

PLANNING BOARD 06 October 2020	Agenda Item: 5 Reference No: 20/1660/F and 20/1661/L
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Applicant: Willmott Dixon (on behalf of the Department for Education)
Agent: DHA Planning

Site Address: Greenwich University, Mansion Site, Reinickendorf Avenue, Eltham	Ward: Eltham South Application Type: Full Planning Permission and Listed Building Consent
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Addendum Report

1.0 Supplementary consultation responses received for both Full Planning and Listed Building Consent

Statutory Consultees

1.1 A summary of the consultation responses received along with the officer comments are set out in the table below:

Details of Representation	Summary of Comments	Officer's comments
Sport England Received 05 October 2020	No objection Following the publication of the planning board report, Sport England had contacted the council regarding the status of the BMX track. However, following discussions between Sport England and British Cycling it was concluded that no objection to the proposal was to be maintained.	Noted.
Transport for	Further comment has been	In terms of parking,

<p>London Received 06.10.2020</p>	<p>received following their initial comment:</p> <p>In regard to the quantum of car parking, it is noted that the applicant has further reduced the number of staff car parking spaces from 107 to 77. The Council's view on the proposed quantum of staff car parking is also noted. Whilst the reduction is welcomed, a further reduction is sought.</p> <p>In regard to the bus contribution, TFL have requested £1,875,000 to secure additional bus services.</p> <p>Securing the details for the Active Travel Zone, Travel Plan (including the further measures detailed in the report), Car Park Management Plan, Construction Logistics Plan, Construction Management Plan, Delivery and Servicing Plan by condition is welcomed.</p>	<p>council's view remains that the parking is commensurate with both the use, and the PTAL rating of the site as well as ensuring that staff parking is not externalised onto the public car park at Avery Hill or surrounding streets.</p> <p>The applicant remains in discussion with the TFL regarding any financial contribution.</p> <p>In term the active travel zone, the mitigation measures have been secured by condition.</p> <p>Further the s106 secured on-going monitoring of the Travel Plan and Delivery and Servicing Plan. The s106 also secured an agreement to develop an approach to managing the car park with any future occupier of the winter garden.</p>
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Amenity Groups

- 1.2 A summary of the consultation responses received from amenity groups, along with the officer comments are set out in table below:

Details of	Summary of Comments	Officers
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Representation and date received		comments
<p>The Save Avery Hill Campaign Received 25 September 2020</p>	<p>Further to the initial responses received by the Save Avery Hill Campaign, and following the amendments by the applicant.</p> <p>The Save Avery Hill Campaign supports the scheme, and the following comments have been provided:</p> <p>The Campaign welcomes the consultations which it has had with the Harris project team since our initial meeting last July, and a series of six meetings between May and September this year. A number of significant changes have been made to the application, including improvements to each elevation and the appearance of the Sports Hall. The latest have been the proposal to use East Lodge as the student entrance, instead of breaking through the wall at Bexley Road, and an extended use of 'heritage'-grade railings.</p> <p>With these amendments, the Campaign is content to give the application its support, subject to the points following points being addressed:</p> <ul style="list-style-type: none"> • Dual use agreement • Flooring within the Mansion House • Linkage points between the Mansion House and Winter Garden • Sustainability and Energy 	<p>Noted.</p> <p>Three further conditions detailed as conditions 19 – 21 have been recommended in terms of the Listed Building Consent 20/1661/L.</p> <p>These conditions broadly cover:</p> <ul style="list-style-type: none"> • Flooring of the Mansion House • Connections between the Winter Garden and the Mansion House. • Clocktower of the Honeycomb Building

	performance <ul style="list-style-type: none"> • Parking displacement impacts from additional cars • post-planning consultation between the campaign and developers. 	
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2.0 Conditions and Reasons for Application Reference 20/I660/F (update to Appendix 2 of the main report)

2.1 Following the issuing of the planning board wording to 10 conditions have been modified and the changes are detailed below as well as 9 additional conditions relating to sustainability have been added. The changes have been indicated with a ~~strikethrough~~ for deletions and **bold** for additions.

