

Appendix I - Drawing numbers

The following drawings and associated documentation has been submitted by the applicant in support of application reference **20/1518/F**:

030_500_N_01;
030_200_N_41;
030_200_N_01;
030_100_A_B01 rev B;
030_100_A_B02 rev A;
030_200_A_B01 rev B;
030_200_A_B41;
030_100_A_B41 rev A;
030_100_A_B42;

Arboricultural Impact Assessment ref: 200415_I.I_67EH_AIA_TCP_TPP dated 15th April 2020; Basement Impact Assessment dated May 2020; Daylight and Sunlight Assessment (Within Development) dated 4th May 2020; Preliminary Ecological Appraisal Survey; Appendix J: Email exchanges with RBG Waste Services (Refuse Strategy); Title Plan; Design and Access Statement dated May 2020.

Appendix 2 – Conditions and Informatives Application 20/1518/F

Conditions and Reasons

Condition 1

The development to which this permission relates must be begun not later than the expiration of three (3) years beginning with the date on which the permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Condition 2

The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

030_500_N_01; 030_200_N_41; 030_200_N_01; 030_100_A_B01 rev B; 030_100_A_B02 rev A; 030_200_A_B01 rev B; 030_200_A_B41; 030_100_A_B41 rev A; 030_100_A_B42; Arboricultural Impact Assessment ref: 200415_I.1_67EH_AIA_TCP_TPP dated 15th April 2020; Basement Impact Assessment dated May 2020; Daylight and Sunlight Assessment (Within Development) dated 4th May 2020; Preliminary Ecological Appraisal Survey; Appendix J: Email exchanges with RBG Waste Services (Refuse Strategy); Title Plan; Design and Access Statement dated May 2020.

Reason: In the interests of good planning and to ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

Condition 3

Prior to the commencement of the development hereby approved, including site clearance works, a Construction Logistics Plan (CLP) and a Construction Management Plan (CMP) shall be submitted, to and approved in writing by, the Local Planning Authority, in consultation with Transport for London, to minimise impacts to the local highway network and to control noise, vibration and air pollutants generated as a result of the construction process. These documents shall be prepared in accordance with the London Freight Plan, 'The control of dust and emissions from construction and demolition' Supplementary Planning Guidance, the council's Construction Site Noise Code of Practice (http://www.royalgreenwich.gov.uk/downloads/file/470/noise_from_major_construction_sites_leaflet), BRE Pollution Control Guides 'Controlling particles and noise

pollution from construction sites' and 'Controlling particles, vapour and noise pollution from construction sites'. The CLP and CMP shall include details of (but shall not be limited to):

- loading and unloading of plant and materials;
- storage of plant and materials;
- programme of works;
- measures for traffic management and encouragement of sustainable modes of transport for workers;
- details of a vehicle booking system
- provision of boundary hoarding and visibility zones of construction traffic routing;
- hours of operation;
- means to prevent deposition of mud on the highway;
- likely noise levels to be generated from plant and construction works;
- a dust risk assessment;
- means to monitor and control dust, noise and vibrations;
- haulage routes;
- a site plan identifying location of site entrance, exit, wheel washing, hard standing hoarding (distinguishing between solid hoarding and other barriers such as heras and monarflex sheeting), stock piles, dust suppression, location of water supplies and location of nearest neighbouring receptors;
- bonfire policy; and
- confirmation that a mobile crusher will/won't be used on site and if so, a copy of the permit and intended dates of operation.
- Confirmation that a photograph survey of the footpath and carriageway will be undertaken before works commence on site and made available to the Council upon request, and once works on site are complete any damage to the footpath or carriageway will be rectified.

The development shall be constructed in accordance with the approved details.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway, and to ensure the development process does not have a significant adverse impact on the amenities of nearby residential properties in accordance with Policies 6.3, 6.14, 7.14 and 7.15 of the London Plan (2016), Policies IM5 and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies and the Greener Greenwich SPD.

Condition 5

Prior to above ground works for the development hereby approved, full physical samples and details of all facing materials and finishes, including windows, to be used

ITEM NO: 5 (Appendices)

on the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority and the scheme shall thereafter be implemented in accordance with the approved materials.

Reason: In order that the Council may be satisfied with the external appearance of the building and ensure compliance with Policies 7.4 and 7.6 of the London Plan (2016) and Policies DHI and H(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted 30th July 2014).

Condition 6

Prior to the commencement of above ground works for the development hereby approved, full details of the design and operation of the new vehicle entrance gates providing access to the site via Mayplace Lane shall be submitted to and approved in writing by the local planning authority. The development shall be fully implemented in accordance with the approved details and shall be retained in perpetuity.

Reason: In order that the Council may be satisfied with the external appearance of the building and to preserve highway safety, to comply with 6.10, 6.11, 7.4 and 7.6 of the London Plan (2016) and Policies IM4, IM(b), DHI and H(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted 30th July 2014).

