

Appendix I - Drawing numbers

The following drawings and associated documentation has been submitted by the applicant in support of application reference 20/3455/MA:

0099 Rev 01, 0121, 0130 Rev 09, 0131 Rev 09, 0132 Rev 09, 0133 Rev 09, 0134 Rev 09, 0135 Rev 07, 0136 Rev 05, 0220 Rev 09, 0221 Rev 10, 0222 Rev 07, 0223 Rev 06, 0420 Rev 08, 0421 Rev 06, 0830 Rev 10, 0831 Rev 09.

Appendix 2 – Conditions and Informative(s)

Condition 1

The development to which this permission relates must be begun not later than the expiration of three (3) years from 14/07/2020.

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:

0099 Rev 01, 0121, 22767se-02, 0130 Rev 09, 0139, 0131 Rev 09, 0132 Rev 09, 0133 Rev 09, 0134 Rev 09, 0135 Rev 07, 0136 Rev 05, 0220 Rev 09, 0223 Rev 06, 0222 Rev 07, 0221 Rev 10, 0421 Rev 06, 0420 Rev 08, 0830 Rev 10, 0831 Rev 09, Ecology report (Ref: E8738), Air Quality Assessment (Ref: H2771 v3), Archaeological Desk-Based Assessment (Dec 2018), BREEAM Pre-Assessment (Aug 2019), Cover Letter (Aug 2019), Energy & Sustainability Report (Jan 2019), Health Impact Assessment (Aug 2019), Heritage statement (Dec 2018), Noise Assessment (Dec 2018), Geoenvironmental Site Investigation Report - Phase I Preliminary Risk Assessment (Dec 2018), Transport Statement (Aug 2019), Site Impact Assessment & Method Statement (Ref: JPL/180407RFULL/sh), Planning Statement (Ref: A114761), Utilities Assessment (Sep 2019), Flood Risk Assessment - Rev E (Nov 2019), Daylight & Sunlight Amenity - Internal Study (Jan 2020), Daylight & Sunlight Amenity - Neighbouring Study (Dec 2019), Design & Access Statement - Rev 05 (Feb 2020), Tree Constraints Plan (180407), Tree Protection Plan (180407), Topographical Survey (22767se-01 Rev A).

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 above ground works, a detailed schedule and specification of all external materials and finishes to be used on the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy 7.4 of the London Plan (2016) and Policies DH1 and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 4

The finished floor level of the development shall be set no lower than 5.86m AOD, in line with the submitted flood risk assessment.

Reason: To ensure that the development will be located 300mm above the predicted likely water level as a result of a breach in the Thames Tidal Flood Defences, taking climate change into account.

Condition 5

- a) Prior to the commencement of the development hereby approved, a suitable combined Phase II Geo-environmental and Geotechnical Site Investigation shall be carried out, in accordance with the recommendations set out in the Phase I report. The Phase II report, which is to include a site walkover and information for a detailed assessment of the risk to all receptors that may be affected, including those off site, shall be submitted to, and approved in writing by the Local Planning Authority, in consultation with the Environment Agency.
- b) The results of the site investigation and the detailed risk assessment referred to in (a) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (b) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components will require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework and to ensure compliance with Policy E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 6

Prior to occupation of the development hereby approved, a validation report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results

of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the National Planning Policy Framework and to ensure compliance with Policy E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 7

If, during development, contamination not previously identified is found to be present at the site then, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework and to ensure compliance with Policy E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 8

No drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To protect the underlying groundwater from the risk of pollution. Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater and to ensure compliance with Policy E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 9

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority in consultation with Thames Water, which may be given for those parts of the site where it has been demonstrated by a piling risk assessment that there is

no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework and to ensure compliance with Policy E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 10

