

Planning Board	Agenda Item: 6
11 January 2021	Reference: 21/1189/F

Applicant: G.P.S. Kandola

Agent: Savills

Site Address: Old Tramyard, Plumstead, London, SE18 1PW	Ward: Plumstead Ward Application Type: Full Planning Permission
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ADDENDUM REPORT

1.0 Recommendation Clarifications:

- 1.1 Following the publication of the officers' report, the recommendation has been modified with the changes detailed below. These changes have been indicated with a ~~strikethrough~~ for deletions and **bold** for additions. The only changes are to parts 1.0(A)(i) and (ii) of the main report, no changes are proposed to part B of the recommendation.

The changes to the recommendation are as follows:

- A. That Full Planning Permission be **GRANTED** for the Demolition of existing buildings and construction of residential dwellings (Use Class C3) and flexible light industrial, offices/workspace, retail floor space (Class E) and Sui Generis (Betting Shop) use, plus associated car parking, cycle parking, refuse storage, hard and soft landscaping (including private gardens, communal open space and playspace) and other associated works, subject to
- i. The Conditions (Appendix 2 **of the main report and addendum**) to be detailed in the notice of determination.
 - ii. The prior completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) containing the planning obligation as detailed in the heads of terms set out in this report (Section 26.0 **of the main report and addendum**)

2.0 Planning Board Report Clarifications:

Residential Mix and Tenure

- 1.2 **Section 16.5** contains a table which outlines the tenure of the proposed development. However, the associated table reflects the *originally* submitted offer which has subsequently been improved through the planning application process to the following:

Tenure	1 Bed	2 Bed	3 Bed	Total
London Affordable Rent	2	2	0	4 (16.7%)
Shared Ownership	1	1	0	2 (8.3%)
Private	2	9	9	20 (75%)
TOTAL	4	11	9	24

- 1.3 It is noted that all other references with regard to residential mix and tenure throughout the officer's report have been reported correctly.

CIL

- 1.4 **Section 24.3** of the Planning Board Report outlines the applicant's CIL liability which is stated as £70 per square meter. It is to be clarified that this is not the case and the proposal would only be liable at a rate of £40 per square meter as the proposal site is located with CIL Zone 2. For clarity, the CIL Zones are included as a map below in figure 1.

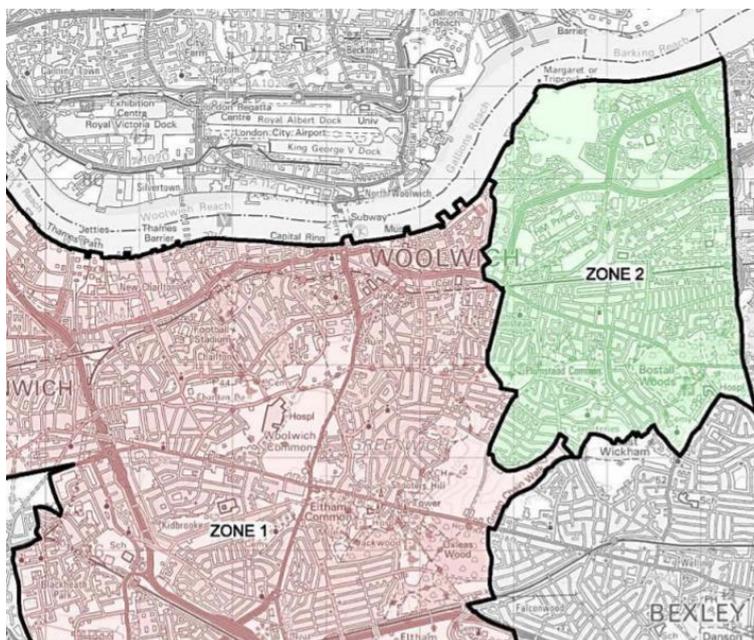


Figure 1: Excerpt of the CIL Charging Zones

BREEAM

- 1.5 **Section 2.1 (and associated table) and 21.52** of the Planning Board report it should be clarified that the non-residential uses would achieve BREEAM “Very Good” rating. This is due to the limited nature of the commercial development, the shell and core delivery, and that at this stage the future tenants are unknown.
- 1.6 Condition 44 (BREEAM New Construction Standards) has been updated and specifies that the scheme should achieve “Very Good” BREEAM Rating.

Legal Agreement and Affordable Housing

- 1.7 **Section 26.0** of the Planning Board report is to be updated to include within the non-financial contributions associated with the affordable housing the following additional obligations.