5. Demolition/Construction Air Quality Impacts

Prior to the commencement of the development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority for a management scheme to control and minimise emissions of air pollutants attributable to the construction of the development. This should include a risk assessment and a method statement in accordance with the control of dust and emissions from Construction and Demolition Best Practice Guidance published by the Greater London Authority and the following details:

- Proposals for monitoring dust / particulates and procedures to be put in place where agreed dust / particulates levels are exceeded;
- A dust risk assessment shall be undertaken; to include dust suppression methods to be used including details of equipment during the different stages of the development;
- 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;
- Confirmation if a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation;
- Bonfire policy;
- A demolition asbestos survey;
- Proposals for monitoring dust and preventing or controlling unacceptable releases, including asbestos;
- Wheel washing facilities, location and facilities for discharging the water.
- Reference shall be made to: The Mayor of London's 'The control of dust and emissions from construction and demolition' Supplementary Planning

Guidance

<https://www.london.gov.uk/file/18750/download?token=zV3ZKTpP>

- BRE four part Pollution Control Guide, Part I Pre-project planning and effective management; ‘Controlling particles, vapour and noise pollution from construction sites’.

The details in the approved plan shall be adhered to throughout the construction period.

Reason: In order to safeguard the residential amenity of prospective occupiers and ensure compliance with Policies 5.3; and 7.14 Improving Air Quality of the London Plan (2016); and Policies H.5, E(a) and E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

11. Sound Attenuation

Prior to the commencement of the development, details of the mitigation measures (inclusive of external wall construction, glazing, and ventilation) as recommended in Technical Noise Assessment report for the site shall be submitted to and approved by the Local Planning Authority.

The approved measures shall be implemented prior to occupation and permanently maintained thereafter.

Reason: In order to ensure to safeguard the amenities of neighbouring properties and the area generally, to prevent ‘ambient noise creep’ and to ensure compliance with Policies 3.5 and 7.15 of the London Plan (2016) and Policies DHI and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

18. Explosive Ordnance

The scheme shall be implemented in strict accordance with the recommendations as outlined within the **Detailed Unexploded Ordnance (UXO) Threat & Risk Assessment, prepared by Alpha Associates.**

The identified mitigation measures shall be carried out in full accordance with the approved details, retained and monitored for the lifetime of the development.

Reason: To ensure that appropriate arrangements are in place in the event of the discovery of UXO and to ensure compliance with Policy 5.21 of the London Plan (2016) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

21. Landscape and Ecological Management Plan

Prior to the commencement of the development, an ecological management plan, including mitigation measures during demolition and construction, long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the Local Planning Authority. Development proposals must ensure no net loss of biodiversity and wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity and achieve the required Urban Greening Factor (UGF) score for the approved site.

The submitted report shall include:

- i. Long term design objectives;
- ii. Management responsibilities;
- iii. Maintenance schedules for all landscaped areas;
- iv. All mitigation measures (any additional measures) detailed within Interim Ecological Impact Assessment Rev 02 prepared by Lloyd Bore (13 February 2020);
- v. A detailed method statement for the removal or long-term management /eradication of Japanese knotweed on the site. The method statement shall include proposed measures to prevent the spread of Japanese knotweed during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981.
- vi. Diversity grassland areas such as lawns with low growing native herbs, unmown grass verges, wildflower mixes on amenity and recreational open spaces and/or meadow areas;
- vii. A report from a suitably qualified ecologist specifying how the landscape features have been developed for biodiversity and ecological enhancement; and
- viii. Details of all landscape features, including plans and cross-sections.

The Landscape and Ecological Management Plan shall be implemented and maintained as approved.

Where habitats are created as mitigation for development, management plans for the habitat shall also be provided **within the submitted Landscape and Ecological Management Plan** detailing how the areas are to be managed in the longer term. Once approved the mitigation and management plans shall be undertaken in accordance with the approved details.

Any trees, or plants which die within a period of 5 years from the completion of the development; are removed, or become seriously damaged, or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the protection of wildlife and supporting habitat, to prevent the spread of invasive plants and to secure opportunities for the enhancement of the ecological value of the site in line with London Plan (2016) policies 5.11 (Green Roofs and Development Site Environs) and 7.19 (Biodiversity and Access to Nature) and Core Strategy policy OS4 (Biodiversity).