- a) Prior to the commencement of development, a Preliminary Risk Assessment to identify the risks associated with unexploded ordnance (UXO) threat of the site shall be submitted to and approved, in writing, by the Local Planning Authority. Any Preliminary Risk Assessment of UXO hazards must be undertaken in compliance with current guidance for managing UXO risks (e.g.C681). The investigation shall include, but not be limited to:
- Home Office WWII Bomb Census Maps;
 - WWII and post-WWII aerial photography;
 - Official Abandoned Bomb Register;
 - LCC Bomb Damage maps;
 - Information gathered from the National Archives at Kew; and
 - Historic UXO information.
- b) Should the preliminary risk assessment identify the need for further investigation, the following shall be submitted to and approved, in writing, by the Local Planning Authority:
- A Detailed Risk Assessment and Intrusive UXO Survey, based on (a) to characterise the site and; provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - Following the results and outcomes of the Preliminary and Detailed Risk Assessments, a Risk Mitigation Plan giving full details of the mitigation measures required and how they are to be undertaken. This requires the provision of both a Mitigation Implementation and Verification Plan.
 - Details attaining to Operational UXO Emergency Response Plan; and UXO Safety & Awareness Briefings - must also be provided.
 - The identified mitigation must be carried out in accordance with the approved details.
- c) On completion of the above (b) a final Verification Report is required to demonstrate that the works set out in (b) have been completed, along with any requirements for longer-term monitoring of risks, maintenance and arrangements for contingency action.

Reason: To ensure that appropriate arrangements are in place in the event of the discovery of UXO and to ensure that environmental and health risks have been satisfactorily managed so that the site is deemed suitable for use; in accordance with the aims of the National Planning Policy Framework (NPPF); and with Policy E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014); and the Mayor's London Plan (2016) Policies 5.21 Contaminated Land and 5.22 Hazardous Substances.

Condition 11

Prior to the first occupation of the approved development, including residential and commercial, the approved spaces shall incorporate sustainability measures as detailed in the approved Energy & Sustainability Report prepared by MES Building Solutions (January 2019) and BREEAM 2018 Pre-Assessment prepared by MES Building Solutions (August 2019).

Reason: In the interest of addressing climate change and to secure sustainable development in accordance with policies 5.1, 5.2, 5.3, 5.6, 5.7 and 5.9 of the London Plan 2016, Policy DHI Design of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 12

The non-residential development should be registered with Building Research Establishment (BRE), achieve BREEAM Rating Excellent and make reasonable endeavours to achieve Outstanding (based on the latest related for each BREEAM Technical guidance).

- i. Within 3 months of commencement of the non-residential space, a BREEAM Design Stage Assessment, copy of the summary score sheet and related Certification verified by the BRE shall be submitted to the Local Planning Authority for written approval.
- ii. Within 3 months from the date of first use of the non-residential space, BREEAM 'Post Construction Stage' Assessment, copy of the summary score sheet and related Certification verified by the BRE should be submitted to the Local Planning Authority for written approval confirming the BREEAM standard and measures have been implemented.

Following any approval of a 'Post Construction Stage' assessment and certificate of the development, the approved measures and technologies to achieve the BREEAM Excellent or higher standard shall be retained in working order for the lifetime of the development.

Reason: In the interest of addressing climate change and securing sustainable development in accordance with policies: 5.1; 5.2; 5.3; and 5.9 of the London Plan (2016); and policies DHI and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 13

- a) No above ground works (excluding demolition) shall commence until Water Efficiency calculations, prepared by suitably qualified assessor, shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the detailed design of the dwellings is designed to meet water efficiency standards with a maximum water use target of 105 litres of water per person per day for the residential and BREEAM Excellent standard for the 'Wat 01' BREEAM water category for the non-residential.
- b) Prior to occupation of each residential unit and within the development, evidence that the approved dwellings have incorporated water saving and monitoring measures that is in line with Part A shall be submitted to the Local Planning Authority for written approval.
- c) Prior to occupation of each non-residential unit within the development, evidence that the approved non-residential space has incorporated water saving and monitoring measures that will prevent the undue consumption of water in line with Part A shall be submitted to the Local Planning Authority for written approval.

