

## Appendix I - Drawing numbers

<b>Drawing No.</b>	<b>Title</b>
FS0742-NOV-V8-XX-DR-PL001 P3	Site Location Plan
FS0742-NOV-V8-XX-DR-PL002 P1	Block Plan Existing
FS0742-NOV-V8-XX-DR-PL003 P3	Block Plan Proposed
FS0742-NOV-V8-XX-DR-PL004 P1	Demolition / Retained / New building volumes
FS0742-NOV-V6-00-DR-PL005 P1	Proposed Ground Floor Plan - Main Building
FS0742-NOV-V6-01-DR-PL006 P2	Proposed First Floor Plan - Main Building
FS0742-NOV-V6-02-DR-PL007 P2	Proposed Second Floor Plan - Main Building
FS0742-NOV-V6-03-DR-PL008 P1	Proposed Roof Plan - Main building
FS0742-NOV-V7-00-DR-PL009 P1	Proposed Sports Hall Ground Floor Plan
FS0742-NOV-V7-XX-DR-PL010 P2	Proposed Sports Hall First Floor & Roof Plan
FS0742-NOV-V1-00-DR-PL011 P3	Existing and Proposed Mansion House Ground Floor Plan
FS0742-NOV-V1-XX-DR-PL012 P2	Existing and Proposed Mansion House First Floor & Roof Plan
FS0742-NOV-V2-XX-DR-PL013 P1	Existing and Proposed Engine House Basement, Ground & Roof Plan
FS0742-NOV-V3-XX-DR-PL014 P1	Existing and Proposed Honeycomb Basement & Ground Floor Plan
FS0742-NOV-V3-XX-DR-PL015 P1	Existing and Proposed Honeycomb First & Roof Plan
FS0742-NOV-XX-XX-DR-PL016 P2	Existing and Proposed Coach House & Cottage Ground Floor & Roof Plans
FS0742-NOV-V1-01-DR-PL017 P2	Demolitions - Mansion House Ground Floor Plan
FS0742-NOV-V1-XX-DR-PL018 P2	Demolitions - Mansion House First Floor & Roof Plan
FS0742-NOV-V2-XX-DR-PL019 P1	Demolitions - Engine House Basement, Ground Floor & Roof Plan

FS0742-NOV-V3-XX-DR-PL020 P1	Demolitions - Honeycomb Basement & Ground Floor Plan
FS0742-NOV-V3-XX-DR-PL021 P1	Demolitions - Honeycomb First Floor & Roof Plan
FS0742-NOV-XX-XX-DR-PL022 P2	Demolitions - Coach House & Cottage Ground Floor & Roof Plans
FS0742-NOV-V6-XX-DR-PL023 P2	North and South Elevations - Main Building Demolished & Proposed
FS0742-NOV-V6-XX-DR-PL024 P2	Proposed North and West Elevations - Main Building
FS0742-NOV-V6-XX-DR-PL025 P2	Proposed South and East Elevations - Main Building
FS0742-NOV-V7-XX-DR-PL026 P1	GA Elevations - Sports Hall
FS0742-NOV-V1-XX-DR-PL027 P3	Existing and Proposed North and East Elevations - Mansion House
FS0742-NOV-V1-XX-DR-PL028 P2	Existing and Proposed South and West Elevations - Mansion House
FS0742-NOV-V2-XX-DR-PL029 P1	Existing and Proposed North and East Elevations - Engine House
FS0742-NOV-V2-XX-DR-PL030 P1	Existing and Proposed South and West Elevations - Engine House
FS0742-NOV-V3-XX-DR-PL031 P2	Existing and Proposed North and East Elevations - Honeycomb
FS0742-NOV-V3-XX-DR-PL032 P1	Existing and Proposed South and West Elevations - Honeycomb
FS0742-NOV-V3-XX-DR-PL033 I	Existing and Proposed Courtyard Elevations - Honeycomb
FS0742-NOV-XX-XX-DR-PL034 P2	Existing and Proposed North and East Elevations - Stables and stud groom cottage
FS0742-NOV-XX-X-DR-PL035 P2	Existing and Proposed South and West Elevations - Stables and stud groom cottage
FS0742-NOV-V6-XX-DR-PL036 P1	GA Sections - Main Building
FS0742-NOV-V7-XX-DR-PL037 P1	GA Sections - Sports Hall
FS0742-NOV-V1-XX-DR-PL038 P1	Sheet 1 - Existing and Proposed Sections - Mansion House
FS0742-NOV-V1-XX-DR-PL039 P1	Sheet 2 - Existing and Proposed Sections - Mansion House
FS0742-NOV-V2-XX-DR-PL040 P1	Existing and Proposed Sections - Engine House

