

**Appendix I - Drawing numbers**

The following drawings and associated documentation has been submitted by the applicant in support of application reference I9/I920/F:

01-01 Rev P02, JDD/GPHS-E1, JDD/GPHS-E2, JDD/GPHS-E3, JDD/GPHS-E4, JDD/GPHS-E5, JDD/GPHS-E6, 20-M1 Rev P08, 20-00 Rev P04, 20-01 Rev P07, 20-02 Rev P05, 20-03 Rev P05, 20-RF Rev P05, 21-01 Rev P06, 21-02 Rev P05, 21-03 Rev P06, 22-01 Rev P05, 23-01 Rev P05, 23-02 Rev P06, 23-03 Rev P05, 23-04 Rev P05, 01-02 Rev P04, 20-04 Rev P01, 9740-DT-01, 9740-LA-01 Rev P1, Energy Assessment (Oct 2020), Overheating Report (Dec 2020), Design and Access Statement (Rev P04), Sustainable Design and Construction Statement (Oct 2020), Mechanical Services Heating Philosophy Report (Dec 2020), Construction Logistics Plan (Sept 2020), Specification for Soft Landscape Works (9740-SP-01A), 9740-MP-01-Plumstead Maintenance Plan, Archaeological Desk Based Assessment (Aug 2019), Transport Statement Rev H (Sep 2020), Transport Survey – Technical Note, Health Impact Assessment (Nov 2019), Air Quality Assessment (Apr 2019), Drainage Assessment Report, Impact Upon Heritage Assets, Noise Impact Assessment, Phase I Desk Study Report (March 2019), Statement of Community Involvement, Utilities Supplies Statement, SUDs Report, Planning Statement (Rev I), Daylight and Sunlight Report (Aug 2020), Viability Assessment.

## 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 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:

**01-01 Rev P02, JDD/GPHS-E1, JDD/GPHS-E2, JDD/GPHS-E3, JDD/GPHS-E4, JDD/GPHS-E5, JDD/GPHS-E6, 20-MI Rev P08, 20-00 Rev P04, 20-01 Rev P07, 20-02 Rev P05, 20-03 Rev P05, 20-RF Rev P05, 21-01 Rev P06, 21-02 Rev P05, 21-03 Rev P06, 22-01 Rev P05, 23-01 Rev P05, 23-02 Rev P06, 23-03 Rev P05, 23-04 Rev P05, 01-02 Rev P04, 20-04 Rev P01, 9740-DT-01, 9740-LA-01 Rev P1, Energy Assessment (Oct 2020), Overheating Report (Dec 2020), Design and Access Statement (Rev P04), Sustainable Design and Construction Statement (Oct 2020), Mechanical Services Heating Philosophy Report (Dec 2020), Construction Logistics Plan (Sept 2020), Specification for Soft Landscape Works (9740-SP-01A), 9740-MP-01-Plumstead Maintenance Plan, Archaeological Desk Based Assessment (Aug 2019), Transport Statement Rev H (Sep 2020), Transport Survey – Technical Note, Health Impact Assessment (Nov 2019), Air Quality Assessment (Apr 2019), Drainage Assessment Report, Impact Upon Heritage Assets, Noise Impact Assessment, Phase I Desk Study Report (March 2019), Statement of Community Involvement, Utilities Supplies Statement, SUDs Report, Planning Statement (Rev 1), Daylight and Sunlight Report (Aug 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 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), Policies D1 and D4 of the Approved for Publication Draft London Plan (2020) and Policies DHI and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and the Council's.

#### **Condition 4**

Prior to the commencement of development approved by this planning permission, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:
  - all previous uses;
  - potential contaminants associated with those uses;
  - a conceptual model of the site indicating sources, pathways and receptors;
  - potentially unacceptable risks arising from contamination at the site.

Should the preliminary risk assessment identify the need for further investigation:

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) 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.
4. 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 (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

**Reason:** Potential sources of contamination associated with historical uses of the site should be further investigated to ensure that there is not an unacceptable risk to health and controlled waters in line with the aims of the National Planning Policy Framework (NPPF); and with Policies 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 5**

Prior to the occupation of the development, a verification report demonstrating completion of the 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. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

**Reason:** Should remediation be deemed necessary, the applicant should demonstrate that any work has been carried out effectively and the 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 Policies 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 6**

- a) Prior to the commencement of any demolition works on site, an asbestos survey carried out by a suitably qualified professional shall be submitted to and approved in writing by the Local Planning Authority.
- b) All demolition work shall be carried out in strict accordance with the details approved under part (a).

