paragraph 3.2 states:

“Following approval of any Energy Plan pursuant to paragraph 3.1 above the Owner may submit an updated Energy Plan to the Council for approval and where such updated Energy Plan is approved by the Council or determined in accordance with Clause 15 the Owner shall not carry out the Development otherwise than in accordance with such updated Energy Plan.”

Schedule 6, 3, Paragraph 3.4 states:

“Not to carry out the Development or Occupy any Building except in accordance with the most recently approved Energy Plan for the relevant Building.”

The submitted Energy Statement and Plan addresses the above Energy Plan obligations and provides an update to the Energy Statement by Amber Management and Engineering Services Limited (Document Ref: LLWGSA-AMES-00-XX-RP-ME-001 v4.4, dated 4 July 2024) approved by ref. HGY/2024/0450.

Base Carbon Offsetting Contribution

Schedule 6, 3, paragraph 3.5 states:

“If the approved Energy Plan shows that the Carbon Reduction Target is not expected to be met in respect of a Building then the Owner shall pay the Base Carbon Offsetting Contribution to the Council before carrying out any Above Ground Works relating to that Building.”

The Base Carbon Offsetting Contribution is defined by the S106 Agreement as “50% of the Carbon Offsetting Contribution for each Building derived from the approved Energy Plan” Section 2.5 of the submitted Energy Statement and Plan has calculated the total carbon offset payment, in line with the London Plan 2021, of £189,069.00.

Subject to the Council’s review, a demand notice is requested for payment of the Base Carbon Offsetting Contribution.



We look forward to receiving confirmation that these S106 obligations are satisfied. Should you have any queries or require any further information, please contact Tom Rogerson or Tim Holtham of this office.

Yours faithfully

DP9 Ltd.

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