

<b>PLANNING BOARD</b>	<b>Agenda Item: 4</b>
<b>4 May 2021</b>	<b>Reference No: 19/2498/F</b>

**Applicant: Legal & General Property Limited (C/O agent)**  
**Agent: Quod (Ben Ford)**

<b>Site Address:</b> Land bound by Beresford Street and Macbean Street, Woolwich, SE18 6BG	<b>Ward:</b> Woolwich Riverside  <b>Application Type:</b> Full Planning Permission
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### **Addendum**

1. Supplements and Amendments to the Main Report
  - 1.1 This report seeks to supplement the main report as follows:
    - To clarify various inaccuracies within the original report
    - To amend Appendix 2 to allow for the inclusion of a phasing condition, which changes the trigger for the submission of details.
2. Executive Summary (Section 2)
  - 2.1 Paragraph 2.4 states that the most recent amendment was received in November 2020, however further amendments and clarifications were received in May 2021, relating to unit mix.
3. Summary (Section 3)
  - 3.1 The table below within the summary section has been updated to remove reference to the B class which no longer exists.

<b>Non-Residential Uses</b>		
Existing Use(s) (GIA)	Existing use (Classes) / Operator	DI and Sui Generis
	Storage for Beresford Square market traders and vacant land	Total Floor area = 3,010 (m <sup>2</sup> )  Market Pound = 183 (m <sup>2</sup> )
Proposed Use(s) (GIA)	Proposed use(s) (Classes) / Operator	2,022 Floor Area (m <sup>2</sup> )/Class E, F1, F2 and Sui Generis

	Residential (C3) including resident facilities and gym	48,980 m <sup>2</sup>
	Flexible Commercial (E, F1, F2 and Sui Generis)	2,022m <sup>2</sup>
	Market Pound (Sui Generis)	676m <sup>2</sup>

4. Proposals (in Detail) (Section 6)

4.1 Paragraph 6.5 refers to the proposed use classes, and states that the proposed uses are A1-A5, B1, D1, and D2. These uses have now been superseded and fall within Classes E, F1, F2 and sui generis. In addition, paragraph 6.8 refers to an on-site gym for residents however this has been removed from the application and replaced with additional commercial floorspace.

5. Principle of Development (Section 11)

5.1 Paragraph 11.28 incorrectly cites the proposed market storage area as 357 m<sup>2</sup>. The correct size is 675 m<sup>2</sup>.

6. Residential Mix (Section 12)

6.1 Paragraph 12.4 states that the total number of 4-bedroom units is 8%. The correct proportion is 2%.

7. Affordable Housing (Financial Viability Assessment) (Section 13)

7.1 Paragraph 13.10 states that the viability deficit of the proposal would be £0.571 million, however this does not reflect the most recent version of the proposal, which demonstrates a worsened viability position, with a deficit of £4.6 million. It should be further noted that the most recent viability assessment did not include the financial contributions set out in the heads of terms.

7.2 Paragraph 13.18 states that the development would deliver 87 DMR units, and this should be corrected to 83.

8. Design, Townscape and Heritage (Section 14)

8.1 Paragraph 14.11 should be amended to set out that for the purposes of Policy D9 of the London Plan (Tall buildings) it should not include developments of less than 6 storeys or 18 metres measured from ground floor to the floor level of the uppermost storey.

9. Quality of the Residential Environment (Section 15)

9.1 Paragraphs 15.40 and 15.41 discuss the child yield and play space requirements. The February 2021 submission amended the child yield and associated play space provision. Based on the GLA population calculator, the development would now yield 60 children:

- Ages 0-4 = 31 children
- Ages 5-11 = 21 children
- Ages 12-15 = 5 children
- Ages 16 and 17 = 3 children

9.2 The play space requirement is therefore 600sqm (10sqm/child); the scheme provides 1,067sqm exceeding the targets set in the London Plan by 479sqm (80%) whilst also meeting the age group breakdown.

10. Legal Agreement (Section 21)

10.1 It is advised that within the heads of terms, service charges for LLR units are inclusive and therefore will not be an additional “hidden” charge.

10.2 It is further advised, for the avoidance of doubt, that rents for subsequent occupiers will be maintained at the stated percentage of market rent for the discounted rent homes, and uplifted in line with the “Households Below Average Income / Annual Survey of Hours and Earnings” for the London Living Rent homes.

10.3 The financial contribution towards local labour and employment was misstated in the original report and is £465,070 (to be index linked in line with the RPI index), as part of the financial contribution is allocated towards other necessary infrastructure, which has been correctly stated in the original report to Planning Board.

11. Amendments to Appendix 2 of the Main Report (Conditions)

11.1 Appendix 2 of the initial report sets out the draft conditions which are recommended as part of the overall recommendation for approval. Following further discussions with the applicant, it has been agreed that the proposal would be subject to phases of development, which would require the submission of a phasing plan. Consequently, the date at which additional information is required, known as the “trigger” for the proposed draft conditions needs to be amended. As this amendment affects the wording of nearly all of the draft conditions, revised versions of appendices 2 and 3 are attached to this addendum.

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