FS0742-NOV-V3-XX-DR-PL041 P1	Existing and Proposed Sections - Honeycomb
FS0742-NOV-XX-XX-DR-PL042 P2	Existing and Proposed Sections - Stables and stud groom
FS0742-NOV-V6-XX-DR-PL043 P1	Listed WC Existing & Proposed Plans & Sections
FS0742-NOV-V6-XX-DR-PL044 P2	Proposed Bay Sections & Elevations - Main Building (Sheet 1)
FS0742-NOV-V6-XX-DR-PL045 P2	Proposed Bay Sections & Elevations - Main Building (Sheet 2)
FS0742-NOV-V7-XX-DR-PL046 P1	Proposed Bay Sections & Elevations - Sports Hall
FS0742-NOV-V8-XX-DR-PL047 P1	External views - Sheet 1
FS0742-NOV-V8-XX-DR-PL048 P2	External views - Sheet 2
FS0742-NOV-V8-XX-DR-PL049 P2	External views - Sheet 3
FS0742-NOV-V8-XX-DR-PL050 P2	Photo Montage View 01
FS0742-NOV-V8-XX-DR-PL051 P2	Photo Montage View 02
FS0742-NOV-V8-XX-DR-PL052 P2	Photo Montage View 03
FS0742-NOV-V8-XX-DR-PL053 P2	Photo Montage View 04
FS0742-NOV-V8-XX-DR-PL054 P2	Photo Montage View 05
FS0742-NOV-V8-XX-DR-PL055 P2	Photo Montage View 06
FS0742-NOV-V8-XX-DR-PL056 P1	Photo Montage View 07
FS0742-FAB-XX-00- DR-L-0015 P02	Illustrative Landscape Masterplan
FS0742-FAB-XX-00- DR-L-0017 P02	Landscape Boundaries Plan
FS0742-FAB-XX-00- DR-L-0121 P02	Landscape General Arrangement Plan – Sheet 1 of 11
FS0742-FAB-XX-00- DR-L-0122 P02	Landscape General Arrangement Plan – Sheet 2 of 11
FS0742-FAB-XX-00- DR-L-0123 P02	Landscape General Arrangement Plan – Sheet 3 of 11