Reason: To ensure the sustainable use of water, in accordance with the approved sustainability statement and Policy 5.15 of London Plan (2016) and Draft London Plan Policy SI 5 Water Infrastructure.

Condition 14

Prior to commencement of the new residential units within the development, other than site preparation (including demolition), remediation and / or the formation of accesses, the details of the dynamic thermal modelling, using the guidance provided in CIBSE TM59 & TM49 (DSY1, DSY2 and DSY3) and Cooling Hierarchy, and demonstrating how the residential component of the development performs against and even exceed the overheating criteria, shall be submitted to the Local Planning Authority for written approval. The details of any additional measures to be incorporated into the residential units within the development to minimise the risk of overheating (without active cooling) shall also be submitted if the dynamic thermal modelling demonstrates that overheating would occur. Compliance with Building Regulations Criterion 3 should be also demonstrated and the actual cooling demand (kW/m²) (if required) should be demonstrated to be significantly reduced compared to the notional. The development shall thereafter be provided in accordance with the approved details.

Reason: To ensure that each residential unit within the development, hereby approved, is energy efficient and to reduce the risk of overheating in line with Policy 5.9 of the London Plan 2016, and Policies DHI and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 15

a) Prior to the commencement of development, and other than site preparation (including demolition), remediation and / or the formation of accesses, an energy report, which includes full details and drawings of the energy measures that are to be incorporated into the development, separately for the residential and non-residential spaces, shall be submitted to, and approved in writing by the Local Planning Authority.

The submitted details shall outline all measures to be incorporated into the development, including both residential and non-residential spaces, to demonstrate compliance with the current zero carbon standard and minimum 35% CO₂ emission reduction target for residential and non-residential buildings, respectively, (regulated carbon dioxide emissions based on both SAP2012 and SAP10 carbon emission factors) above Building Regulations Part L 2013.

Measures to reduce the carbon dioxide emissions associated with other energy uses not covered by Building Regulations (un-regulated) should be identified and related recommendations should be demonstrated in the energy report.

The energy servicing strategy shall be based on a low carbon wet system providing heating, hot water and/or cooling to the residential and non-residential units including the incorporation of on-site renewables and designed to facilitate connection to an offsite heat network should one become available.

b) Prior to the occupation of the residential and non-residential units within the development, the following information should be provided to the Local Planning Authority for written approval:

- i. technical information and evidence that the renewable/low carbon technologies are installed in accordance with Part (a) and certified under the Microgeneration Certification Scheme (MSC) and, if appropriate, complies with the Enhanced Capital Allowances (ECS) product criteria.
- ii. Energy Performance Certificates [EPC's], detailed modelling output reports showing clearly the DER/ BER and TER and FEES (for dwellings) from the "as built stage" to confirm compliance with the carbon dioxide savings achieved through energy efficiency measures and the energy servicing strategy approved under Part (a).

Reason: To ensure that the residential and non-residential units within the development hereby approved are energy efficient and to contribute to the avoidance of need for new fossil fuel or other primary energy generation capacity and to reduce emissions of greenhouse gases and to minimise the impact of building emissions on local air quality in the interests of health, in accordance with policies 3.2, 5.3, 5.5, 5.6, 5.7 and 7.14 of the London Plan 2016, Policy EI of the Royal

Greenwich Local Plan: Core Strategy with Detailed Policies (2014), Royal Borough of Greenwich, Greener Greenwich SPD (2014) and the Mayor's Sustainable Design and Construction SPG (2014).

Condition 16

Prior to the first use of the non-residential space, evidence that the approved space has incorporated passive design and energy efficiency measures and energy servicing strategy in line with Condition 15 shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the energy servicing strategy for the non-residential space within the development hereby approved is consistent with the energy strategy approved under Condition 15, is energy efficient and contributes to the avoidance of need for new fossil fuel or other primary energy generation capacity and to reduce emissions of greenhouse gases and to minimise the impact of building emissions on local air quality in the interests of health, in accordance with Policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan (2016), Policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014), Royal Borough of Greenwich, Greener Greenwich SPD (2014) and the Mayor's Sustainable Design and Construction SPG (2014).

