

Appendix I - Drawing numbers

The following drawings and associated documentation have been submitted by the applicant in support of application reference 20/0662/MA:

101 Rev B, 0714/02B, 0714/200A, 0714/205, 0714/206, 0714/207, 002 REV R, 007 REV C, 008 REV D, 009 REV C, 300 Rev B, 309 Rev B, Transport Assessment (February 2018) and Supporting Statement REV 19/06/20.

Appendix 2 – Conditions and Informative(s)

Condition 1

The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

101 Rev B, 002 Rev R, 0714/201, 0714/202, 0714/203, 0714/204, 007 Rev C, 008 Rev D, 009 Rev C, 0714/208, 0714/01A, 0714/02B, 300 Rev B, 309 Rev B, Air Quality Impact Assessment dated December 2017 , Revised Energy and Sustainability Statement dated March 2018 Appendix 13.1 SBEM Boiler , Appendix 13.2 SBEM Boiler 50% + CHP 50%, Appendix 13.3 SBEM Boiler 100% +PV 70 KWP, Appendix 13.4 SBEM Boiler 50% + CHP 50% + PV70 KWP , 0714, Framework Travel Plan prepared by Bellamy Roberts dated February 2018, Transport Assessment prepared by Bellamy Roberts dated February 2018, Supporting Statement REV 19/06/20.

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 2

Prior to the commencement of the development hereby permitted a construction method statement shall be submitted to and approved in writing by the Local Planning Authority in consultation with TfL and Crossrail. The method statement shall include details of the following:

- 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.
- Haulage routes
- Likely noise levels to be generated from plant
- Details of any noise screening measures
- Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded
- Where works are likely to lead to vibration impacts on surrounding residential properties, proposals for monitoring vibration and procedures to be put in place if agreed vibration levels are exceeded. Note: it is expected that vibration over 1mm/s measured as a peak particle velocity would constitute unreasonable vibration.

- Likely dust levels to be generated and any screening measures to be employed
- Proposals for monitoring dust and controlling unacceptable releases
- Wheel washing facilities and facilities for discharging the water
- Reference shall be made to:
 - The Councils' Construction Site Noise Code of Practice
http://www.royalgreenwich.gov.uk/downloads/417/pollution_control_-_construction_information_and_advice
 - The Mayor of London's 'The control of dust and emissions from construction and demolition' Best Practice Guidance
http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp and
 - BRE four-part Pollution Control Guides 'Controlling particles and noise pollution from construction sites'.

Reason: In the interests of the amenities of neighbouring properties and to ensure compliance with Policies 7.14, 7.15 and 6.3 of the London Plan and Policies E(a) and E(b) of The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Details for this condition have been submitted and are currently being assessed under application ref: 19/3214/SD.

Condition 3

Prior to the commencement of the development hereby permitted a Construction Logistics Plan (CLP) shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London. The CLP shall include (but not be limited to) details of the access route for vehicles involved in construction of the expected number of construction vehicles generated by the site and the impact upon the highway network. The applicant shall seek prior approval from TfL before submitting the CLP pursuant to this condition. The development shall in all respects be implemented in accordance with the details approved pursuant to this condition.

Reason: In order to safeguard residential amenity and pedestrian and traffic safety and ensure compliance with Policies IM3, IM4, IM(a) and EI of the of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Details for this condition have been submitted and are currently being assessed under application ref: 19/3214/SD.

Condition 4

Before development commences, an updated air quality assessment report that utilizes representative traffic data should be submitted. The updated report should also include an air quality neutral assessment for both building and transport. Furthermore, details of mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. These details should include:

- Details of the mechanical ventilation system including drawings detailing the inlets and internal configuration of the ventilation system
- Details of the filtration system including the technical specification and maintenance schedule
- Details of the windows

The mitigation measures shall be installed in accordance with the approved details and retained for the lifetime of the development.