**Reason:** In order that the Council may be satisfied with the details of the proposal in the interests of the amenities of neighbouring properties and the area generally and ensure compliance with Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**Condition 7**

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority in writing, in consultation with GLAAS. For land that is included within the WSI, no demolition or development shall take place other than in

accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

**Reason:** To ensure the development would have no detrimental impacts on archaeological Remains which may be present, in accordance with the aims of the National Planning Policy Framework (NPPF); Policy 7.8 of the London Plan (2016); Policy HC1 of the Approved for Publication Draft London Plan (2020) and Policies DH3 and DH(m) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 8**

No development shall commence until details of an appropriate programme of public engagement including a timetable have been submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved programme.

**Reason:** The planning authority wishes to secure public interpretation and presentation of the site's archaeology in line with London Plan Policy 7.8 (2016) and Policy HC1 of the Approved for Publication Draft London Plan (2020).

### **Condition 9**

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 approval details.

**Reason:** To protect the underlying groundwater from the risk of pollution and to comply with Policy 5.13 of the London Plan (2016), Policy S113 of the Approved for Publication Draft London Plan (2020) and Policies E2 and E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

### **Condition 10**

Prior to any demolition, an updated Demolition/Construction Method Statement 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](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 Policies 7.15 of the London Plan (2016), Policy D14 of the Approved for Publication Draft London Plan (2020) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

### **Condition 11**

Prior to any demolition works, full details of the temporary residential access to the rear of the site shall be provided to and approved in writing by the Local Planning

Authority. The development shall be carried out in accordance with the approved details.

**Reason:** In order to safeguard the amenities, health and safety of neighbouring properties and occupiers, and to ensure compliance with Policies 7.15 of the London Plan (2016), Policy D14 of the Approved for Publication Draft London Plan (2020) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

### **Condition 12**

- 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), Policy D7 of the approved for Publication Draft London Plan and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

### **Condition 13**

- a) Prior to above ground works, drawings illustrating that a minimum of 10% of all units in the development hereby permitted comply with Building Regulation requirement M4(3) 'wheelchair user dwellings' shall be submitted to and approved in writing by the Local Planning Authority.
- 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), Policy D7 of the approved for Publication Draft London Plan and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

### **Condition 14**

- a) Prior to the occupation of the development hereby approved, a delivery and servicing plan shall be submitted to and approved in writing by the Local Planning Authority. Details shall include proposed delivery hours and type and size of delivery vehicles.
- b) The development shall thereafter 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) and Policies SD7 and T4 of the Approved for Publication Draft London Plan.

### **Condition 15**

- A. Prior to occupation of the dwellings, the approved residential units shall incorporate and maintain water saving and monitoring measures that will meet water efficiency standards with a maximum water use target of 105 litres of water per person per day in line with the approved Energy Statement prepared by Dynamic Energy Assessors (21st October 2020), Sustainable Design and Construction Statement prepared by Dynamic Energy Assessors (23rd October 2020).
- B. Prior to first occupation of the residential units within the development, evidence including final Water Efficiency calculations prepared by suitably qualified assessor and evidence of commissioning that the approved residential units have 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), Policy SI5 of the Approved for Publication Draft London Plan (2020) and Policy DH1 Design of Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and Royal Borough of Greenwich, Greener Greenwich SPD (2014).

### **Condition 16**

Prior to the first occupation of each dwelling within the approved development, the approved residential units shall incorporate sustainability measures as detailed in the approved Energy Statement prepared by Dynamic Energy Assessors (21st October 2020), Design and Access Statement Rev P04 prepared by GAA Planning (4th June 2020), Sustainable Design and Construction Statement prepared by Dynamic Energy Assessors (23rd October 2020) and Construction Logistics Plan Framework V7 prepared by Stilwell Limited (15th September 2020).