Condition 17

Prior to any demolition, a Demolition/Construction Method Statement for the relevant part of the development shall be submitted to, and approved in writing by, the Local Planning Authority. The Method Statement shall include full details of the following:

- *Hours of work;*
- *The parking of vehicles of site operatives and visitors;*
- *Loading and unloading of plant and materials;*
- *Storage of plant and materials used in constructing the development;*
- *Haulage routes;*
- *Likely dust levels to be generated and screening measures to be employed;*
- *Wheel washing facilities;*
- *Likely noise levels to be generated from plant and construction works;*
- *Specification of equipment with likely noise and vibration levels to be generated during demolition and construction works;*
- *Details of any proposed noise screening measures;*
- *Proposals for monitoring noise and procedures for controlling excessive noise and vibration (Note: it is expected that vibration over 1mm/s measured as a peak particle velocity at residential properties would constitute unreasonable vibration);*
- *Identification of the roles and responsibilities with regard to managing and reporting on the demolition and construction phase noise and vibration measures*

Reference shall be made to: The Councils' Construction Site Noise Code of Practice http://www.royalgreenwich.gov.uk/downloads/file/470/noise_from_major_construction_sites_leaflet_BRE four part Pollution Control Guides 'Controlling particles and noise pollution from construction sites' The development shall be carried out in accordance the approved Demolition and Construction Method Statement.

Reason: In order to safeguard the amenities, health and safety of neighbouring properties and occupiers and of the area generally, and to ensure compliance with Policy 7.15 of the London Plan (2016) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 18

All Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority.

The NRMM used during the demolition and construction phases must be carried out in accordance with the approved details.

An inventory of all Non-Road Mobile Machinery (NRMM) must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMMLEZ.

Condition 19

- a) Prior to the occupation of the residential units hereby approved, details from a suitably qualified ecologist specifying how the landscape features have been developed for biodiversity and ecological enhancement shall be submitted to and approved in writing by the Local Planning Authority. The mitigation and enhancement should include the following:
- i. Native and/or nectar producing and/or deciduous plant species, preferably of local provenance;
 - ii. Bird and bat sensitive lighting;
 - iii. Street trees; and
 - iv. Artificial nesting and roosting sites (including bird, bat and invertebrate boxes).

Where habitats are created as mitigation for development, management plans for the habitat shall also be provided detailing how the areas are to be managed in the longer term. Once approved the mitigation and management plans shall be undertaken in accordance with the approved details.

- b) Evidence that the ecological measures approved under part (a) have been installed in accordance with the details above should be submitted to and approved in writing by the Local Planning Authority prior to first use of the residential units within the development.

Reason: To ensure the protection of wildlife and supporting habitat, to prevent the spread of invasive plants and to secure opportunities for the enhancement of the ecological value of the site in line with London Plan Policies 5.11 (Green Roofs and Development Site Environs) and 7.19 (Biodiversity and Access to Nature) and Policy OS4 (Biodiversity) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 20

Prior to the first use of each commercial unit, details of the respective shopfront shall be submitted to, and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building and to comply with Policy 7.4 of the London Plan (2016), Policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) and the Council's 'Residential Extensions, Basements and Conversions Guidance SPD (July 2016).

Condition 21

Prior to the first use of each commercial element within the scheme, details of the hours of use shall be submitted to, and approved in writing by the Local Planning Authority. The commercial floor space shall then be operated in accordance with these hours.

Reason: To safeguard the amenities of neighbouring occupiers, particularly residents, and the area more generally and to ensure compliance with Policies 6.3 and 7.15 of the London Plan (2016) and Policies E(c) and IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 22

The use of the D1 commercial floor space shall only be used as a clinic, health centre, crèche, day nursery, art galleries (other than for sale or hire), libraries, non-residential education and training centre and for no other purposes identified within

Class D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any orders revoking, re-enacting or modifying this Order).