22. Protected species survey (Bat and Great Crested Newt)

- a) In accordance with the Interim Ecological Impact Assessment Rev 02 prepared by Lloyd Bore (13 February 2020), full survey of a bat including emergence surveys and great crested newt survey shall be submitted to and approved by the local planning authority. Subject to survey results, an updated Ecological Impact Assessment may need to be submitted to the Local planning Authority for written approval.
- b) ~~Any mitigation measures shall be implemented in full prior to the commencement~~ **Any mitigation measures that do not comprise features to be integrated into the new structures shall be implemented in full prior to commencement. Any mitigation measures that are to be integrated into the new structures shall be implemented in full prior to occupation.**

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended), to increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with London Plan (2016) policy 7.19 (Biodiversity and Access to Nature) and policy OS4 (Biodiversity) of the Royal Borough of Greenwich Core Strategy and Detailed Policies 2014.

25. Tree Protection - No-Dig Surfaces

No operations (including site clearance and demolition) shall commence on site in connection with development hereby approved until a suitable scheme for the installation of no-dig, 3-dimensional cellular confinement surfaces for the protection of existing trees, shrubs and hedgerows has been submitted to and its installation on site has been approved in writing by the Local Planning Authority.

The trees requiring protection are detailed in the report Arboricultural Impact Assessment and Arboricultural Method Statement, prepared by Lloyd Bore.

The details in the approved plan shall be adhered to throughout the construction period.

Reason: To secure the protection of trees, shrubs and hedges growing within or adjacent to the site which are of amenity value to the area in accordance with policies 5.10 and 7.21 of the London Plan (2016), policies G4, G5 and G6 of the Intend to Publish London Plan (2019) and policy OS4 (Biodiversity) of the Royal Greenwich Core Strategy and Detailed Policies 2014.

27. Retention of Tree within G2

Notwithstanding Condition 20 and 22 above, details shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of development of the methodology for the relocation (and proposed new siting) of the memorial tree and plaque within G2 of TPO508.

If the tree dies within a period of 5 years from the completion of the development; a replacement tree shall be planted in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

The details approved shall be implemented prior to occupation and maintained for the life of the development.

Reason: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of visual amenity for the area in accordance with policies 5.10 and 7.21 of the London Plan (2016), policies G4, G5 and G6 of the Intend to Publish London Plan (2019) and policy OS4 (Biodiversity) of the Royal Greenwich Core Strategy and Detailed Policies 2014

28. Cycle Parking

Notwithstanding the drawings hereby approved, details of facilities for parking of cycles within the site, including spaces for adapted cycles and short term visitor spaces, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any above ground works.

~~The details shall include the provision of showers, changing room, lockers in accordance with the specifications and adopted standards of the London Plan (2016) and the London Cycle Design Standards (LCDS). The cycle spaces shall be provided prior to first occupation and retained permanently~~ **cycle spaces and other approved facilities shall be provided prior to first occupation and retained permanently**

For the avoidance of doubt, the provision of at least 159 long stay, 12 short stay and 8 spaces for adapted cycles in accordance with Transport Assessment, prepared by MLM Transport.

Reason: To promote sustainable travel and to ensure compliance with Policy 6.13 of the London Plan (2016) and Policies IM4, IM(b) and IM(c) of The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

38. Management and Maintenance Scheme

Prior to occupation of the development, a Management and Maintenance Scheme for the proposed sports hall and pitches including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The development shall be carried out in accordance with the approved details and retained for the lifetime of the development.

Reason: To ensure that proposal is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport National Planning Policy Framework (NPPF) para 97 and to accord with London Plan (2016) Policy 3.19 and Intend to Publish London Plan (2019) Policy S5.

51. Car Parking Reduction

Notwithstanding the approved plans and details listed in Condition 2, prior to the commencement of above ground works, a revised car park layout shall be submitted and agreed in writing with the local planning authority (in consultation with TFL). The development shall thereafter be carried out in accordance with the approved details, which shall include provision for 77 no. car parking spaces in the approved main staff car park. **Staff car parking shall not take place in any other areas.**

Reason: To promote sustainable travel and to ensure compliance with Policy 6.13 of the London Plan (2016) and Policies IM4, IM(b) and IM(c) of The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

52. Pedestrian and cycle linkages

Notwithstanding the drawings hereby approved, prior to the commencement of any above ground works, full details of all pedestrian and cycle linkages (including

pedestrian crossings) within the site including any relevant signage and lighting shall be submitted to, and approved in writing by, the Local Planning Authority.