Affordable Housing – General

A restriction on occupation of the development pending the local planning authority’s approval of the following:

- the applicant’s marketing strategy (of at least 18 months) to secure a registered provider.
 - The Registered Provider.
 - If the applicant is unable to secure a registered provider, all marketing evidence and all of the applicant’s correspondence with registered providers during the minimum 18-month marketing period.
 - If the local planning authority confirms in writing that it is satisfied with the applicant’s efforts to secure a registered provider and with the evidence submitted in that regard, a viability review must be undertaken by the applicant at its own cost (and must be reviewed and approved in writing by the local planning authority at the applicant’s sole cost) in order to determine the value of any payment in lieu equivalent to no less than 25% (by unit) affordable housing.
- 1.8 The change outlined above is proposed to recognise that while the scheme has been designed to deliver on-site affordable housing, the applicant has not yet secured a registered provider. The above heads provide that if following a specified marketing period, the local planning authority is satisfied with the applicant’s efforts to secure a registered provider and that despite those efforts no registered provider has been secured to purchase the identified units, there is scope for the local planning authority to secure a financial contribution towards provision of affordable housing off-site, instead of on-site provision.

3.0 Conditions and Reasons for Application Reference 21/1189/F (update to Appendix 2 of the main report)

3.1 Following the issuing of the planning board wording to 11 conditions have been modified with the changes detailed below. These changes have been indicated with a ~~strikethrough~~ for deletions and **bold** for additions.

2. Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved documents.

Approved Plans:

Drawing Title	Drawing Ref.	REV	Date
0151	Type B - Southern Houses - Ground, First, Second and Roof Plan	€ D	07.01.2022

Note: The remainder of the condition including all of the originally referenced drawings and documents are unaffected by the amendment, which this change is to amend Drawing 0151 only and its associated REV and date.

3. Quantum of development

The total quantum of the detailed elements of the application hereby permitted within each respective use class shall not exceed the quantum listed below (~~unless otherwise varied~~):

- a) Residential Development - the total amount of residential development within Use Class C3 (Dwelling Houses) shall be 24 units;
- b) Commercial Development - the total Class E floorspace shall be up to 770 m² (GIA).

Reason: In order to ensure that the development is carried out in accordance with the approved plans and drawings.

4. Construction Environment Management Plan (CEMP)

Prior to the commencement of the development, a CEMP shall be submitted to and approved in writing by the Local Planning Authority and where relevant in consultation with Council's Conservation Officer.

The CEMP shall detail how demolition and construction works are to be undertaken and should include the following:

b) Details of working hours, ~~which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays~~

Note: The remainder of the condition including parts (a), (c) – (m) remain unchanged.

6. Land Condition (Preliminary Risk Assessment)

Prior to the commencement of the development, 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, in consultation with the Environment Agency:

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); Framework Policy E(e) of Royal Greenwich Local

Plan: Core Strategy with Detailed Policies (adopted July 2014) policy SD1 of the London Plan (2021).

16. Materials

Notwithstanding the details shown on the plans hereby approved, prior to commencement of works above ground the following specifications shall be submitted to and approved in writing by the Local Planning Authority in consultation with Council Urban Design Manager and Conservation Officer:

- a) Details and appropriate samples of the materials to be used for the external surfaces of the buildings and hard surfaced areas including details of change in elevational treatment (with particular reference to Block D1); and
- b) A 1:1 sample panel shall be constructed on site to be inspected and approved in writing by the Local Planning Authority. The sample panel shall detail all external facing materials to ensure that the exact specification of facing materials would be suitable. with particular reference to Block D1.
- c) Details of the following features and elements of the scheme must be submitted to and approved in writing by the Local Planning Authority:
 - i. Brick bonding and brick, including banding and crown detail (annotated plans at a scale of not less than 1:20 ~~unless otherwise agreed in writing with the Local Planning Authority~~).
 - ii. External windows, spandrel panels, balconies, doors, screens, louvres, grilles and balustrading (annotated plans at a scale of not less than 1:10 ~~unless otherwise agreed in writing with the Local Planning Authority~~).
 - iii. Depth of window reveals and soffits (annotated plans at a scale of not less than 1:20 ~~unless otherwise agreed in writing with the Local Planning Authority~~).
 - iv. Rainwater goods (annotated plans at a scale of not less than 1:10 ~~unless otherwise agreed in writing with the Local Planning Authority~~).
 - v. The details should show all joints between different materials and components, including walls, roofs, doors, windows, sills, lintels and fasciae, balconies, soffits and balustrades, external ramps, steps, pavements, boundary walls, gates, and fences.
 - vi. Shop fronts, entrances and openings (annotated elevations and section details at a scale of not less than 1:20 ~~unless otherwise agreed in writing with the Local Planning Authority~~).
- d) The development shall be constructed and retained for the lifetime of the development in full 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 D4 of the London Plan (2021), and Policies DH1 and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