Reason: So that the commercial floor space is utilised for purposes that are compatible not only with the wider surrounding area, but also the uses within the proposed development and ensure compliance with Policy 7.15 of the London Plan (2016) and Policies E(a) and E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 23

- a) Prior to above ground works, drawings illustrating that a minimum of 90% of all dwellings in the development hereby permitted comply with Building Regulation requirement M4(2) 'accessible and adaptable dwellings', have been submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist.
- b) The development shall be carried out and retained for the lifetime of the development in accordance the approved details.

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 24

- a) 10% of all social rented units in the development hereby permitted shall comply with Building Regulation requirement M4(3)(2)(b) 'wheelchair user dwellings'.
The applicant shall not implement any part of the development hereby permitted until full details of these units have been submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist.
- b) The development shall be implemented in accordance with the approved details under part (a).

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 25

Prior to the first use of each commercial unit, a delivery and servicing plan shall be submitted to and approved in writing by the Local Planning Authority. The relevant commercial unit shall then be operated in accordance with the approved details.

Reason: In order to safeguard the amenities of adjoining residents and to comply with Policy 6.3 of the London Plan (2016).

Condition 26

- a) Details of the PV panels to be installed on the development shall be submitted to and approved in writing by the Local Planning Authority.
- b) The development shall be carried out in accordance with the details hereby approved, shall be maintained as such thereafter and no amendments to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To contribute towards carbon dioxide emissions reduction and to comply with London Plan (2016) Policy 5.7 (Renewable Energy) and Policy EI (Carbon Emissions) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 27

The demolition, earth removal, piling work and any mechanical building operations required to implement the development shall only be carried out between the hours of:

Monday to Friday 08:00 to 18:00
 Saturdays 08:00 to 13:00
 Not at all on Sunday and Bank Holidays

Reason: To safeguard the amenities of neighbouring properties and the area generally and ensure compliance with Policy 7.15 of the London Plan (2016) and Policies E(a) and E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 28

- a) A minimum of 38 secure and dry cycle parking spaces shall be provided within the residential development as indicated on the plans hereby approved.
- b) No units shall be occupied until the full details of the cycle parking facilities have been submitted to, and approved in writing by the Local Planning Authority.
- c) All residential cycle parking spaces shall be provided and made available for use prior to occupation of the relevant part 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 (2014).

Condition 29

- a) Prior to the first occupation of each commercial unit, full details of integral cycle parking facilities shall be submitted to, and approved in writing by the Local Planning Authority.
- b) All cycle parking spaces shall be provided and made available for use prior to occupation of the relevant commercial unit 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 (2014).

Condition 30

The refuse storage and recycling facilities shall in all respects be constructed in accordance with the approved plans, before the relevant part of the development is first occupied and 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 (2014).

Condition 31

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), all windows to be installed in the north-eastern elevation of the building hereby approved, and those on the south-western elevation serving Unit A-01.2 shall be fitted as obscure glazed/fixed shut and retained for the lifetime of the development.

Reason: To avoid the direct overlooking of adjoining properties and consequent loss of privacy thereto and to comply with Policy 7.6 of the London Plan (2016) and Policy DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 32

- a) Notwithstanding the plans hereby approved, details of screening measures to be incorporated to the balcony serving unit A-01.2 shall be submitted to and approved in writing by the Local Planning Authority.
- b) The screening, as approved under part (a) shall be implemented in full prior to first occupation of the unit and maintained in perpetuity.

Reason: To avoid the direct overlooking of the ground floor unit of 27 Greenwich High Road and consequent loss of privacy thereto and to comply with Policy 7.6 of

the London Plan (2016) and Policy DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 33

- a) Full details of the children's play area, play equipment and safety measures proposed for the development shall be submitted to and approved in writing by, the Local Planning Authority prior to the first occupation of the development.
- b) The play areas and play equipment shall be fully implemented in accordance with the approved details prior to the occupation of the development and shall be retained for the lifetime of the development.