The details shall be carried out prior to occupation and retained for the lifetime of the development.

Reason: To promote sustainable travel and to ensure compliance with Policy 6.13 of the London Plan (2016) and Policies IM4, IM(b) and IM(c) of The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

2.2 The following are the sustainability conditions for the proposed development listed as conditions 54 – 62.

54. BREEAM Standards

The non-residential buildings within the development, including new and refurbished, shall be registered with Building Research Establishment (BRE), achieve as a minimum BREEAM Excellent rating under the BREEAM 2018 New Construction and BREEAM 2014 Refurbished and Fit Out Schemes, respectively, and aspire to achieve Outstanding.

- i. Interim BREEAM (or subsequent scheme) Assessments, copy of the summary score sheets and related Design Certificates all verified by the BRE shall be submitted to and approved in writing by the Local Planning Authority within three months of the completion of the non-residential buildings.
- ii. Post Construction BREEAM (or subsequent scheme) Stage Assessments, copy of the summary score sheets and related Certifications 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 within three months from the date of first use of the non-residential buildings.

Following any approval of a 'Post Construction Stage' assessments and certificates of the non-residential buildings, the approved measures and technologies to achieve the BREEAM Excellent or higher standard 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: 5.1; 5.2; 5.3; and 5.9 of the London Plan (2016); and policies DHI and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

55. BRE Green Guide

- A. Prior to commencement of the new non-residential buildings within the development, details demonstrating that the external building materials to be used on the new non-buildings comply with the BRE Green Guide Specification categories A+ to C shall be submitted to and approved by the Local Planning Authority. If the relevant part of the development falls below the A+ to C category, proposed measures will be identified to seek to achieve the required categories.
- B. Six months prior to the fit out of the new non-residential buildings within the development, details demonstrating that the internal building materials to be used within the new non-residential buildings comply with the BRE Green Guide Specification categories A+ to C shall be submitted to an approved by the Local Planning Authority. If the relevant part of the development falls below the A+ to C category, proposed measures will be identified to seek to achieve the required categories.
- C. Details of the external and internal materials to be used on the refurbished non-residential buildings where applicable shall be provided in line with the timescales as per Parts A and B, respectively, to demonstrate that the selected materials have been chosen with the lowest environmental impact possible. The details shall be submitted to and approved by the Local Planning Authority at the relevant timescales.
- D. The development shall be carried out in accordance with the details as approved.

Reason: To comply with Policy 5.3 of the London Plan (2016) and Policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

56. Water Efficiency

- A. No works shall commence until Water Efficiency calculations, prepared by suitably qualified assessor, shall be submitted to and approved in writing by the local planning authority to demonstrate that the detailed design of the new and refurbished buildings are designed to meet BREEAM Excellent standard for the 'Wat 01' BREEAM water category.
- B. Prior to first use of each non-residential building within the development, evidence that the approved non-residential buildings have incorporated water saving and monitoring measures that will prevent the undue consumption of water in line with Part A shall be submitted to the Local Planning Authority for written approval.

Reason: To ensure the sustainable use of water, in accordance with the approved sustainability statement and policy 5.15 of London Plan (2016) and ItP London Plan policy SI 5.

57. Overheating & Cooling

- A. Prior to commencement of the new and refurbished buildings within the development, other than site preparation, remediation and / or the formation of accesses, additional measures other than those stated within the Energy Strategy Rev 01 prepared by Van Zyl & de Villiers Consulting Engineers (25 May 2020) shall be investigated and results shall be provided demonstrating that the risk of overheating (without active cooling) has been minimised to allow the habitable spaces to pass or maximise compliance with the BBI01 and where possible CIBSE TM52 (version required for schools) criteria under the more extreme weather scenarios DSY2 and DSY3 to avoid the risk of overheating now and in future climate.
- B. Prior to first use of the new and refurbished non-residential buildings within the development, the approved non-residential buildings shall incorporate and maintain mitigation measures that will assist with reducing the risk of overheating, follow the cooling hierarchy and comply with the BBI01 overheating criteria (version required for schools) under the CIBSE TM49 DSY1 weather file, the actual area weighted average (MJ/m²) and total (MJ/year) cooling demand has been reduced compared to the notional and aspire to achieve CIBSE TM52 overheating criteria under DSY1 weather file in line with the approved Energy Strategy Rev 01 prepared by Van Zyl & de Villiers Consulting Engineers (25 May 2020).

