

Appendix I - Drawing numbers

The following drawings and associated documentation has been submitted by the applicant in support of application reference **I9/2600/F** :

PA-875-MB-100-101 (Proposed Roof Plan); PA-875-MB-100-GFP (Ground Floor Plan); PA-875-MB-100-301 (Proposed Section A-A); PA-875-MB-100-302 (Proposed Section B-B); PA-875-MB-00-01 rev B (Site OS); PA-875-MB-00-02 rev B (Site OS); PA-875-MB-200-201 rev A (Proposed Front (south) Elevation); PA-875-MB-200-202 rev A (Proposed West Elevation); PA-875-MB-200-203-1 rev A (Proposed North Elevation); PA-875-MB-200-203-2 rev A (Proposed Rear (north) Elevation with boundary); PA-875-MB-200-204-1 rev A (Proposed East Elevation); PA-875-MB-200-204-2 rev A (Proposed East Elevation with boundary); PA-875-MB-100-102 (Proposed Site Access Plan); PA-875-MB-100-103 (Proposed Site Access Plan – Existing Beer Garden); PA-875-MB-100-104 (Proposed Site Access Plan – Proposed Beer Garden); PA-875-MB-100-105 (Proposed Context GF Plan); Design and access statement dated June 2019; Heritage Statement dated August 2019; Noise Impact Assessment Report ref:14063.NIA.01 Rev C; Secured by Design Statement dated June 2019; Secured by Design Homes 2019 Application Form and Checklist version 1 dated February 2019; Site Photographs dated June 2019; Tree Survey Report dated March 2016; Viability Report dated February 2020.

Appendix 2 – Conditions and Informatives Application I9/2600/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:

PA-875-MB-100-101 (Proposed Roof Plan); PA-875-MB-100-GFP (Ground Floor Plan); PA-875-MB-100-301 (Proposed Section A-A); PA-875-MB-100-302 (Proposed Section B-B); PA-875-MB-00-01 rev B (Site OS); PA-875-MB-00-02 rev B (Site OS); PA-875-MB-200-201 rev A (Proposed Front (south) Elevation); PA-875-MB-200-202 rev A (Proposed West Elevation); PA-875-MB-200-203-1 rev A (Proposed North Elevation); PA-875-MB-200-203-2 rev A (Proposed Rear (north) Elevation with boundary); PA-875-MB-200-204-1 rev A (Proposed East Elevation); PA-875-MB-200-204-2 rev A (Proposed East Elevation with boundary); PA-875-MB-100-102 (Proposed Site Access Plan); PA-875-MB-100-103 (Proposed Site Access Plan – Existing Beer Garden); PA-875-MB-100-104 (Proposed Site Access Plan – Proposed Beer Garden); PA-875-MB-100-105 (Proposed Context GF Plan); Design and access statement dated June 2019; Heritage Statement dated August 2019; Noise Impact Assessment Report ref:14063.NIA.01 Rev C; Secured by Design Statement dated June 2019; Secured by Design Homes 2019 Application Form and Checklist version 1 dated February 2019; Site Photographs dated June 2019; Tree Survey Report dated March 2016; Viability Report dated February 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):

- a. loading and unloading of plant and materials;
- b. storage of plant and materials;
- c. programme of works;
- d. measures for traffic management and encouragement of sustainable modes of transport for workers;
- e. details of a vehicle booking system
- f. provision of boundary hoarding and visibility zones of construction traffic routing;
- g. hours of operation;
- h. means to prevent deposition of mud on the highway;
- i. likely noise levels to be generated from plant and construction works;
- j. a dust risk assessment;
- k. means to monitor and control dust, noise and vibrations;
- l. haulage routes;
- m. 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;
- n. bonfire policy; and
- o. 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.
- p. 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 (2014) and the Greener Greenwich SPD.

Condition 4

Prior to the commencement of the development hereby approved, a detailed Delivery and Servicing Plan (DSP) for the White Swan public house shall be submitted to, and approved in writing by, the Local Planning Authority. The DSP shall demonstrate how deliveries will be carried out to ensure impacts of the safe operation of the highway are minimised and shall include details of:

- Refuse and recycling storage and collection arrangements
- The timing and frequency of deliveries;
- The location of loading and unloading;
- The size of delivery vehicles

The DSP and refuse and recycling facilities shall be fully implemented in accordance with the details approved and made available for use within 3 months of the date of the approval of details. They shall be maintained thereafter for the lifetime of the development.

Reason: To ensure that the resulting servicing arrangements are satisfactory in terms of their impact on the free-flow of traffic and highways safety implications in accordance with Policies 5.16, 5.17 and 6.3 of the London Plan (2016) and Policies DHI and IM(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

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 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, 7.6 and 7.8 of the London Plan (2016) and Policies DH1, DH3 and DH(h) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted 30th July 2014).

Condition 6

Prior to the above ground works, full details including scaled elevations and plans, for the entrance gates providing access to the site from Torrence Close, 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 retained thereafter in perpetuity.

Reason: In order that the Council may be satisfied with the external appearance of the building and ensure compliance with Policies 7.4, 7.6 and 7.8 of the London Plan (2016) and Policies DH1, DH3 and DH(h) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted 30th July 2014).