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FS0742-FAB-XX-00- DR-L-0124 P02	Landscape General Arrangement Plan – Sheet 4 of 11
FS0742-FAB-XX-00- DR-L-0125 P02	Landscape General Arrangement Plan – Sheet 5 of 11
FS0742-FAB-XX-00- DR-L-0126 P02	Landscape General Arrangement Plan – Sheet 6 of 11
FS0742-FAB-XX-00- DR-L-0127 P02	Landscape General Arrangement Plan – Sheet 7 of 11
FS0742-FAB-XX-00- DR-L-0128 P02	Landscape General Arrangement Plan – Sheet 8 of 11
FS0742-FAB-XX-00- DR-L-0129 P02	Landscape General Arrangement Plan – Sheet 9 of 11
FS0742-FAB-XX-00- DR-L-0130 P02	Landscape General Arrangement Plan – Sheet 10 of 11
FS0742-FAB-XX-00- DR-L-0131 P02	Landscape General Arrangement Plan – Sheet 11 of 11
FS0742-FAB-XX-00- DR-L-0305 P02	Site Sections Landscape – Sheet 1
FS0742-FAB-XX-00- DR-L-0306 P02	Site Sections Landscape – Sheet 2
FS0742-FAB-XX-00- DR-L-0307 P02	Site Sections Landscape – Sheet 3
5429-LLB-XX-XX-DR-Ab-0005 P03	Tree Protection Plan (Demolition) Sheet 1 of 4
5429-LLB-XX-XX-DR-Ab-0006 P03	Tree Protection Plan (Demolition) Sheet 2 of 4
5429-LLB-XX-XX-DR-Ab-0007 P03	Tree Protection Plan (Demolition) Sheet 3 of 4
5429-LLB-XX-XX-DR-Ab-0008 P03	Tree Protection Plan (Demolition) Sheet 4 of 4
5429-LLB-XX-XX-DR-Ab-0009 P03	Tree Protection Plan (Construction) Sheet 1 of 4
5429-LLB-XX-XX-DR-Ab-0010 P03	Tree Protection Plan (Construction) Sheet 2 of 4
5429-LLB-XX-XX-DR-Ab-0011 P03	Tree Protection Plan (Construction) Sheet 3 of 4
5429-LLB-XX-XX-DR-Ab-0012 P03	Tree Protection Plan (Construction) Sheet 4 of 4

## **Reports:**

Design & Access Statement, prepared by Noviun Architects  
Planning Statement, prepared by DHA Planning  
Additional Geo-Environmental Investigation, prepared by Land Science  
Air Quality Assessment, prepared by Dustscan  
Arboricultural Impact Assessment, prepared by Lloyd Bore  
Arboricultural Method Statement, prepared by Lloyd Bore  
Archaeological Watching Brief on Geotechnical Site Investigation, prepared by Pre-Construct Archaeology Limited  
Badger Report, prepared by Lloyd Bore  
BREEAM Pre-Assessment, prepared by AA Projects  
BREEAM Pre-Assessment (Refurbishment), prepared by AA Projects  
Construction Environment Management Plan (CEMP) and Logistics Plan, prepared by Willmott Dixon  
Delivery and Servicing Management Plan, prepared by MLM Transport  
Draft Community Use Agreement, prepared by Harris Federation  
Drainage Strategy Report, prepared by Lyons O'Neill  
Energy Strategy, prepared by VZDV  
External Lighting & CCTV Report, prepared by VZDV  
Fire Strategy Report, prepared by MLM Group  
Flood Risk Assessment, prepared by Lyons O'Neill  
Foul Sewage Assessment, prepared by Lyons O'Neill  
Heritage Statement, prepared by Heritage Collective  
Interim Ecological Impact Assessment, prepared by Lloyd Bore  
Interim School Travel Plan, prepared by MLM Transport  
Landscaping Design & Access Statement (September 2020), prepared by Fabrik  
Noise Impact Assessment, prepared by Red Twin  
Outline Landscape Specification, prepared by Fabrik  
Phase I Geo-Environmental Investigation, prepared by Land Science  
Phase II Geotechnical & Geo-Environmental Investigation, prepared by Land Science  
Refurbishment Schedule of Works, prepared by Noviun Architects  
Remediation Method Statement & Verification Plan, prepared by Ivy House Environmental  
Statement of Community Involvement, prepared by Your Shout  
Transport Assessment, prepared by MLM Transport  
Urban Greening Factor Assessment Report, prepared by Lloyd Bore  
Utilities Report, prepared by VZDV  
Ventilation Extraction Statement, prepared by VZDV

Detailed Unexploded Ordnance (UXO) Threat & Risk Assessment, prepared by Alpha Associates  
Technical Note on Pupil Access with Removal of Proposed Bexley Rd Access, prepared by MLM  
Planning Cover Letter, prepared by DHA Planning dated 9th September 2020  
Technical Note Response to GLA Stage 1, prepared by MLM  
Planning Cover Letter, prepared by DHA Planning dated 23rd September 2020

## Appendix 2 – Conditions and Informatives (Recommendation A – 20/1660/F)

### 1. Time Limit

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.