**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), Policies GI, SII, SI2, SI3, SL4 of the Approved for Publication Draft London Plan (2020), Policy DH1 Design of Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and Royal Borough of Greenwich, Greener Greenwich SPD (2014).

**Condition 17**

Prior to commencement of the development, details demonstrating that all building materials to be used on the development comply with the BRE Green Guide to Housing Specification categories A, B or C shall be submitted to and approved in writing by the Local Planning Authority. If the relevant part of the development falls below the A, B or C category, proposed measures will be identified to seek to achieve the required categories.

The development shall be carried out in accordance with the details as approved unless minor variations thereto are otherwise agreed in writing by the Local Planning Authority.

**Reason:** To comply with Policy 5.3 of the London Plan (2016), Policy SI2 of the Approved for Publication Draft London Plan (2020) Policy IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) and the Mayor's Sustainable Design and Construction SPG (2014).

**Condition 18**

- A) Within three-months of the practical completion of the residential development and prior to occupation, the following information should be provided to the Local Planning Authority for written approval:
- i. technical information in line with clauses 10.6 to 10.9 of the GLA's energy statement guidance (2020) and evidence including commissioning of installation that the renewable/low carbon technologies are installed in accordance with Part ( B ) and certified under the Microgeneration Certification Scheme (MSC).
  - ii. the resulting scheme, along with machinery/apparatus location, specification and operational details of renewable/low carbon technologies in accordance with Part ( B )
  - iii. a management plan for the operation of the renewable/low carbon technologies in accordance with Part ( B )
  - iv. a servicing plan including times, location, frequency, method of servicing of the renewable/low carbon technologies
  - v. Energy Performance Certificates [EPC's], detailed modelling output reports showing clearly the DER and TER 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 ( B ).
  - vi. SAP Thermal Bridging and SAP Overheating modelling output reports from the 'as built' stage to confirm compliance with Accredited Construction Details (ACDs) and minimisation of overheating risk and Criterion 3 of the Building Regulations Part L 2013.

- B) Prior to the practical completion of the development, the approved residential units shall incorporate and maintain measures to achieve an overall reduction in energy consumption of at least 23%, equivalent to 18.7MWh/yr and regulated CO<sub>2</sub> emissions of at least 48% (equal to 9.2 tonnesCO<sub>2</sub>/yr) beyond Building Regulations Part L 2013 through the following carbon emission savings as detailed in the approved Energy Statement prepared by Dynamic Energy Assessors (21st October 2020):
- i. energy demand reduction measures to achieve at least annual carbon dioxide emission savings of 1.9 tonnes, equivalent to 10%, in regulated carbon dioxide (CO<sub>2</sub>) emissions over the compliant BR Part L 2013 base case.
  - ii. installation of centralised individual Air Source Heat Pumps (ASHPs with  $SCoP_{\text{heating}} 3.19$ ) for the provision of space heating and hot water to achieve at least annual carbon dioxide emission savings of 4.5 tonnes per year, equivalent to 25.9% in regulated carbon dioxide (CO<sub>2</sub>), beyond the Be Lean stage of the energy hierarchy.
  - iii. Installation of 7.11kWp solar Photovoltaic (PV) system to generate 5.4MWh/year of electricity and reduce the regulated CO<sub>2</sub> emissions of 2.8 tonnes per year, equating to 21.9% in regulated carbon dioxide (CO<sub>2</sub>) emissions over the Be Clean case (ASHP heating solution under Part B (ii) ) of the Energy Hierarchy.
  - iv. Measures to reduce the carbon dioxide emissions associated with other energy uses not covered by Building Regulations (un-regulated), including smart meters and energy efficient appliances (where installed) should be incorporated prior to occupation and maintained in the development in perpetuity.

**Reason:** To ensure that the 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 and 7.14 of the London Plan 2016, Policies GG3, G1 S11, S12, S13 and SL4 of the Approved for Publication Draft London Plan (2020), Policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), Royal Borough of Greenwich, Greener Greenwich SPD (2014) and the Mayor's Sustainable Design and Construction SPG (2014).

