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

22 October 2026

Dear Sarah,

39 QUEEN STREET, TOTTENHAM, N17 8HZ
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING PERMISSION REFERENCE HGY/2024/1203
DISCHARGE OF OBLIGATIONS IN ACCORDANCE THE SECTION 106 AGREEMENT

On behalf of Verity Trustees Limited C/O CBRE Investment Management. (*'the Applicant'*), we hereby provide written notice requesting the discharge of the following clauses of the Section 106 Agreement relating to planning permission ref. HGY/2024/1203 (*'the Application'*).

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"*

The Applicant has reviewed the obligations that must be satisfied prior to Implementation and the commencement of the Construction Phase. This submission addresses those obligations as follows:

ENERGY STRATEGY – FOURTH SCHEDULE, PARAGRAPH 3.1

In accordance with paragraph 3.1 of the Fourth Schedule to the Section 106 Agreement, please find enclosed the Energy Plan (Document Ref: 6753-CBC-IC-RP-S-000001, Revision T03), prepared by Cudd Bentley Consulting Ltd and dated 15 October 2026.

Paragraph 3.1 requires the Energy Plan to be submitted to and approved by the Council before any above ground works are carried out.

SUMMARY OF COMPLIANCE

The Energy Plan reviews the Development's energy requirements and performance in accordance with the planning permission and the applicable energy hierarchy. It confirms a fabric-first and all-electric strategy comprising passive design and energy-efficiency measures, high-efficiency air source heat pumps serving the office areas, electric point-of-use hot water provision and a 380 kWp photovoltaic array.

The submitted modelling forecasts a 109% reduction in regulated carbon dioxide emissions against the Part L 2021 baseline, thereby exceeding the London Plan minimum on-site reduction requirement and achieving the Carbon Reduction Target identified in the Section 106 Agreement. As the assessment predicts that the Carbon Reduction Target will be met, no Carbon Offsetting Contribution is presently identified as payable.

The document therefore provides details of the proposed supply of heat and energy, the Development's anticipated energy performance and compliance with the Carbon Reduction Target, the carbon-offsetting position, and the measures incorporated to facilitate a future district energy network connection.

Accordingly, we request that the Council approves the submitted Energy Plan and confirms that the obligation in paragraph 3.1 of the Fourth Schedule has been satisfied, thereby enabling Above Ground Works to proceed in accordance with the most recently Approved Energy Plan and the remaining requirements of the Section 106 Agreement.

Montagu Evans LLP is a limited liability partnership registered in England and Wales with registered number OC312072. Registered office 5 Bolton Street London W1J 8BA.
A list of members' names is available at the above address.

CLOSING

For expedience, this letter has been sent by email to Section106@haringey.gov.uk. Please confirm receipt of this information and that the enclosed details are considered acceptable to discharge the relevant obligations.

We trust the information provided is sufficient and look forward to confirmation that the relevant Clauses have been met. Should you require any further information, 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.