Condition 7

- a) Prior to the first occupation of the development hereby approved, a Landscaping Strategy for all the hard and soft landscaping of any part of the site not occupied by buildings shall be submitted to and approved in writing by the local planning authority. Details shall include:
- 1 Permeability of all hard surfaces
 - 2 Materials
 - 3 Shrub and tree planting, including details of species and size
 - 4 Screening for the private residential gardens
- b) All hard landscaping works which form part of the approved scheme under part (a) shall be completed prior to occupation of the development.
- c) All planting, seeding or turfing comprised in the landscaping scheme under part (a) shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policies DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 8

Prior to the first occupation of the development hereby approved, a completed Water Efficiency Calculator for New Dwellings must be submitted to the Local Planning Authority and approved in writing to show that internal potable water consumption for each of the dwellings will be limited to 105 litres per person per day (l/p/d) based on the Government's national calculation method for water efficiency for the purpose of the Building Regulations. The Water Efficiency Calculator shall be accompanied by details of the location and type of all appliances or fittings that use water, the capacity or flow rate of any equipment and any rainwater or greywater collection systems incorporated as part of the development. The approved details shall be implemented prior to the first occupation of any part of the development hereby approved and thereafter permanently maintained as such.

Reason: To conserve water for the future occupiers and to comply with Policies 5.1, 5.2, 5.3, 5.7 and 5.15 of the London Plan (2016).

Condition 9

Prior to the commencement of the development hereby approved detailed drawings demonstrating that the approved dwelling shall comply with Building Regulation requirement M4(2) 'accessible and adaptable dwellings', shall be submitted to and approved in writing by the local planning authority. The development shall be fully implemented in accordance with the approved details and compliance with M4(2) shall be maintained for the lifetime of the development.

Reason: To accord with Policy 3.8 of the London Plan (2016) as amended and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

Condition 10

The boilers to be used in the development hereby approved shall have dry NO_x emissions not exceeding 40 mg/kWh (0%) and shall be installed prior to the first occupation of the development and shall be retained for the lifetime of the development.

Reason: To comply with the London Plan's SPG on Sustainable Design and Construction and Policy 7.14 of the London Plan (2016) in relation to air quality.

Condition 11

A minimum of 2 secure and dry cycle parking spaces shall be provided within the development hereby approved as indicated on drawing Ref: 030_200_AB01 rev A.

All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

Reason: To promote sustainable travel and to ensure compliance with Policy 6.9 of the London Plan (2016) and IM4, IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 13

All refuse and recycling facilities for the development hereby approved, as illustrated on drawing Ref: 030_200_AB01 rev A and detailed in the approved Appendix J: Refuse Strategy, shall be made available for use prior to the first occupation of the development and shall be maintained for the lifetime of the development.

Reason: In order that the Council may be satisfied with the details of the proposal and to ensure compliance with Policy 5.16 of the London Plan (2016) and Policies H5 and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 14

No enlargement or other alteration falling within Classes A, B, C, D and E of Part 1, Schedule 2 of Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modifications) to the new dwellinghouse hereby permitted shall be carried out without the prior written permission of the Local Planning Authority.

Reason: To prevent uncontrolled alterations and enlargements pursuant to Classes A to E of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modifications) from: harming the character and appearance of the host property and streetscene; from harming the amenities of neighbouring properties; and to ensure compliance with Policies 3.5, 7.4, and 7.6 of The London Plan (2016) and Policies H5, H(c) and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted 30th July 2014).

Condition 16

During construction works of the development hereby approved the proposed tree protection measures as set out in the approved Arboricultural Impact Assessment ref: 200415_I.1_67EH_AIA_TCP_TPP dated 15th April 2020, shall be carried out in accordance with British Standards 5837:2012 (Trees in relation to design, demolition and construction – Recommendations).

Reason: To safeguard the health and safety of trees during building operations and the visual amenities of the area generally and to comply with Policy 7.21 of the London Plan (2016) and Policy OS4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 17

The basement hereby approved, shall be constructed in accordance with all of the recommendation in the approved Basement Impact Assessment dated May 2020, unless prior written agreement is obtained from the Local Planning Authority.

Reason: In the interests of the amenity of the neighbouring occupiers, and to comply with Policy 7.15 of the London Plan (2016) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014) as well as the Residential Extensions, Basements and Conversions Guidance SPD (2018)

Condition 19

The development shall be fully implemented in accordance with the recommendations of the approved Preliminary Ecological Appraisal Survey.

Reason: To ensure an acceptable impact on local ecology and biodiversity, and to comply with Policy 7.10 of the London Plan (2016) and Policy OS4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 20

Prior to any above ground works, of the development, a surface water drainage scheme for the site based on sustainable drainage principles shall be submitted to, and approved by, the Local Planning Authority. The surface water drainage strategy should seek to implement a SUDS hierarchy that achieves a greenfield runoff rate.

The development shall be carried out and retained for the lifetime of the development in accordance the approved details.

Reason: To prevent the increased risk of flooding, both on and off site and to ensure compliance with Policy 5.13 of the London Plan (2016).