Reason: To protect local air quality, in accordance with Greater London Authority's supplementary planning guidance 'Sustainable design and construction' and comply with Policy E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Details for this condition have been submitted and are currently being assessed under application ref: 19/3214/SD.

Condition 5

The CHP Plant must not exceed the Band B Emission Standards as listed in Appendix 7 of the London Plan's Sustainable Design and Construction SPG document. Prior to the development commencing, evidence to demonstrate compliance with these emission limits will be submitted to the Local Planning Authority for approval.

Reason: To comply with the London Plan's SPG on Sustainable Design and Construction (2014) and Policy 7.14 of the London Plan.

Details for this condition have been submitted and are currently being assessed under application ref: 19/3214/SD.

Condition 6

Prior to the commencement of the development hereby permitted, full details of any mechanical ventilation or other plant associated with the commercial operation of the building shall be submitted to and approved by the Local Planning Authority. Details should include full specifications of all filtration, deodorising

systems, noise output and termination points. Particular consideration should be given to the high level discharge of kitchen extract air/ the discharge of toxic or odoriferous extract air where a high level of discharge is usually essential. The approved scheme shall be completed prior to occupation of the development and shall be permanently maintained thereafter.

Reason: To safeguard the amenities of neighbouring properties and the area generally and ensure compliance with Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (30th July 2014).

Details for this condition have been submitted and are currently being assessed under application ref: 19/3214/SD.

Condition 7

Prior to the commencement of works on the development hereby permitted, provide an Acoustic Report including:

- Survey of existing background/ambient sound level,
- Manufacturers noise specification (Sound power/Sound pressure level, octave band spectral levels) of proposed plant and equipment such as air handling units, boilers, lifts, mechanical ventilation,
- The proposed operational hours of the plant,
- Proposed mitigation measures to ensure the existing background sound level will not increase when measured at one metre from the façade of the nearest noise sensitive premises. In order to achieve this, the plant shall be designed/selected, or the noise from the plant should be attenuated, so that it is 10dB below the existing background level (LA90 15min). The measurements and assessment shall be made in accordance to the latest British Standard 4142, and shall be submitted to and approved by the Local Planning Authority.

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

Reason: In order to safeguard the amenities of neighbouring properties and the area generally and ensure compliance with Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (30th July 2014).

Details for this condition have been submitted and are currently being assessed under application ref: 19/3214/SD.

Condition 8

No development shall take place until a scheme of sound acoustic window insulation and mechanical ventilation for the hotel hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before the hotel is brought into use and shall thereafter remain in operation.

Reason: In order to safeguard the amenities of neighbouring properties and the area generally and ensure compliance with Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (30th July 2014).

Details for this condition have been submitted and are currently being assessed under application ref: 19/3214/SD.

Condition 9

No development shall take place until a scheme to identify the extent of contamination on the site and the measures to avoid risk have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure development is carried out in line with the aims of the National Planning Policy Framework with regard to the management of any historic contamination present in soils or groundwater beneath the site that present a risk to controlled waters or human health in accordance with London Plan Policy 5.21 and Policy E (e) of The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Details for this condition have been submitted and are currently being assessed under application ref: 19/3214/SD.

Condition 10

A Flood Emergency Plan, including an evacuation route to a safe refuge above the breach flood level informed by the most recent breach modelling data, shall be submitted and approved by the Local Planning Authority prior to the commencement of works at the site and shall be complied with for the lifetime of the development.

Reason: To minimise risks the risk of flooding to users of the building and comply with Policy 5.12 of the London Plan (2016) and E2 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Details for this condition have been submitted and are currently being assessed under application ref: 19/3214/SD.

Condition 11

Prior to the commencement of the development, details of parking bays suitable for wheelchair users shall be submitted to, and approved in writing by, the Local Planning Authority. The parking bays shall be laid out in accordance with the approved details prior to the occupation of the development and retained for the lifetime of the development.

Reason: to comply with Policy IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Details for this condition have been submitted and are currently being assessed under application ref: 19/3214/SD.