Reason: To ensure that the new and refurbished buildings within the development hereby approved are energy efficient and to reduce the risk of overheating in line with policy 5.9 of the London Plan 2016, and policies DHI and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

58. Energy Strategy –Investigation of additional energy efficiency measures

- A. Prior to commencement of the development, including new and refurbished non-residential buildings, (excluding demolition, refurbishment and site clearance works), an investigation into the following measures shall be carried out and results shall be submitted to the Local Planning Authority for written approval:

- 1) additional fabric improvements in line with condition 7 (Ref. Number 20/1661/L) and other energy efficiency measures that could be implemented in the refurbished historic buildings to reduce the heating demand, maximise energy and carbon savings and aspire to meet and exceed the EE target for non-residential in line with ItP London Plan policy SI2. The carbon emissions and associated savings at the Be Lean case must be assessed and demonstrated against SAP 2012 emissions factors based on gas boilers;
 - 2) new or supplementary emitters to the refurbished historic buildings to allow lower flow and return temperatures such as warm air via ventilation systems subject to measures under Part 3 being approved by the Local Planning Authority;
 - 3) details on the development's approach to limiting thermal bridges for the new buildings and subject to measures under Parts 3 and 4 being approved by the Local Planning Authority;
 - 4) connection of both new and refurbished historic buildings to a single heat network through alternative low carbon heat sources including hybrid solutions, to meet the required flow and return temperatures subject to Parts 3 and 4 being approved by the Local Planning Authority. Consideration shall be given to local Water Source Heat Pumps to increase temperatures locally where necessary and supplement heat provided by a wider network;
 - 5) space allocation in the Honeycomb basement building to allow provision of heat to the Winter Gardens and continue to investigate this opportunity with RBG;
 - 6) continuation of investigation of potential heat import from secondary heat sources such as the crematorium and provide evidence of communication;
 - 7) measures to reduce energy uses not covered by Building Regulations (unregulated);
 - 8) maximisation of onsite renewable energy generation, subject to operational plant requirements, overshadowing and heritage constraints, including a minimum system capacity of 72kWp of solar Photovoltaics;
 - 9) the method of how the facility will be designed to facilitate connection to an offsite heat network;
 - 10) submission of the GLA's Carbon Emission Reporting spreadsheet demonstrating the carbon dioxide emissions and associated savings.
- B. If the investigation under Part A 1-10 demonstrates that the above measures
- i. can be incorporated into the new and refurbished buildings within the development, then a revised Energy Strategy shall be submitted to outline the measures to achieve at least a CO₂ emission reduction target (regulated carbon dioxide emissions) of 35% onsite in the new buildings and aspire to meet the 35% onsite in the refurbished buildings above

Building Regulations Part L 2013 with the relevant evidence to be submitted for verification purposes in line with GLA energy assessment guidance (versions 2018 & 2020) (based on SAP2012 and SAP10 carbon emission factors to calculate the minimum target).

- ii. cannot be incorporated into the new and refurbished buildings within the development, then the energy strategy shall be implemented in line with conditions 59 and 60.

C. If a revised Energy Strategy is submitted as per Part B (i), then within three-months of the practical completion of the new and refurbished non-residential buildings, the following information shall be provided to the Local Planning Authority for written approval:

- i. technical information in line with RBG Sustainability and GLA's energy statement guidance (2020), evidence of commissioning and evidence that the renewable/low carbon technologies are installed in accordance with Part (A) and certified under the Microgeneration Certification Scheme (MSC) and, if appropriate, comply with the Enhanced Capital Allowances (ECS) product criteria should be submitted;
- ii. Energy Performance Certificates [EPC's], detailed modelling output reports showing clearly the BER and TER from the "as built stage" to confirm compliance with the carbon dioxide savings achieved through energy efficiency measures and the energy servicing strategy approved under Part (A);
- iii. the resulting scheme, external equipment location and design, along with machinery/apparatus location, specification and operational details of renewable/low carbon technologies in accordance with Part (A);
- iv. a management and servicing plan including times, location, frequency, method of servicing and operation of the renewable/low carbon technologies in accordance with Part (A);
- v. Thermal Bridging calculations to confirm compliance with Accredited Construction Details (ACDs).