### 2. Approved Drawings

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

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FS0742-NOV-V8-XX-DR-PL001 P3	Site Location Plan
FS0742-NOV-V8-XX-DR-PL003 P3	Block Plan Proposed
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FS0742-NOV-XX-XX-DR-PL034 P2	Existing and Proposed North and East Elevations - Stables and stud groom cottage
FS0742-NOV-XX-X-DR-PL035 P2	Existing and Proposed South and West Elevations - Stables and stud groom cottage



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FS0742-FAB-XX-00- DR-L-0128 P02	Landscape General Arrangement Plan – Sheet 8 of 11

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FS0742-FAB-XX-00- DR-L-0131 P02	Landscape General Arrangement Plan – Sheet 11 of 11
FS0742-FAB-XX-00- DR-L-0305 P02	Site Sections Landscape – Sheet 1
FS0742-FAB-XX-00- DR-L-0306 P02	Site Sections Landscape – Sheet 2
FS0742-FAB-XX-00- DR-L-0307 P02	Site Sections Landscape – Sheet 3

Reason: For the avoidance of doubt and in the interests of proper planning.

### 3. Details of Materials

**Prior to the commencement of the above ground works**, full details including samples of all facing materials and fenestration to be used on the buildings (including a 1:1 scale composite sample panel to be provided on site) and details of all other finishing materials including paving and all means of enclosure, shall be submitted to, and approved in writing by, the Local Planning Authority and the scheme shall thereafter be implemented in accordance with the approval.

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

### 4. Construction Method Statement

**Prior to the commencement of the development**, a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of the following:

- Proposed contact details and method for dealing with complaints from neighbours;
- Haulage route which avoids where possible nearby schools and ensure access to the public car park associated with the Winter Garden remains accessible at all times;
- 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 and in particular *the properties known as East and West Lodge and all other sensitive receptors*, proposals for monitoring vibration and procedures to be put in place if agreed vibration levels are exceeded;
- 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;
- Details of the use of cranes in relation to the location, maximum operating height and duration;
- 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](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](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'.

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.

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

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 (2016) and Policies E(a) and E(b) of The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

## **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'.

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.

## **6. Construction Plant and Machinery (NRMM)**

- a) **Prior to the commencement of the development**, details of all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/EC for both NO<sub>x</sub> and PM. All Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

- b) The NRMM approved in part (a) above, must be used during the demolition and construction phases in accordance with the approved details.
- c) An inventory of all Non-Road Mobile Machinery (NRMM) must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To safeguard the amenities of neighbouring properties and the area generally and to ensure compliance with Policy 7.15 of the London Plan (2016) and Policy DH(k) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

## **7. Construction Logistics Plans**

**Prior to the commencement of the development**, a Construction Logistics Plan (CLP) shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Council's Highways Department and 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 the interests of the amenities of neighbouring properties and pedestrian and highway safety and to ensure compliance with Policies 7.14, 7.15 and 6.3 of the London Plan (2016) and Policies E(a), E(b) and IM(a) of The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

## **8. Construction Travel Plan**

**Prior to the commencement of the development**, a detailed site-specific Demolition / Construction Travel Plan incorporating measures to promote and maximise the use of sustainable travel (including public transport, walking and cycling) and monitoring arrangements for the construction of the development shall be submitted to, and approved by, the Local Planning Authority. The Travel

Plan shall in all respects be implemented in accordance with the details approved pursuant to this condition.

Reason: In order to promote sustainable travel and ensure compliance with Policies 6.3 and 7.14 of the London Plan (2016) and Policy IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Pollution Conditions

## **9. Noise fixed plant**

Any fixed external plant shall be designed and installed to ensure that noise emanating from such plant is at least 10dB below the background noise levels when measured from the nearest sensitive receptors. All plant shall be installed in accordance with the approved plans. No further fans, louvres, ducts, or other external plant shall be installed without the written prior approval of the Local Planning Authority.