Condition 12

- a) The development hereby permitted shall seek to achieve no less than a 74.5 % reduction in regulated building carbon dioxide emissions over Part L 2013 of the building regulations.
- b) Prior to first occupation of the building the developer shall submit evidence that the minimum 74.5% reduction over Part L 2013 of the building regulations has been achieved.

Reason: To minimise future carbon dioxide emissions and mitigate climate change, and to comply with Policy 5.2 of the London Plan (2016) and Policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 13

- a) The development hereby permitted shall be built to a minimum of BREEAM Excellent (or its successor).
- b) Prior to the commencement of development, a Design Stage assessment (under the BREEAM or its successor) shall be carried out and a copy of the summary score sheet and interim BREEAM Certificate shall be submitted to and approved in writing by the Local Planning Authority.
- c) Prior to first occupation of the accommodation hereby permitted, a copy of the summary score sheet and Post Construction Review Certificate (under BREEAM or its successor) shall be submitted to the Local Planning Authority verifying that the agreed standards have been met.

Reason: To minimise future carbon dioxide emissions and mitigate climate change, and to comply with Policy 5.2 of the London Plan (2016) and Policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 14

- a) The development shall achieve 18% reduction of the development's overall CO₂ emissions from roof mounted photo voltaics.
- b) Prior to the commencement of the relevant part of the development details of the machinery/apparatus location, specification and operational details shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:
 - A management plan for the operation of the technologies.
 - (if applicable) A servicing plan including times, location, frequency, method of servicing (and any other details the Local Planning Authority deems necessary)
 - (if applicable) A noise assessment regarding the operation of the technology.

The development shall be carried out in accordance with the details hereby approved, shall be maintained as such thereafter and no amendments to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To contribute towards carbon dioxide emissions reductions to comply with Policy 5.7 of the London Plan (2016) and Policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 15

Evidence that the scheme of renewable energy provision has been installed in accordance with the condition above, including evidence of commissioning and a copy of the building's Energy Performance Certificate, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.

Reason: To contribute towards carbon dioxide emissions reduction and to comply with Policy 5.7 of the London Plan (2016) and Policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 16

Prior to the commencement of the relevant part of the development, full details of the refuse storage, recycling facilities and refuse collection point arrangements are to be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to first occupation of the development.

Reason: In order that the Council may be satisfied with the details of the proposal and ensure compliance with policy 5.16 of the London Plan (March 2015) and DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Details for this condition have been submitted and are currently being assessed under application ref: 19/3214/SD.

Condition 17

The development shall not be occupied until a detailed Delivery and Servicing Plan (DSP) has been submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London. The DSP shall endeavour to ensure that deliveries are carried out outside of peak hours and shall in all respects be implemented in accordance with the details approved pursuant to this condition.

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 Policy 6.3 of the London Plan (2016) and Policy IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 18

Prior to occupation of the development details of secure cycle storage for the development hereby approved have been submitted to and approved in writing by the local planning authority.

The scheme shall be implemented as approved prior to the first occupation of the development and retained thereafter.

Reason: To ensure the provision of adequate cycle parking facilities in accordance with the requirements of policy 6.9 of the London Plan 2016.

Details for this condition have been submitted and are currently being assessed under application ref: 19/3214/SD.

Condition 19

Prior to the occupation of the development, a car park design and management plan including details of coach parking shall be submitted to, and approved in writing by, the Local Planning Authority. The car park management plan shall in all respects be implemented in accordance with the details approved pursuant to this condition unless the Local Planning Authority gives written consent to any such variation.

Reason: To ensure that safe and secure off-street parking is maintained and managed to the satisfaction of the Council and ensure compliance with Policy 6.13 of the London Plan (March 2016) and Policies IM4 and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 20

Operational use of the building could generate noise affecting local residents. Use of amplified music/speech; noise from traffic and/or car parking; and deliveries outside daytime hours could cause loss of amenity or nuisance. A noise impact assessment is therefore required to highlight any potential noise problems and propose suitable mitigation. This assessment needs to be submitted to, and approved in writing by the LPA. The approved mitigation scheme must be implemented prior to the occupation and retained for the lifetime of the development.