The development shall be carried out in accordance with the details as approved, shall be maintained as such thereafter and shall not be amended without the prior written consent of the Local Planning Authority.

Reason: To ensure that the new and refurbished buildings within the development hereby approved are energy efficient and to contribute to the avoidance of need for new fossil fuel or other primary energy generation capacity and to reduce emissions of greenhouse gases and to minimise the impact of building emissions on local air quality in the interests of health, in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan 2016 or subsequent version, Policy EI of the Royal Greenwich Local Plan: Core Strategy with

Detailed Policies (July 2014), Royal Borough of Greenwich, Greener Greenwich SPD (2014) and the Mayor's Sustainable Design and Construction SPG (2014) or subsequent versions.

59. Energy Strategy for New Buildings

- A. Within three months of the practical completion of the new non-residential buildings within the development, the following information shall be provided to the Local Planning Authority for written approval:
- i. technical information in line with RBG Sustainability and GLA's energy statement guidance (2020), evidence of commissioning and evidence that the renewable/low carbon technologies are installed in accordance with Part (B) and certified under the Microgeneration Certification Scheme (MSC) and, if appropriate, comply with the Enhanced Capital Allowances (ECS) product criteria should be submitted;
 - ii. Energy Performance Certificates [EPC's], detailed modelling output reports showing clearly the BER and TER from the "as built stage" to confirm compliance with the carbon dioxide savings achieved through energy efficiency measures and the energy servicing strategy approved under Part (B);
 - iii. the resulting scheme, external equipment location and design, along with machinery/apparatus location, specification and operational details of renewable/low carbon technologies in accordance with Part (B);
 - iv. a management and servicing plan including times, location, frequency, method of servicing and operation of the renewable/low carbon technologies in accordance with Part (B);
 - v. Thermal Bridging calculations to confirm compliance with Accredited Construction Details (ACDs).
- B. Prior to the final completion of the new non-residential buildings within the development, the approved buildings, shall incorporate and maintain measures to achieve as a minimum an overall onsite reduction in regulated CO₂ emissions of 68% (equal to 44 tonnes CO₂/ year) beyond Building Regulations Part L 2013 (SAP10) through the following carbon emission savings as detailed in the approved Energy Strategy Rev 01 prepared by Van Zyl & de Villiers Consulting Engineers (25 May 2020):
- i. energy saving measures to achieve at least annual carbon dioxide emission savings of 16 tonnes CO₂, equating to 25%, in regulated carbon dioxide (CO₂) emissions over the compliant BR Part L 2013 base case (SAP10);
 - ii. Installation of ASHPs with minimum SCOP of 3.18heat and 2.46hot water to serve the Teaching and Sports Blocks and Solar PV system of a 72kWp capacity as a minimum to generate c.56.8MWh/yr and achieve at least annual carbon dioxide emission savings of 28 tonnes CO₂, equating to

57%, in regulated carbon dioxide (CO₂) emissions over the Be Lean case (SAP10).

- iii. Measures to reduce the carbon dioxide emissions associated with other energy uses not covered by Building Regulations (un-regulated) should be incorporated and maintained in the development in perpetuity.

C. The development shall be carried out strictly in accordance with the details so approved.

Reason: To ensure that the new non-residential spaces within the development hereby approved are energy efficient and to contribute to the avoidance of need for new fossil fuel or other primary energy generation capacity and to reduce emissions of greenhouse gases and to minimise the impact of building emissions on local air quality in the interests of health, in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan 2016, Policy EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), Royal Borough of Greenwich, Greener Greenwich SPD (2014) and the Mayor's Sustainable Design and Construction SPG (2014).