Condition 7

Prior to the commencement of the development hereby approved, details of a replacement tree to be planted in the pub garden of the White Swan shall be submitted to and approved in writing by the local planning authority. The details shall include the following:

- Species and size
- Plan showing the location of the tree in relation to the approved building and surrounding existing buildings
- Planting method and maintenance.

The tree(s) shall be planted within the site in accordance with the approved details prior to the first occupation of the development and retained thereafter unless prior written agreement to remove the tree is obtained from the local planning authority. 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: To mitigate the loss of existing trees on the site to implement the approved development, and to comply with Policies 5.10 and 7.20 of the London Plan (2016) and Policies OS4 and OS(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 8

- 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:
 - Permeability of all hard surfaces
 - Materials
 - Shrub and tree planting
 - 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 DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 9

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 10

The new dwelling hereby approved, shall comply with Building Regulation requirement M4(2) 'accessible and adaptable dwellings', and compliance 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 11

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 12

The flat roof of the building hereby approved, shall only be used for maintenance purposes and in an emergency and shall not be used as external amenity space.

Reason: In the interests of the amenity of neighbouring occupiers and to preserve the design quality of the scheme, and to comply with Policy DH1 and DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 13

A minimum of 2 secure and dry cycle parking spaces shall be provided within the development hereby approved as indicated on drawing Ref: PA-875-MB-100-105.

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 14

Prior to the first occupation of the development hereby approved, full details of the refuse and recycling storage and collection arrangements shall be submitted to and approved in writing by the local planning authority. The details shall include arrangements for temporary storage and collection of bins from The Village rationalised with the commercial operations of the White Swan public house. The refuse and recycling facilities 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 DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 15

Prior to the occupation of the development hereby approved, a Waste Management Plan detailing the arrangements for collection of commercial refuse and recycling from the White Swan public house shall be submitted to and approved in writing by the local planning authority. The Plan shall be implemented in accordance with the approved details 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 (Adopted July 2014).

Condition 16

No enlargement or other alteration falling within Classes A, AA, 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 17

During construction works of the development hereby approved the proposed tree protection measures for retained trees in and around the site as set out in the approved Tree Survey Report dated March 2016 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 18

The development shall be fully implemented in accordance with the noise and vibration mitigation recommendations of the approved Noise Impact Assessment Report ref:14063.NIA.01 Rev C prior to the first occupation of the development and shall be maintained thereafter for the lifetime of the development.

Reason: To preserve the amenity of future occupiers of the development, 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 (2014).

Condition 19

Prior to the commencement of the development hereby approved, details of an acoustic fence to be installed along the northern boundary of the site between the pub garden of the White Swan and the application site, shall be submitted to and approved in writing by the local planning authority. The details shall include plans and elevations showing the height and siting of the acoustic fence and external material finish as well as expected degree of noise transfer mitigation between the pub garden the and external amenity area of the approved dwelling based on the noise survey results of the approved Noise Impact Assessment Report ref: I4063.NIA.01 Rev C.

The acoustic fence shall be implemented in accordance with the approved details prior to the first occupation of the development and retained and maintained thereafter in perpetuity.

Reason: To preserve the amenity of future occupiers of the development and to maintain the viability of the White Swan, 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 (2014).

Informatives

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_infrastructure_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

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

National Planning Policy Framework (2019)

Chapter 6	Building a strong and competitive economy
Chapter 7	Ensuring the vitality of town centres
Chapter 8	Promoting healthy and safe communities
Chapter 9	Promoting sustainable transport
Chapter 11	Making effective use of land
Chapter 12	Achieving well designed spaces
Chapter 16	Conserving historic environment

The London Plan (2016):

Policy 3.1	Ensuring equal life chances for all
Policy 3.2	Improving Health and Addressing Health Inequalities
Policy 3.14	Existing housing
Policy 3.18	Housing Choice
Policy 4.1	Developing London's Economy
Policy 4.5	London's Visitor Infrastructure
Policy 4.7	Retail and Town Centre Development
Policy 5.10	Urban Greening
Policy 5.3	Sustainable Design and Construction
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 7.8	Heritage Assets
Policy 7.13	Safety, security and resilience to emergency
Policy 7.14	Improving air quality
Policy 7.15	Reducing and managing noise
Policy 7.20	Tree and Woodland
Policy 8.3	Community Infrastructure Levy

The Intend to Publish London Plan (2019)

The following draft London Plan policies are of consideration:

Policy SD4	The Central Activities Zone (CAZ)
Policy SD6	Town centres and high streets
Policy EI0	Visitor infrastructure
Policy H8	Loss of existing housing and estate redevelopment
Policy DI	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 DI2	Fire safety
Policy DI4	Noise
Policy HCI	Heritage conservation and growth
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 T6.4	Hotel and leisure uses parking
Policy T6.5	Non-residential disabled persons parking

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

Policy EA1	Economic Development
Policy EA(b)	Pubs
Policy DH1	Design
Policy DH3	Heritage Assets
Policy DH(b)	Protection of Amenity of Adjacent Occupiers
Policy DH(h)	Conservation Areas
Policy DH(l)	Areas of Special Character
Policy E(a)	Pollution
Policy IM1	Infrastructure
Policy IM(b)	Walking and Cycling
Policy IM(c)	Parking Standards
Policy OS4	Biodiversity
Policy OS(f)	Ecological Factors

Supplementary Planning Guidance/Documents:

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)

Woolwich Town Centre Heritage Study (December 2018)