

Appendix I – Drawing Numbers

The below lists all of the drawings taken into consideration in this assessment:

Site Location Plan, Block Plan, A002, A003, A102 Rev 3, Planning Statement and Flood Risk Assessment

Appendix 2 – Conditions and Informatives

I. Conditions and Reasons for Application Reference 20/3989/F:

01. 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.

02. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan, Block Plan, A002, A003, A102 Rev 3, Planning Statement and Flood Risk Assessment

Reason: For the avoidance of doubt and in the interests of proper planning.

03. a) Prior to the occupation of the development, the layout and details of the refuse storage units, recycling facilities and refuse collection storage, including plan, elevation and materiality details, associated with the use hereby approved shall be submitted to, and approved in writing by, the local planning authority. The refuse storage must at a minimum have 5 x 240L bins.
- b) The storage and recycling facilities shall in all respects be constructed in accordance with the approved details prior to the occupation of the development and maintained for the lifetime of the development.

Reason: To ensure that adequate refuse/recycling facilities are proposed and to ensure that the appearance of any storage facilities would be acceptable in design terms. This is to ensure compliance with Policies D3, S17 and S18 of the London Plan (2021), Policies H5, DH1 and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and the New Developments: Guidance Notes for the storage and collection of waste and recycling materials for the Royal Borough of Greenwich (May 2018).

04. a) Prior to the occupation of the development, details of the cycle parking associated with the use hereby permitted shall be submitted to, and approved in writing by, the local planning authority. Details shall include the following:
- Detailed drawings (elevations and plans at a suitable scale) to show the appearance, siting and design of the covered and secure cycle storage facilities.
 - Type of Cycle Parking Mechanism Proposed
 - Details of the proposed materiality of the cycle parking units

- b) The cycle parking facilities shall in all respects be constructed in accordance with the approved details prior to the occupation of the development and maintained for the lifetime of the development.

Reason: To promote sustainable travel and to ensure that the appearance of any storage facilities would be acceptable in design terms. To ensure compliance with Policies D3 and T5 of the London Plan (2021) and DH1, DH(a), H5, IM4, IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

05. Prior to the occupation of the development hereby approved, full details of the Flood Resilience Measures set out in the Flood Risk Assessment hereby approved shall be set out and approved by the Local Authority.

Reason: To ensure that proper mitigation methods to reduce the risk of flooding is installed and to ensure compliance with Policy D11 of the London Plan (2021) and Policy E2 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

2. Informative(s) for Application Reference 20/3989/F:

01. 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, no pre-application advice was sought. However, as the proposal was clearly in accordance with the Development Plan, permission could be granted without any further discussion.
02. The premises should be registered with Royal Borough of Greenwich Council as a House in Multiple Occupation (HMO).

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

1. National Planning Policy Framework (NPPF – 2012)

- Chapter 5 – Delivering a Sufficient Supply of Homes
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

2. The London Plan (March 2021) – The following policies are of consideration:

Good Growth Policies

G4 – Delivering the homes Londoner’s need

Design Policies

Policy D3 – Optimising site capacity through the design led approach

Policy D6 – Housing Quality and Standards

Policy D14 – Noise

Housing Policies

Policy H9 - Ensuring the best use of stock

Sustainable Infrastructure Policies

Policy S17 - Reducing waste and supporting the circular economy

Policy S18 – Waste Capacity and Net Waste Self Sufficiency

Policy S12 – Flood Risk Management

Transport Policies

Policy T2 – Healthy Streets

Policy T4 – Assessing and Mitigating Transport Impacts

Policy T5 - Cycling

Policy T6 - Car Parking

Policy T6.1 – Residential Parking

3. The Royal Greenwich Local Plan: Core Strategy with Detailed Policies (“Core Strategy” – 2014) – The main Core Strategy policies relevant to this application are:

Housing Policies

H1	New Housing
H2	Housing Mix
H5	Housing Design
H(a)	Protection of Existing Housing

Design and Heritage Policies

DH1	Design
DH(b)	Protection of Amenity for Adjacent Occupiers

Environment and Climate Change Policies

E(a)	Pollution
E2	Flood Risk
E3	Residual Flood Risk

Infrastructure and Movement Policies

IM4	Sustainable Travel
IM(a)	Impact on the Road Network
IM(b)	Walking and Cycling
IM(c)	Parking Standards

4. Supplementary Planning Guidance / Documents – the following planning guidance / documents are considered relevant:

- Royal Borough of Greenwich Standards for Houses in Multiple Occupation (April 2017)
- New Developments: Guidance Notes for the Storage and Collection of Waste and Recycling Materials for the Royal Borough of Greenwich (May 2018)
- Residential Extensions, Basements and Conversions Guidance SPD (Dec 2018)