60. Energy Strategy for Refurbished Buildings

- A. Within three months of the practical completion of the works in the refurbished non-residential buildings within the development, the following information shall be provided to the Local Planning Authority for written approval:
 - i. Energy Performance Certificates [EPC's], detailed modelling output reports showing clearly the BER and TER from the "as built stage" to confirm compliance with the carbon dioxide savings achieved through energy efficiency measures and the energy servicing strategy approved under Part (B);
 - ii. the resulting scheme, external equipment location and design, along with machinery/apparatus location, specification and operational details of the heating and hot water equipment in accordance with Part (B);
 - iii. a management and servicing plan including times, location, frequency, method of servicing and operation of the heating and hot water equipment in accordance with Part (B);
 - iv. Thermal Bridging calculations to confirm compliance with Accredited Construction Details (ACDs).
- B. Prior to the final completion of the works in the refurbished non-residential buildings within the development, the approved buildings, shall incorporate and maintain energy efficiency measures and connection to a single heat network to achieve as a minimum an overall onsite reduction in regulated CO₂ emissions of 18% (equal to 12 tonnes CO₂/ year) beyond Building

Regulations Part L 2013 (SAP10) through the carbon emission savings as detailed in the approved Energy Strategy Rev 01 prepared by Van Zyl & de Villiers Consulting Engineers (25 May 2020).

- C. Measures to reduce the carbon dioxide emissions associated with other energy uses not covered by Building Regulations (un-regulated) should be incorporated and maintained in the development in perpetuity.
- D. The development shall be carried out strictly in accordance with the details so approved.

Reason: To ensure that the refurbished non-residential buildings within the development hereby approved are energy efficient to the level found acceptable by the Local Planning Authority, reduce greenhouse gas emissions and minimise the impact of building emissions on local air quality in the interests of health, in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan 2016, Policy EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), Royal Borough of Greenwich, Greener Greenwich SPD (2014) and the Mayor's Sustainable Design and Construction SPG (2014).

61. Ultra-Low gas boilers dry NO_x emission ≤40 mg/kWh

- A. In line with condition 58 Part B (i), details of gas boilers accommodated in the development to provide the space heating and hot water, using Ultra-Low NO_x boiler(s) with maximum NO_x Emissions that are compliant with or better than the NO_x (g/m²) benchmarks as set out at Appendix 5 of the Mayor's Sustainable Design and Construction SPG shall be submitted to the Local Planning for written approval prior to commencement of the development.
- B. In line with condition 58 Part B (ii), details of gas boilers accommodated in the refurbished buildings within the development to provide the space heating and hot water, using Ultra-Low NO_x boiler(s) with maximum NO_x Emissions that are compliant with or better than the NO_x (g/m²) benchmarks as set out at Appendix 5 of the Mayor's Sustainable Design and Construction SPG shall be submitted to the Local Planning for written approval prior to commencement of the development. If the NO_x emissions of the gas boilers fall below the Mayor's standards, full justification and details of the gas boilers to be incorporated with the lowest NO_x emissions available in the market to support the proposed HVAC shall be provided.
- C. Six months prior to the first use of the relevant part of the development, evidence to demonstrate compliance with the emission limits agreed under

Part A or Part B shall be submitted to the Local Planning Authority for written approval.

Reason: In the interest of addressing climate change and to secure sustainable development in accordance with policies 5.1, 5.2, 5.3 of the London Plan 2015, policies DHI and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and Mayor's Sustainable Design and Construction SPG, April 2014.

