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

19 April 2024

Dear Sir / Madam,

APPLICATION FOR PLANNING PERMISSION FOR THE RREDEVELOPMENT 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

AT 39 QUEEN STREET, TOTTENHAM, N17 8HZ

ON BEHALF OF VERITY TRUSTEES LIMITED C/O CBRE INVESTMENT MANAGEMENT

PLANNING PORTAL REFERENCE PP-12935528

Montagu Evans LLP act for Verity Trustees Limited C/O CBRE Investment Management. On behalf of our client, we hereby submit an application for full planning permission for the *“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”* at 39 Queen Street, Tottenham, N17 8HZ (‘the Site’).

The application site extends to 3.06 acres (1.24 hectares). There is an existing building on the Site, which is proposed to be demolished. This is currently occupied by Booker Wholesale and has a total floor area of 5,136 sqm.

This application for planning permission is comprised of the following information:

- Completed application form and ownership notification;
- Community Infrastructure Levy – Form 1;
- Covering letter (i.e. this letter);
- Planning Statement, prepared by Montagu Evans);
- Design and Access Statement, prepared by PRC;
- Transport Assessment, prepared by TTP Consulting;
- Framework Travel Plan, prepared by TTP Consulting;
- Delivery and Servicing Plan, prepared by TTP Consulting;
- Outline Constructions Logistics Plan, prepared by TTP Consulting;
- Air Quality Assessment, prepared by TRC;
- BREEAM Pre-Assessment Report, prepared by Cudd Bentley Consulting;
- Daylight and Sunlight Report, prepared by Equinox;
- Energy and Sustainability Statement, prepared by Cudd Bentley Consulting;
- Flood Risk Assessment and SuDS Strategy Report (Parts 1 and 2), prepared by Heyne, Tillett, Steel;

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- Geotechnical and Geoenvironmental Interpretative Report (Parts 1 to 7), prepared by Geotechnical and Geoenvironmental Consultancy;
- External Lighting Impact Assessment, prepared by Cudd Bentley Consulting;
- Noise Impact Assessment, prepared by Clark Saunder Acoustics;
- Preliminary Ecological Appraisal, prepared by Phlorum;
- Biodiversity Net Gain Assessment, prepared by Phlorum;
- Fire Strategy, prepared by BB7; and
- Copies of the following drawings prepared by PRC Architects:

Drawing Title	Drawing Number	Scale
Site Location Plan	11472-PL-001	1:1250 @ A4
Existing Site Layout	11472-PL-030	1:500 @ A3
Existing Elevations	11472-PL-031	1:200 @ A1
Existing Roof Plan	11472-PL-032	1:200 @ A1
Proposed Site Layout	11472-PL-002	1:500 @ A2
Proposed Ground Floor Plan	11472-PL-003	1:200 @ A1
Proposed First Floor Plan	11472-PL-004	1:200 @ A1
Proposed Roof Plan	11472-PL-005	1:200 @ A1
Proposed Elevations	11472-PL-006	1:200 @ A1
Proposed Site Sections	11472-PL-007	1:250 @ A1
Proposed Frontage Signage	11472-PL-008	1:20 @ A3
Proposed Street Scenes	11472-PL-009	1:200 @ A0
Proposed Landscape General Arrangement Sheet 1 of 2	11472-PL-020	1:250 @ A1
Proposed Landscape General Arrangement Sheet 2 of 2	11472-PL-021	1:250 @ A1

The application for planning permission has been submitted via the Planning Portal under reference PP-12935528. Based on the scale of the proposed development, with a total floor area of 7,258 sqm, the planning application fee has been calculated at £39,492.00 (including a £70.00 service charge) in line with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012' (as amended). The planning application fee will be paid via BACS transfer.

The submission of this application for planning permission follows pre-application engagement with London Borough of Haringey Council in August 2022, including with Kevill Tohill, Zara Seelig, Richard Truscott and Susanne Kimman of London Borough of Haringey Council (reference PRE/2022/0181). Written advice was received from the Council in September 2022.

PROPOSED DEVELOPMENT

Planning permission is sought for the demolition of the existing building on the Site, which extends to 5,136 sqm and is currently occupied by Booker Wholesale. At present, the site coverage equates to 41%.

The speculative development of three units with flexibility to be used across Use Classes E(g)(ii), E(g)(iii), B2 and B8 with ancillary office accommodation is proposed. The proposed development will include access, service yard provision, landscaping and car and cycle parking.

The units proposed are two storeys in height with a combined floor area of 7,258 sqm (GEA) across three units, as detailed below. The proposed development will result in a net gain of floorspace equating to approximately 2,121 sqm and will increase the site coverage by 17%.

Unit		GEA (sqm)	Total GEA (sqm)
Unit 1	Ground Floor	1,217	1,460
	First Floor	243	
Unit 2	Ground Floor	2,124	2,547
	First Floor	423	
Unit 3	Ground Floor	2,412	3,251
	First Floor	839	
Total			7,258

The existing access to the site from Queen Street will be maintained with a minor reduction in width to enhance pedestrian routes through the Site. Car parking and service yards are proposed to be located in the northern part of the Site with direct access from the existing access. A turning head is proposed to enable heavy goods vehicles to turn within the Site and emergency vehicles to turn at the Western end.

Cycle parking is located in proximity to the entrances of the new units and footpaths. Cycle storage will be provided through the use of secure covered Sheffield style stands, featuring green roofs. Cycle parking is provided at approximately 1 space per 250 sqm, in excess of London Plan standards. 18 long stay and 10 short stay spaces are proposed with an electric cycle charger per parking space.

Car parking is proposed at approximately 1 space per 260 sqm with a total of 27 spaces proposed across the Site. The parking provision will include accessible parking, 1 car share space per Unit and three EV chargers with the capacity to charge six vehicles (with passive electric vehicle charging infrastructure at each space).

The proposed height of the units would range between 11.6 metres to 13.5 metres. The clear internal heights for Units 1 and 2 is eight metres, with 10 metres for Unit 3.

The elevations will incorporate three main materials, including brick wall to entrance areas, silver vertical composite cladding as the primary building material and a feature top section that will be anthracite profile cladding. Elements of green screen will also be incorporated on the elevation to the southern boundary to break down the mass and scale of the buildings.

The proposed development will achieve a reduction in carbon emissions from Building Regulation standards and is targeting a minimum BREEAM accreditation of 'Excellent' and an EPC rating of A. Photovoltaic panels are proposed on Site, as is the use of air source heat pumps.

The development of the Site will create a range of 162 to 242 new jobs for the local area.

CLOSING

The full suite of documents and drawings submitted in support of the application for planning permission demonstrate how the proposed development complies with, and can draw significant support from, the adopted Development Plan applicable to the site, as well as material considerations.

We look forward to receiving acknowledgement of receipt and validation of the planning application in due course. In the interim should you have any queries, or require any further information, please do not hesitate to Kirill Malkin (kirill.malkin@montagu-evans.co.uk / 07818 012 524) or Rachel Mushet (rachel.mushet@montagu-evans.co.uk / 07919 695 664).

Yours sincerely,



MONTAGU EVANS LLP