Condition 22

Prior to the first occupation of the development hereby approved, a vehicular crossover providing access to the parking spaces in front of the approved dwelling from Mayplace Lane shall be fully constructed in consultation and cooperation with the Royal Borough of Greenwich Highways Department at the applicant's expense. The approved vehicle access gates shall not open outwards over the highway.

Reason: To ensure that safe and secure off-street parking and traffic movement can be provided and ensure compliance with Policy 6.13 of the London Plan (2016) and Policy IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Informative 1

Positive and Proactive Statement: The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive and proactive discussions took place with the applicant prior to the application being submitted through a pre-application discussion. As the proposal was in accordance with these discussions and was in accordance with the Development Plan, no contact was made with the applicant prior to determination.

Informative 2

The applicant be advised that the implementation of the proposal will require approval by the Council of a Street naming & Numbering application. Details of how to do this and application forms are available on the Council's website.

Informative 3

The applicant is advised that the application granted may be subject to the Community Infrastructure Levy ('the CIL'). There are two CIL charges in Royal Greenwich - the Mayoral CIL, which was introduced 1 April 2012; and the local CIL, introduced 6 April 2015. The Council's Planning Obligations Team will review your permission and will confirm if a CIL liability arises. If liable, you will receive a CIL Liability notice that details the amount that will be due on the commencement of development. Prior to starting on site you must submit an Assumption of Liability form and Commencement Notice to the Council. More information on CIL and the necessary forms are available at:

http://www.royalgreenwich.gov.uk/info/1004/planning_policy/1182/community_infrastucture_levy_cil

Informative 4

Works of demolition and construction shall be carried out during normal working hours, i.e. 08:00 to 18:00 hours Monday to Friday, and 08:00 to 13:00 hours on Saturdays, with no noisy working audible at the site boundary being permitted on Sundays or Bank Holidays. Reference shall be made to: The Councils' Construction Site Noise Code of Practice

http://www.royalgreenwich.gov.uk/downloads/file/469/noise_from_smallscale_building_works_leaflet

Informative 5

The applicant is advised that the London Fire Brigade commented that an undertaking should be given that, access for fire appliances as required by Part B5 of the current Building Regulations Approved Document and adequate water supplies for firefighting purposes, will be provided.

Informative 6

The applicant is advised that the oak tree which was the subject of a Tree Preservation Order located on the Council owned land between the application site and Mayplace Lane is anticipated to be replaced. The implementation of this permission must be carried out with this in mind and must not hinder works to replace this tree.

Appendix 3 – National, regional and local planning policies and Supplementary Planning Guidance / Documents.

National Planning Policy Framework (2019)

- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well designed spaces
- Chapter 16 Conserving and enhancing the natural environment

The London Plan (2016):

- Policy 3.3 Increasing Housing Supply
- Policy 3.4 Optimising housing potential
- Policy 3.5 Quality and Design of Housing Developments
- Policy 3.8 Housing Choice
- Policy 5.10 Urban Greening
- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.11 Smoothing traffic flow and tackling congestion
- Policy 6.13 Parking
- Policy 7.2 An inclusive environment
- Policy 7.4 Local Character
- Policy 7.6 Architecture
- Policy 7.14 Improving air quality
- Policy 7.15 Reducing and managing noise
- Policy 7.19 Biodiversity and access to nature
- Policy 7.21 Trees and Woodland
- Policy 8.3 Community Infrastructure Levy

The Royal Borough of Greenwich Adopted Core Strategy (with Detailed Policies)
July 2014:

- Policy H1 New Housing
- Policy H2 Housing Mix
- Policy H5 Housing Design
- Policy H(c) Backland and Infill Development
- Policy DH1 Design
- Policy DH(b) Protection of Amenity of Adjacent Occupiers
- Policy E1 Carbon Emissions
- Policy E(a) Pollution
- Policy E(c) Air Pollution
- Policy E(f) Living Roofs and Walls
- Policy IM1 Infrastructure
- Policy IM(b) Walking and Cycling
- Policy IM(c) Parking Standards
- Policy OS4 Biodiversity

Supplementary Planning Guidance/Documents:

- London Sustainable Design and Construction SPG
- RBG CIL Charging Schedule (2015)
- New Developments Guidance Notes for the storage and collection of waste and recycling materials for the Royal Borough of Greenwich (2018)

The Draft London Plan (emerging plan not adopted):

- Policy GG4 Delivering the homes Londoners need
- Policy D1 London's form, character and capacity for growth
- Policy D3 Optimising site capacity through the design-led Approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D6 Housing quality and standards
- Policy D7 Accessible housing
- Policy D10 Basement development
- Policy D12 Fire safety
- Policy D14 Noise
- Policy H1 Increasing housing supply
- Policy H2 Small sites
- Policy H10 Housing size mix
- Policy G5 Urban greening
- Policy G7 Trees and woodlands
- Policy SI 1 Improving air quality
- Policy SI 5 Water infrastructure
- Policy SI 7 Reducing waste and supporting the circular economy
- Policy SI 8 Waste capacity and net waste self-sufficiency
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T6.1 Residential parking