62. District Heating Network

- A. Within three months of the practical completion of the new and refurbished non-residential buildings within the development and subject to condition [58 (B) as above numbered], the following details should be submitted to the Local Planning Authority for written approval:
- i. Details of the plant room(s), including size, layout and location, thermal stores (if available) and any other equipment required;
 - ii. Details of the pipe network (including the size and route, flow and return temperatures, total length of the heat network in metres (flow and return) distribution and transmission, diagram route, total plant heating capacity, total heat generated, total heat supplied to premises and how primary and secondary site heat network losses have been minimised, if any for the connection of either new and refurbished non-residential buildings into a single heat network or the heat network connecting the refurbished buildings only;
 - iii. Details of schematic of the either the single heat network showing the non-residential buildings connected into it or the heat network connecting the refurbished buildings only;
 - iv. Full details of the method of how the plant room(s) will facilitate connection to an offsite heating and/or private wire network including but not limited to: layout of the plant in the allocated plant room space(s) to demonstrate sufficient space has been allowed for the specified equipment and, where applicable, additional equipment to be installed in future, different temperature heat network;
 - v. A safeguarded provision to the edge of the site either of the single heat network or of each plant room proposed within the development;
 - vi. Details and evidence to demonstrate that the heat network shall be designed in accordance with Heat Networks: Code of Practice for the UK and Heat Trust Standards.
- B. Details and evidence of a post-commissioning assessment, completed by an independent assessor, for either the centralised low carbon heating system connecting all buildings within the development or low carbon technologies proposed for the new buildings and heat network for the refurbished

buildings installed, certifying that the specified equipment has been well designed in line with Part A and designed to connect to an offsite heat network, runs efficiently, has reliability of supply, a reasonable customer tariff and appropriate management and maintenance arrangements are in place.

The allocated space(s) within the development shall be constructed in accordance with the approved details.

Reason: To ensure that the allocated space(s) for energy equipment within the development is designed in a manner that ensures that the development contributes to reducing the use of fossil fuel or other primary energy generation capacity, is designed to connect to an offsite heating and/or private wire network and to reduce emissions of greenhouse gases in accordance with policies 5.3, 5.5 and 5.6 of the London Plan 2016, policies DH1 and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), the Mayor's Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014).

3.0 Conditions and Reasons for Application Reference 20/1661/L (update to Appendix 3 of the main report)

- 3.1 Following the issuing of the planning board three additional conditions relating to flooring, circular access and the clocktower have been added, as well as a modification to condition 16.

16. Details of the ramp between the proposed east and west sites

Prior to the commencement of any works to the proposed ramp located on the un-named road between the proposed east and west sites, details shall be submitted to and approved in writing by the local planning authority outlining proposed brick detailing to the ramp.

The work shall be carried out in full accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with Policy 7.8 of the London Plan (2016) and policies DH1, DH3 and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

19. Details of the flooring for the Main Hall

No alteration works which comprise material alterations to the building fabric (other than the removal of the non-original existing flooring), shall commence to the Main Hall until the full details (including a sample panel) of the proposed vinyl flooring have been submitted to, and approved in writing by the local planning

authority. The details shall include the manufacturer, type, colour, method of installation and outline the interface with the Winter Garden. Any works carried out shall be in accordance with such approval.

Reason: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with Policy 19 (paragraphs 189 -194) of the National Planning Policy Framework (2019), Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy 7.8 of the London Plan (2016) and policies DH3 and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

20. Provision for options to access circular route

No alteration works, including repairs which comprise material alterations to the building fabric, shall commence to the Main Hall until full details of the retention of a secondary link to the Winter Gardens have been submitted to, and approved in writing by the local planning authority. The details shall include the glazed screen position, type and method of installation including how it would function with the original door. Any works carried out shall be in accordance with such approval.

Reason: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with Policy 19 (paragraphs 189 -194) of the National Planning Policy Framework (2019), Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy 7.8 of the London Plan (2016) and policies DH3 and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

21. Clocktower of the Honeycomb Building (Recording)

Prior to occupation of the development, a condition report of the clock within the clocktower, including a schedule, shall be submitted to and approved in writing by the local planning authority. The detail shall also outline the requirements and any repairs which would be necessary for the internal mechanism (or provide options of an alternative mechanism) to function.

Reason: In order to safeguard the special architectural or historic interest of the designated heritage asset in accordance with the NPPF 2019, Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy 7.8 of the London Plan (2016), Policies DH3 and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

- 3.2 All other conditions recommended in Appendix 2 and 3 of the main report remain unchanged.

Background Papers

National Planning Policy Framework (2019)
Section 66 of the Planning (Listed Buildings and
Conservation Areas) Act 1990
Planning Practice Guidance
The London Plan (2016)
Minor Alterations to the London Plan (March 2016)
Royal Greenwich Local Plan: Core Strategy with
Detailed Policies (Adopted July 2014)

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