

PLANNING BOARD RECORD OF DECISIONS
6 OCTOBER 2020

REF NO.	ITEM NO	REPORT TITLE	RECORD OF DECISION
20/1660/F & 20/1661/L	5	Greenwich University, Mansion Site, Reinickendorf Avenue, Eltham. SE9	<p>Resolved to GRANT Full Planning Permission (Recommendation A) and Listed Building Consent (Recommendation B) for the demolition of existing (non-heritage) buildings and construction of a part 2 /part 3 storey building including refurbishment of the retained listed buildings providing a six-form entry Secondary School and Sixth Form, including a two storey detached sports hall and Multi Use Games Area (MUGA), playing fields, car parking, boundary treatment and landscaping including works to protected trees and associated works.</p> <p>That consent be granted subject to:</p> <ul style="list-style-type: none"> • Recommendation A: Referral of the application to the Mayor of London as required under the terms of The Town and Country Planning (Mayor of London) Order 2008; • Recommendation A: Conditions as detailed in Appendix 2 to the report (Full Planning Permission, ref: 20/1660/F); • Recommendation B: Conditions as detailed in Appendix 3 (Listed Building Consent, ref: 20/1661/L); • Recommendation A: Prior completion of an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) containing the planning obligations as summarised in the heads of terms as set out in the report at Section 23.0, its addendums, and the minutes of this Planning Board meeting; • Recommendation A and B: To authorise the Assistant Director of Planning & Building Control to:

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			<ul style="list-style-type: none"> i. make any minor changes to the detailed wording of the recommended conditions as set out in Appendix 2 and 3 of the report, the addendum report and the minutes of this Planning Board meeting, where the Assistant Director of Planning & Building Control considers it appropriate, before issuing the final decision notice; and ii. make any minor changes to the detailed wording of the planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended), as set out in the report at Section 23.0, its addendums and the minutes of this Planning Board meeting. • Recommendation A: In the event that the Section 106 Agreement is not completed within three (3) months of the date of this Planning Board meeting, to authorise the Assistant Director of Planning & Building Control to consider whether permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits which would have been secured, and if so, to determine the application with reasons for refusal which will include the following: <ul style="list-style-type: none"> i. In the absence of a legal agreement to secure community use agreement, financial and non-financial contributions including for Employment, Skills and Training, Highways, Transport and Energy, the development would fail to mitigate its impact on local services, amenities and infrastructure contrary to policies CHI, IMI, IM(a), DH(i) and EA(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014), 3.18E of the London Plan (2016) and the Planning obligations (s106) Guidance SPD (adopted July 2015).

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20/1816/F	6	Garages Adjacent To 227 To 273 Well Hall Road, Eltham, SE9 6TX	<p>Resolve to GRANT full planning permission for the demolition of existing garages and construction of dwellings (Use Class C3) together with associated landscaping, amenity space, refuse, and cycle and car parking spaces.</p> <p>Consent granted Subject to:</p> <ul style="list-style-type: none"> i. The conditions set out in Appendix 2 of the report, to be detailed in the notice of determination. ii. That Planning Board authorise the Assistant Director (Planning & Building Control) to make any minor changes to the detailed wording of the recommended conditions as set out in the main report, addendum report and where the Assistant Director (Planning & Building Control) considers it appropriate, before issuing the decision notice;

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18/4454/F	7	1-3 Hillreach, Woolwich, SE18 4AJ	<p>Resolved to REFUSE Planning Permission for the demolition of the existing buildings and construction of a part 3/part 4/part 5 storey building including basement level, comprising of two replacement employment units (Use Class BI(c)) and 23 residential units with associated landscaping, cycle parking, and refuse storage. for the following reasons:</p> <p>Reason 1 - (Poor contextual design) The proposal, by reason of the height, scale and siting of the principal elevation to Hillreach, will appear as an extension to the building on the adjacent corner plot to the east which would have the overall effect of creating an unduly large and incongruous form of development within the street scene, creating a visually discordant relationship with the adjacent terrace to the west. As such the proposal would be contrary to Policy 7.4 of the London Plan (2016), Policy D3 of the Intend to Publish London Plan (2019), and Policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).</p> <p>Reason 2 - (Harm to the setting of a Listed Building) The proposal, by reason of the height, scale and siting of the principal elevation to Hillreach, will appear as an extension to the building on the adjacent corner plot to the east which would have the overall effect of creating an unduly large and incongruous form of development which would dominate the street scene and have an unsympathetic relationship to the Grade II listed Green Hill Garrison School situated directly opposite the ITEM NO: 7 application site. As such the proposal would cause less than substantial harm to the setting of this heritage asset. In accordance with paragraph 196 of the NPPF, the public benefits of the</p>

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			<p>scheme are not considered to outweigh this harm and therefore the proposal is contrary to Policy 7.8 of the London Plan (2016), Policy D3 of the Intend to Publish London Plan (2019) and Policy DH3 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).</p> <p>Reason 3 - (Quality of Accommodation) The development, by reason of the provision of residential accommodation at lower ground floor level that would result in an unacceptably poor outlook and a sense of enclosure to 4 units exhibits clear signs of overdevelopment that would result in a poor quality of accommodation for the future occupants of the site, contrary to Policy 3.4 of the London Plan (2016), Policies D3 and D6 of the Intend to Publish London Plan, and Policy H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).</p> <p>Reason 4 - (Adverse Impact on Neighbouring Amenity) Due to the proposed height, scale, depth and siting of the proposed building, the development would create an overbearing impact and sense of enclosure to the existing residential dwellings at 1-5 Ogilby Street, and residential units within the approved adjacent scheme to the east (Ref. 17/2771/F). The proposed development is therefore contrary to Policy 7.6 of the London Plan and Policy DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).</p> <p>Reason 5 - (Lack of s106 agreement) The proposal, by reason of the lack of a s106 agreement or unilateral undertaking to secure necessary planning obligations including, affordable housing, travel plan, parking restrictions for</p>

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			<p>future occupants, car club membership, participation in GLLaB, details of fit-out and marketing of the BI (c) units and carbon off-set payment would fail to maximise the delivery of affordable housing and fail to mitigate its impact on local infrastructure and the environment contrary to policies H3, EA(c), E1, IM1, IM4 and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and the Planning obligations (s106) Guidance SPD (July 2015) and Policy E2 of the Intend to Publish London Plan.</p>