Reason: In order to ensure that sufficient on-site play facilities are provided for the future occupiers of the development and to ensure compliance with Policy 3.6 of the London Plan (2016) and Policy H(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 34

Prior to first occupation of the residential units hereby approved, evidence shall be submitted to the Local Planning Authority demonstrating that the built-in storage has been installed in accordance with the approved plans.

Reason: To ensure a satisfactory standard of accommodation for future occupiers and in compliance with Policy 3.5 of the London Plan (2016).

Condition 35

- a) Prior to the commencement of above ground works (excluding demolition), a full and detailed application for the Secured by Design award scheme shall be submitted to the Local Planning Authority and the Metropolitan Police SE Designing Out Crime Office, setting out how the principles and practices of the Secured by Design Scheme are to be incorporated into the approved scheme.
- b) Prior to first occupation of any part of the development, evidence shall be submitted to the Local Planning Authority demonstrating that a Secured by Design certification has been awarded, in accordance with the details approved under part (a).

Reason: In the interest of creating safer, sustainable communities and to ensure the development is implemented in accordance with Policy 7.3 of the London Plan and Policy CHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Informative(s)

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 discussions took place which resulted in further information being submitted.
2. The development hereby approved shall be car-free – to be secured by the associated S106 agreement.
3. For the avoidance of doubt, the following plans are superseded:

Superseded Drawing	Replaced by
0130 Rev 06	0130 Rev 09
0131 Rev 05	0131 Rev 09
0132 Rev 05	0132 Rev 09
0133 Rev 05	0133 Rev 09
0134 Rev 05	0134 Rev 09
0135 Rev 03	0135 Rev 07
0136 Rev 03	0136 Rev 05
0220 Rev 06	0220 Rev 09
0221 Rev 07	0221 Rev 10
0222 Rev 04	0222 Rev 07
0223 Rev 03	0223 Rev 06
0420 Rev 04	0420 Rev 08
0421 Rev 02	0421 Rev 06
0830 Rev 06	0830 Rev 10
0831 Rev 06	0831 Rev 09
0832 Rev 05	N/A

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

The NPPF (2019)

The National Planning Policy Framework (NPPF) confirms that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Of relevance in this instance is:

- Chapter 5 Delivering a sufficient supply of homes
- Chapter 12 Achieving well-designed places
- Chapter 16 Conserving and enhancing the historic environment

The London Plan (2016)

In March 2016 the London Plan (March 2015) was updated with minor amendments. The policies relevant to this application are:

- 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 7.4 Local character
- Policy 7.6 Architecture
- Policy 7.8 Heritage assets and archaeology

Draft London Plan (not yet published)

The Approved for Publication Draft London Plan has reached an advanced stage in the adoption process to have substantial weight as a material consideration in the determination of planning applications. The relevant Policies are:

- Policy D2 Delivering good design
- Policy D6 Housing quality and standards
- Policy D7 Accessible Housing
- Policy H1 Increasing housing supply
- Policy H4 Delivering affordable housing
- Policy H10 Housing size mix
- Policy HC1 Heritage conservation and growth

The Royal Borough of Greenwich Adopted Core Strategy (July 2014)

The Royal Greenwich Local Plan: Core Strategy with Detailed Policies was adopted by the Council on 30th July 2014. The Core Strategy and the London Plan are the borough's statutory development plans. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Core Strategy as they relate to this application:

Policy H1	New Housing
Policy H2	Housing Mix
Policy H5	Housing Design
Policy DH1	Design
Policy DH3	Heritage Assets
Policy DH(b)	Protection of Amenity for Adjacent Occupiers
Policy DH(h)	Conservation Areas
Policy DH(i)	Statutory Listed Buildings
Policy DH(g)	Local Views
Policy DH(h)	Conservation Areas
Policy DH(j)	Locally Listed Buildings

Supplementary Planning Guidance/Documents:

Nationally Described Space Standard (2015)

London Housing SPD (2016)

Residential Extensions, Basement and Conversion Guidance SPD (2018)