17. Secured by Design

a) Prior to commencement of works above ground, details of Secured by Design measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall seek to achieve Secured by Design 'Gold' standard as a minimum ~~unless otherwise agreed~~.

b) Following (a) above, prior to occupation of the development, Secured by Design inspection and verification should be submitted to the Local Planning Authority for written approval confirming the relevant measures have been implemented.

Reason: To ensure that Secured by Design principles are implemented into the development in accordance with policy D11 of the London Plan (2021) and policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

30. Energy Strategy – Residential

a) Notwithstanding the Energy and Sustainability Statement prepared by eb7 Limited (30th September 2021) **prior to commencement of works above ground of the residential component**, the following measures **shall** be investigated, and relevant details **in the form of addendum energy report shall have been submitted to, and approved in writing by**, the Local Planning Authority ~~for written approval in the form of addendum energy report~~. The addendum report shall:

- i. investigate beyond best practice passive design measures to ~~increase~~ **improve** the DFEE against the TFEE and maximise energy and carbon savings prior to incorporation of renewable/low carbon technologies, taking into account the changes proposed under the revised Interim Building Regulations Part L and Future Homes Standards;
- ii. details on the development's approach to limiting thermal bridges (psi-value) and provision of detailed calculations and 'As Designed' SAP Thermal Bridging and SAP Overheating modelling output reports to demonstrate the improvement;
- iii. provide technical details for all technologies proposed including types of refrigerants proposed for the technology and heat network,

- efficiencies of systems, refrigerant leak detector and refrigerants' Global Warming Potential;
- iv. ~~investigate ways of reducing peak sizes of installed post-occupancy;~~

Parts (b) and (c) of this condition remain unchanged.

42. BREEAM New Construction Standards

The new non-residential spaces within the development, hereby approved, shall be registered with Building Research Establishment (BRE), achieve BREEAM Rating Very Good (based on the latest related BREEAM Technical guidance or subsequent BREEAM version).

- i) **Within three months of the completion of the new non-residential spaces, Interim BREEAM (or subsequent scheme) Assessment, copy of the summary score sheets and related Interim Design Certificates all verified by the BRE shall be submitted to and approved in writing by the Local Planning Authority.**
- ii) **Within three months from the date of first use of the new non-residential spaces, Post Construction Stage (or subsequent scheme) Assessment, copy of the summary score sheets and related Certification all verified by the BRE shall 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 non-residential spaces, the approved measures and technologies to achieve the required BREEAM ratings or higher standards 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 D3, S11, S12, S13, S14, S17, S112 and S113 of the London Plan 2021; and policies DH1 and E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

44. Removal of permitted development rights for conversion from any Use Class E (non-residential) to Use Class C3 (Residential) at ground or first floors

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-

enacting that Order with or without modification), no part of the ~~basement,~~ ground, ~~mezzanine,~~ first floors commercial uses which fall within the wider Use Class E shall be used as a dwelling house within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: In order to safeguard the loss of employment space, provide a mix of sustainable uses and to safeguard the amenities of neighbouring properties and the area generally and to ensure compliance with policy EI of the London Plan (2021) and Policies EAI, E(a) and E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

45. Unsuspected Contamination

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 the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority in consultation with the Environment Agency. The remediation strategy shall be implemented as approved.

Reason: 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 policy SD1 of the London Plan (2021).

3.2 All other conditions recommended in Appendix 2 of the main report remain unchanged.

Background Papers	National Planning Policy Framework (2021) Planning (Listed Buildings and Conservation Areas) Act 1990 London Plan (2021) Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014) Affordable Housing and Viability SPG (August 2017) Review Mechanisms Procedure Practice Note (April 2019) Shaping Neighbourhoods: Play and Informal Recreation SPG (September 2012)
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Appendix I - Plan and Report References

The following amendments to drawings and associated documentation are detailed below. The changes have been indicated with a ~~strikethrough~~ for deletions and **bold** for additions, with all other drawing references remaining unaffected.

0151	Type B - Southern Houses - Ground, First, Second and Roof Plan	€ D	07.01.2022
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