Reason: to protect the amenities of existing and future residents and ensure that the development provides a high-quality design in accordance with Policies E(a) and E(b) of the Greenwich Local Plan and Policy 3.5 of the London Plan (2016).

## **10. Noise from Operational Use of the Development**

a. **Prior to occupation of the development**, an addendum to the acoustic report shall be submitted to and approved in writing by the Local Planning Authority. The addendum report shall include details of the following:

- Sports activities carried out on the MUGA
- Noise breakout from activities carried out in the sports hall

(Any assessment should consider any activities undertaken in the evenings and weekends (if applicable) and also include proposed mitigation measures.)

b. Following the results of (a), any mitigation measures required shall be fully installed and operational before first occupation.

The approved measures shall be implemented and permanently maintained thereafter.

Reason: In order to ensure a satisfactory appearance to the development 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).

## **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.

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).

## **12. Extraction and ventilation acoustic criteria**

**Prior to the commencement of above-ground works**, further details of the acoustic criteria mitigation measures required as detailed in **Noise Impact Assessment, prepared by Red Twin** shall be submitted to and approved in writing by the Local Planning Authority.

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

Reason: To protect future residents from poor air quality local air quality, comply with Policy 7.14 of the London Plan (2016) and and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

## **13. Lux levels for lighting**

Notwithstanding the submitted **External Lighting & CCTV Report, prepared by VZDV**, all external lighting shall be designed and installed to ensure it is in full accordance with ILP Guidance notes for the reduction of obtrusive light 01/2020.

Reason: To ensure the development does not cause light nuisance to nearby residents and to ensure compliance with Policies 7.14, 7.15 and 6.3 of the London Plan (2016) and Policies E(a) and E(b) of The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

## **14. No Floodlights to be installed**

No floodlighting associated with the sports pitches shall be installed on the Harris Academy Site, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the development does not cause light nuisance to nearby residents and to ensure compliance with Policies 7.14, 7.15 and 6.3 of the London Plan (2016) and Policies E(a) and E(b) of The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

## **15. Air Quality Assessment**

The scheme shall be implemented in strict accordance with the recommendations as outlined within the **Air Quality Assessment, prepared by Dustscan.**

Any measure detailed in the submitted report shall be retained for the lifetime of the development.

Reason: To comply with the London Plan's SPG on Sustainable Design and Construction and Policy 7.14 of the London Plan (2016) in relation to air quality.

## **16. Land Contamination (Verification)**

**Prior to occupation of the development,** a verification report demonstrating completion of the works set out in the remediation strategy Remediation Method Statement & Verification Plan, prepared by Ivy House Environmental and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority and in consultation with the Environment Agency.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: Should remediation be deemed necessary, the applicant should demonstrate that any work has been carried out effectively and the 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 Policies (E) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014); and the



Mayor's London Plan (2016) Policies 5.21 Contaminated Land and 5.22 Hazardous substances.

## **17. 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 (in consultation with the Environment Agency) detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. 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 Policies (E) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014); and the London Plan (2016) Policies 5.21 Contaminated Land and 5.22 Hazardous substances.

## **18. Explosive Ordnance**

- i) **Prior to the commencement of the development**, a Preliminary Risk Assessment to identify the risks associated with unexploded ordnance (UXO) threat of the site shall be submitted to and approved, in writing, by the Local Planning Authority.
  - a. Any Preliminary Risk Assessment of UXO hazards must be undertaken in compliance with current guidance for managing UXO risks (e.g.C681).
  - b. The investigation shall include, but not be limited to
    - Home Office WWII Bomb Census Maps;
    - WWII and post-WWII aerial photography;
    - Official Abandoned Bomb Register;
    - LCC Bomb Damage maps;
    - Information gathered from the National Archives at Kew;
    - Historic UXO information.
- ii) Should the preliminary risk assessment identify the need for further investigation, the following shall be submitted to and approved, in writing, by the Local Planning Authority.