### Condition 19

- A. Within six months of the commencement of the development, the following details should be submitted to the Local Planning Authority for written approval:

- i. Details of the plant room(s), including size, layout and location, thermal stores (if available) and any other equipment required;
  - ii. Details of the Air Source Heat Pumps (ASHPs) to serve the energy requirements of the dwellings, including technical information such as costs, external equipment location, and design;
  - iii. Details of the HIU including specifications, type and efficiency;
  - iv. Details of the pipe network (including the size and route, flow and return temperatures, total length of the heat network in metres (flow and return) distribution and transmission, diagram route, total plant heating capacity, total heat generated, total heat supplied to premises and how primary and secondary site heat network losses have been minimised, if any) for the connection of all apartments into the centralised heating network;
  - v. Details of schematic of the site wide heat network showing all apartments connected into it;
  - vi. Details and evidence to demonstrate that the communal heating network shall be designed in accordance with Heat Networks: Code of Practice for the UK and Heat Trust Standards;
  - vii. Full details of the method of how the proposed centralised system will facilitate connection to a current market or higher efficiency offsite heating and/or private wire network including but not limited to: layout of the plant in the 'energy centre' to demonstrate sufficient space has been allowed for the specified equipment and, where applicable, additional equipment to be installed in future, different temperature heat network;
  - viii. A safeguarded provision to the edge of the site;
- B. Within three-months of the first occupation of the residential development, details and evidence of a post-commissioning assessment, completed by an independent assessor, for the centralised ASHP system installed, certifying that it has been well designed in line with items (i) to (vii), runs efficiently, has reliability of supply, a reasonable customer tariff, appropriate management and maintenance arrangements are in place and be designed to allow connection to an offsite heat network, shall be submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure that the allocated space for energy equipment within the development is designed in a manner that ensures that the development contributes to reducing the use of fossil fuel or other primary energy generation capacity, is designed to connect to an offsite heating and/or private wire network and to reduce emissions of greenhouse gases in accordance with policies 5.3, 5.5 and 5.6 of the London Plan 2016, Policies GG3, GI S11, SI2, SI3 and SL4 of the Approved for Publication Draft London Plan (2020), Policies DH1 and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), the Mayor's Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014).

**Condition 20**

Prior to the first occupation of the residential units within the development, the approved dwellings shall incorporate, maintain mitigation measures and provide recommendations to occupants to cope with extreme hot weather conditions through home user guides that will assist with reducing the risk of overheating, follow the cooling hierarchy and comply with CIBSE TM59 criteria under DSYI weather scenario, as stated within the approved the approved Overheating Risk in Homes - CIBSE TM59: 2017 Report prepared by Dynamic Energy Assessors (3rd December 2020).

**Reason:** To ensure that the residential and non-residential components within the development hereby approved are energy efficient and to reduce the risk of overheating in line with policy 5.9 of the London Plan 2016, Policy SL4 of the Approved for Publication Draft London Plan (2020) and policies DHI and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

**Condition 21**

Prior to the commencement of the development, an ecological and landscape management plan, including mitigation measures during demolition and construction, long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas and demonstration that the required Urban Greening Factor (UGF) score for the approved site has been achieved, shall be submitted to and approved in writing by the Local Planning Authority. Development proposals must ensure no net loss of biodiversity and wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity.

The submitted report shall include:

- A. Preliminary Ecological Appraisal including Extended Phase I Habitat Survey demonstrating the details of all features of ecological value on the site and setting out measures for their protection during construction works. Any mitigation measures identified therein shall be implemented in accordance with the approved details.
- B. Detailed phase I roosting bats' and nesting birds' surveys which include: bat exit / re-entry and nesting bird checks.
- C. A detailed method statement for the removal or long-term management /eradication of invasive species on the site, if identified. The method statement shall include proposed measures to prevent the spread of any invasive species identified during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free

of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981.