Reason: In order to safeguard the amenities of residential properties and ensure compliance with Policy 7.15 of the London Plan (2016) and Policies DH(b) and E(a) of The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 21

No development shall take place until details of all hard and soft landscaping works including surface treatments, fencing or other means of enclosure including landscape screening to the southern shared boundary have been submitted to and approved in writing by the Local Planning Authority. The hard landscaping shall be carried out in accordance with the approved detail before the hotel hereby permitted is first occupied. The soft landscaping works shall be completed in accordance with the approved details within twelve months, or by the end of the first planting season after the completion of the development.

Reason: To ensure the Local Planning Authority is satisfied with the external appearance of the development and to ensure compliance with Policy 3.5 of the London Plan (2016) and Policy DH1 The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Details for this condition have been submitted and are currently being assessed under application ref: 19/3214/SD.

Condition 22

Details of the electric vehicle charging points (EVCP) to be provided within the scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant part of the development. Electric charging spaces will be provided for 20% of the total number of car parking spaces located within the basement of the development, with a potential provision for an extra 20% of the car parking spaces. The submitted details shall thereafter be implemented in strict accordance with the approved details, prior to the occupation of the development.

Reason: To minimise carbon dioxide emissions and to comply with Policy 6.13 of the London Plan (2016) and Policy IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Details for this condition have been submitted and are currently being assessed under application ref: 19/3214/SD.

Condition 23

Any demolition, earth removal, foundation and building works required to implement the development hereby permitted shall only be carried out between the hours of:

Monday to Friday-8.00 to 18.00 hours
Saturdays 8.00 to 13.00 hours; and
Not at all on Sundays and Bank Holidays.

Reason: To safeguard the amenities of neighbouring properties and the area generally and ensure compliance with Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 24

The facing materials to be used on the external surfaces of the building hereby permitted shall be implemented fully in accordance Appendix 8.2 – Schedule of Materials.

Reason: In order that the Council may be satisfied with the external appearance of the buildings and ensure compliance with Policy 7.4 of the London Plan (2016) and Policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (30th July 2014).

Informative(s)

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 discussions took place which resulted in further information being submitted.
2. For the avoidance of doubt, the following drawings are superseded:

Originally approved drawing	Superseded by
0714/200 Rev A	002 Rec R
0714/205	007 Rev C
0714/206	008 Rev D
0714/207	009 Rev C

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

The NPPF (2019)

The National Planning Policy Framework (NPPF) confirms that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Of relevance in this instance is:

- Chapter 6 Building a strong, competitive economy
- Chapter 9 Promoting sustainable transport
- Chapter 12 Achieving well-designed places

The London Plan (2016)

In March 2016 the London Plan (March 2015) was updated with minor amendments. The policies relevant to this application are:

- Policy 4.5 London's visitor infrastructure
- Policy 6.3 Assessing effects of development on transport capacity
- Policy 7.4 Local character
- Policy 7.6 Architecture

The Draft London Plan (Intend to Publish)

- Policy D4 Delivering good design
- Policy E10 Visitor infrastructure
- Policy T4 Assessing and mitigating transport impacts
- Policy T6 Car Parking
- Policy T6.4 Hotel and leisure uses parking

The Royal Borough of Greenwich Adopted Core Strategy (July 2014)

The Royal Greenwich Local Plan: Core Strategy with Detailed Policies was adopted by the Council on 30th July 2014. The Core Strategy and the London Plan are the borough's statutory development plans. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Core Strategy as they relate to this application:

- Policy DH1 Design
- Polich DH(b) Protection of Amenity for Adjacent Occupiers
- Policy IM(a) Impact on the road network