

Appendix I - Drawing numbers

The following drawings and associated documentation has been submitted by the applicant in support of application reference 20/1436/F:

19-2307/P/01, 19-2307/P/02, 19-2307/P/03A, 19-2307/P/04, 19-2307/P/05, 19-2307/P/06 and Design & Access Statement.

Appendix 2 – Conditions and Informative(s)

Condition 1

The development to which this permission relates must be begun not later than the expiration of three (3) years beginning with the date on which the permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Condition 2

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

19-2307/P/01, 19-2307/P/02, 19-2307/P/03A, 19-2307/P/04, 19-2307/P/05, 19-2307/P/06 and Design & Access Statement.

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 3

- a) The development hereby approved shall not be occupied until full details of the distillery tanks, storage facility and associated effluent has been submitted to and approved in writing by the Local Planning Authority.
- b) The distillery tanks, storage facility and associated effluent shall be implemented in accordance with the approved details and retained for the lifetime of the development.

Reason: In order to protect the amenity of adjoining occupiers and ensure compliance with Policies E(a) and E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies, 2014.

Condition 4

- a) The development hereby approved shall not be occupied until full details of the ventilation/extraction equipment for the brewing processes has been submitted to and approved in writing by the Local Planning Authority.
- b) The equipment shall be implemented in accordance with the approved details and retained for the lifetime of the development.

Reason: In order to protect the amenity of adjoining occupiers and ensure compliance with Policy 7.15 of the London Plan (2016) and Policies DHI E(a) and E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies, 2014.

Condition 5

- a) The development hereby approved shall not be occupied until an Operations Management Plan is submitted to and approved in writing by the Local Planning Authority. Details shall include a Delivery and Servicing Plan to demonstrate the expected number and time of delivery and servicing trips to the site, with the aim of reducing the impact of servicing activity.
- b) The approved Operations Management Plan shall be implemented in full accordance with the approved details from the first occupation of the development and shall be adhered to for the lifetime of the development.

Reason: In order to safeguard residential amenity and pedestrian and traffic safety and ensure compliance with Policy 6.3 of the London Plan (2016) and Policies E(c) and IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014)

Condition 7

The public house [Class A4] shall only be open for customer business between the hours of

- Monday – closed
- Tuesday and Wednesday – 16:00 – 22:30
- Thursday – 11:00 – 22:30
- Friday and Saturday 11:00 – 23:30
- Sunday and Bank Holidays – 13:00 – 20:30

Reason: In order to safeguard the amenities of adjoining occupants at unsociable periods and to comply with Policies 6.3 and 7.15 of the London Plan (2016) and Policies E(c) and IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 8

The community facility and overflow seating (during public house opening hours) [Class Sui Generis] at first floor level shall only be open between the hours of 09:00 to 22:00 on Monday to Friday and 10:00 to 18:00 on Saturday, Sunday and Bank Holidays

Reason: In order to safeguard the amenities of adjoining occupants at unsociable periods and to comply with Policy 6.3 and 7.15 of the London Plan (2016) and Policies E(c) and IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 9

No music, amplified sound system or other form of loud noise (such as singing or chanting) shall be used or generated which is audible outside the premises or within adjoining buildings

Reason: In order to safeguard the amenities of adjoining occupants at unsociable periods and to comply with Policies 6.3 and 7.15 of the London Plan (2016) and Policies E(c) and IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 10

- a) Prior to the first occupation of the development hereby approved, full details of the refuse storage and recycling facilities, including bin stores shall be submitted to, and approved in writing by the Local Planning Authority.
- b) The storage and recycling facilities shall in all respects be constructed and implemented in accordance with the approved details, before the relevant part of the development is first occupied and maintained for the lifetime of the development.

Reason: In order that the Council may be satisfied with the details of the proposal and to ensure compliance with Policy 5.16 of the London Plan (2016) and Policies H5 and DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 11

- a) Prior to the first occupation of the development hereby approved full details of the cycle parking facilities shall be submitted to and approved in writing by the local planning authority. A minimum of 1 secure and dry cycle parking space shall be provided within the development as indicated on the plans hereby approved. A minimum aisle width of 2.5m between the end of the cycle stand and the wall is required.
- b) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

Reason: To promote sustainable travel and to ensure compliance with Policy 6.9 of the London Plan (2016) and IM4, IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Informative(s)

1. 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, no pre-application advice was sought. However, as the proposal was clearly in accordance with the Development Plan, permission could be granted without any further discussion.
2. You are advised that this permission relates only to the proposed change of use and that any alterations to, or new advertisements relating to the proposed use, would require separate planning permission and/or advertisement consent.

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

The NPPF (2018)

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 2 Achieving sustainable development
- Chapter 6 Building a strong, competitive economy
- Chapter 9 Promoting sustainable transport
- Chapter 12 Achieving well-designed places
- Chapter 15 Conserving and enhancing the natural environment

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 5.1 Climate change mitigation
- Policy 5.2 Minimising Carbon Dioxide Emissions
- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.9 Cycling
- Policy 6.12 Road network capacity
- Policy 6.13 Parking
- Policy 7.4 Local character
- Policy 7.15 Reducing and managing noise
- Policy 8.3 Community infrastructure levy

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
Policy DH(b)	Protection of Amenity for Adjacent Occupiers
Policy EI	Carbon Emissions
Policy IM1	Infrastructure
Policy IM(a)	Impact on the Road Network
Policy IM(b)	Walking and cycling
Policy IM(c)	Parking standard
Policy IM4	Sustainable Travel