- D. Details to protect the established vegetation from any damage that could be caused during demolition and construction. All works should be undertaken by a suitably qualified and experienced specialist contractor and should conform to current industry best practice, i.e. BS 3998: 2010 'Tree Work - Recommendations'. The details should ensure that existing commuting/foraging routes currently utilised by bats and other wildlife are maintained, if identified.
- E. Details from a suitably qualified ecologist specifying how the landscape features have been developed for biodiversity and ecological enhancement. The mitigation and enhancement should include the following:
- I. Native and/or nectar producing and/or deciduous plant and tree species preferably of local provenance;
  - II. Diversity grassland areas such as lawns with low growing native herbs, unmown grass verges, wildflower mixes on amenity and recreational open spaces and/or meadow areas;
  - III. Percentage of native habitat species proposed for the site (a target of 75% native to 25% non-native plant species should be utilised where possible);
  - IV. Dense areas of shrubbery;
  - V. Habitat areas identified in the Greenwich Biodiversity Action Plan;
  - VI. Living roofs and walls including extensive green roofs, intensive green roofs and biosolar roofs compliant with GRO Green Roof Code (2014 or subsequent version) including type, substrate and roof cross sections and roof plans and assessment of the effectiveness of the living roof/wall as a source control mechanism and interceptor for a Sustainable Urban Drainage System (SUDS);
  - VII. Bird and bat sensitive lighting;
  - VIII. Street trees; and
  - IX. Artificial nesting and roosting sites (including bird and bat boxes) including number, location and design.

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.

- F. Evidence that the ecological measures approved under parts ( A ) to ( E ) 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 occupation of 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 Policies 5.11 and 7.19 of the London Plan (2016), Policies G5 and G6 of the Approved for Publication Draft London Plan (2020), Policy OS4 of the Royal Greenwich Local Plan: Core Strategy with Detailed

Policies (2014), the Mayor's Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014) or subsequent versions of the above related documents or related subsequent versions.

### **Condition 22**

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), Policy D14 of the Approved for Publication Draft London Plan (2020) and Policies E(a) and E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted 30th July 2014).

### **Condition 23**

- a) A minimum of 28 secure and dry long-stay cycle parking spaces shall be provided within the residential development as indicated on the plans hereby approved.
- b) A minimum of 2 secure short stay cycle parking spaces shall be provided within the development as indicated on the plans hereby approved.
- c) 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.
- d) 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), Policy T5 of the Approved for Publication Draft London Plan (2020) and IM4, IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

### **Condition 24**

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), S18 of the Approved for Publication Draft London Plan (2020) and Policies H5 and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

### **Condition 25**

- a) Notwithstanding the plans hereby approved, full details of screening measures to be incorporated to the balconies and maisonette units, including planter and associated vegetation to Flat 13, shall be submitted to and approved in writing by the Local Planning Authority.
- b) The screening, as approved under parts (a) & (b) shall be implemented in full prior to first occupation of the unit and maintained in perpetuity.

**Reason:** To avoid unacceptable overlooking onto neighbouring dwellings and consequent loss of privacy thereto and to comply with Policy 7.6 of the London Plan (2016), Policy D3 of the the Approved for Publication Draft London Plan (2020) and Policy DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted 30th July 2014).

### **Condition 26**

- 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), Policy S4 of the Approved for Publication Draft London Plan (2020) and Policy H(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 27**

- 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 (2016), Policy D3 of the Approved for Publication Draft London Plan (2020) and Policy CHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies.

### **Condition 28**

Prior to the first occupation of the residential units hereby approved, full details of the rear gate entry system and CCTV shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details and maintained in perpetuity.

**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 (2016), Policy D3 of the Approved for Publication Draft London Plan (2020) and Policy CHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies.

### **Condition 29**

Prior to the commencement of above ground works, details of sound insulation to mitigate sound transfer between units shall be submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained in perpetuity.

**Reason:** To safeguard against unacceptable noise transfer between units and to ensure a satisfactory standard of accommodation is afforded to future occupiers, in compliance with Policies 3.5 and 7.15 of the London Plan (2016), Policies D3 and D14 of the Approved for Publication Draft London Plan (2020) and Policy H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

### **Condition 30**

- a) Full details of the electric vehicle charging points to be provided in the development shall be submitted to and approved in writing by the Local Planning Authority.
- b) The approved details shall be implemented prior to the first occupation the residential dwellings hereby approved and maintained in perpetuity.

**Reason:** To minimise carbon dioxide emissions and to comply with Policy 6.13 of the London Plan (2016), Policy T6.1 of the Approved for Publication Draft London Plan and Policies IM3 and E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Informative(s)**

1. 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 must conform to the requirements of Part B5 of the current Building Regulations Approved Document B.
3. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.

Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

<https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

The applicant is advised to read Thames Water's guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

If the applicant is planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [www.thameswater.co.uk/buildingwater](http://www.thameswater.co.uk/buildingwater).

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

4. For good guidance on improving connectivity and increasing active travel, it is recommended that the applicant refers to the Mayor of London's Healthy Streets framework: <http://content.tfl.gov.uk/healthy-streets-for-london.pdf>
5. It is recommended that the applicant supports the health and wellbeing of employees through the promotion of the Mayor of London's Healthy Workplace Award to prospective businesses: <https://www.london.gov.uk/what-we-do/health/healthy-workplace-charter>
6. It is recommended that any businesses considered as part of the development participate in the range of Public Health initiatives such as; Breastfeeding friendly, Sugar Smart, Healthier Catering Commitment, and Dementia Friendly: <http://livewellgreenwich.org.uk/help-others/get-involved/>
7. As per paragraph 199 of the NPPF, the Applicant is advised that they must record the significance of any heritage assets that the development harms. The Applicant should also improve knowledge of assets and make this public.
8. The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
9. The potential scope of public engagement could range from talks on and/or off site, information panel to explain the archaeological work being undertaken, daily blogs and/or other virtual communication platform digital formats. The anticipated specification will therefore consider the potential scope of engagement before providing detail of the planned public engagement program. Historic England's Guidelines for Archaeological Projects in Greater London provides advice on popular interpretation and presentation options.



### **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 6 Building a strong, competitive economy
- Chapter 9 Promoting sustainable transport
- 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 3.13 Affordable housing thresholds
- Policy 4.2 Offices
- Policy 4.3 Mixed use development and offices
- Policy 5.2 Minimising Carbon Dioxide Emissions
- Policy 5.3 Sustainable Design and Construction
- Policy 5.7 Renewable energy
- Policy 5.9 Overheating and cooling
- Policy 5.12 Flood risk management
- Policy 5.15 Water use and supplies
- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.9 Cycling
- Policy 6.12 Road network capacity
- Policy 6.13 Parking
- Policy 7.4 Local character
- Policy 7.6 Architecture
- Policy 7.8 Heritage assets and archaeology
- Policy 7.14 Improving air quality
- Policy 7.15 Reducing and managing noise
- Policy 8.3 Community infrastructure levy

The Approved for Publication Draft London Plan (2020)

- Policy GG1 Building strong and inclusive communities
- Policy GG3 Creating a healthy city
- Policy GG4 Delivering the homes Londoners need
- Policy SD7 Town centres: development principles
- Policy D1 London's form, character and capacity for growth
- Policy D3 Optimising site capacity through design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D6 Housing quality and standards
- Policy D7 Accessible housing
- Policy D13 Agent of Change
- Policy D14 Noise
- Policy H1 Increasing housing supply
- Policy H2 Small sites
- Policy H4 Delivering affordable housing
- Policy H5 Threshold approach to applications
- Policy H6 Affordable housing tenure
- Policy H7 Monitoring of affordable housing
- Policy H10 Housing size mix
- Policy S4 Play and informal recreation
- Policy HC1 Heritage conservation and growth
- Policy G1 Green Infrastructure
- Policy G5 Urban Greening
- Policy G6 Biodiversity and access to nature
- Policy G7 Tress and woodlands
- Policy SI 1 Improving air quality
- Policy SI 2 Minimising greenhouse gas emissions
- Policy SI 3 Energy infrastructure
- Policy SI 4 Managing heat risk
- 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 SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T3 Transport capacity, connectivity and safeguarding
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car Parking
- Policy T6.1 Residential parking
- Policy T6.3 Retail parking
- Policy T7 Deliveries, serving and construction
- Policy T9 Funding transport infrastructure through planning

Policy DFI Delivery of Plan and Planning obligations  
 Policy MI Monitoring

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 H(b)	Conversions
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
Policy E1	Carbon Emissions
Policy E(a)	Pollution
Policy OS(f)	Ecological Factors
Policy IM1	Infrastructure
Policy IM(b)	Walking and cycling
Policy IM(c)	Parking standard

Supplementary Planning Guidance/Documents:

Nationally Described Space Standard (2015)

London Housing SPD (2016)

Planning Obligations SPD (2015)

London Sustainable Design and Construction SPG (April 2014).