- c. A Detailed Risk Assessment and Intrusive UXO Survey, based on (i) to characterise the site and; provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
  - d. Following the results and outcomes of the Preliminary and Detailed Risk Assessments, a Risk Mitigation Plan giving full details of the mitigation measures required and how they are to be undertaken. This requires the provision of both a Mitigation Implementation and Verification Plan.
  - e. Details attaining to Operational UXO Emergency Response Plan; and UXO Safety & Awareness Briefings – must also be provided.
  - f. The identified mitigation must be carried out in accordance with the approved details.
- iii) Once the works approved within part (ii) above have been completed, the below shall be submitted to and approved, in writing, by the Local Planning Authority.
- a. A Verification Report to demonstrate that the works set out in (ii) have been completed, along with any requirements for longer-term monitoring of risks, maintenance and arrangements for contingency action.

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).

Landscaping and Ecology Conditions

#### **19. Timing of vegetation clearance (breeding birds)**

In accordance with the submitted **Interim Ecological Impact Assessment Rev 02 prepared by Lloyd Bore (13 February 2020)**, all removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the vegetation shall not be removed until the fledglings have left the nest.

Reason: All wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended).

#### **20. Bird/Bat Boxes**

- a. In accordance with the submitted **Interim Ecological Impact Assessment Rev 02 prepared by Lloyd Bore (13 February 2020)**, details of the number, location (including eastings and northings) and design of the bird/bat boxes to be provided as part of the development hereby approved shall be submitted to and approved in writing by the local planning authority **prior to the commencement of above ground works** and shall be installed before occupation of the building.
- b. Following the approval of (a), evidence that the boxes have been installed in accordance with the details above should be submitted to and approved by the Local Planning Authority prior to first occupation.
- c. The bird/bat boxes shall be retained for the lifetime of the development in accordance the approved details above.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policy OS4 (Biodiversity) of the Core Strategy 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 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.

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.

### **23. Badger Mitigation**

**Prior to the commencement of the development**, the mitigation measures set out in the approved **Badger Report Rev P04 prepared by Lloyd Bore (28 May 2020)** and **Interim Ecological Impact Assessment Rev 02 prepared by Lloyd Bore (13 February 2020)** shall be implemented in full and retained for the life of the development.

Reason: 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 Greenwich Core Strategy and Detailed Policies 2014.

### **24. Tree Protection – Demolition and Construction**

The development shall be carried out in strict accordance with the Arboricultural Impact Assessment and Arboricultural Method Statement, prepared by Lloyd Bore and the tree protection measures contained within the report until completion of construction the development in accordance with BS 5837:2012 .

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.

### **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.

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.

## **26. Tree Protection Plan - Monitoring and Implementation**

No operations (including site clearance and demolition) shall commence on site in connection with development hereby approved until a suitable program of monitoring of all approved tree protection measures has been submitted and approved by the Local Planning Authority. The monitoring program shall include the following:

- a) Confirmation of who shall be the lead arboriculturalist for the development.
- b) Confirmation of the Site Manager, key personnel, their key responsibilities and contact details.
- c) Details of induction procedures for all personnel in relation to Arboricultural matters.
- d) A detailed timetable of events for arboricultural supervision concerning all tree protection measures named in the Tree Protection Plan, including:
  - Prestart meeting with the Royal Borough of Greenwich Council Tree Officer,
  - Initial implementation of the tree protection measures,
  - Final removal of the tree protection measures
- e) Provision of a report to Local Planning Authority detailing the result of each site visit by the lead arboriculturist.
- f) Procedures for dealing with variations or non-approved incursions into the construction exclusion zones as detailed in the approved Arboricultural Method Statement.
- g) Post development assessment of the retained and planted trees and any necessary remedial action.

The program of Arboricultural monitoring shall be taken in full compliance with the approved details. No variation of the approved monitoring program shall take place without the prior written agreement of the Local Planning Authority.

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

## 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.

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

Transport

## 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.

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).

## 29. Delivery and Servicing Plan

Notwithstanding **Delivery and Servicing Plan prepared by MLM**, details of a delivery and servicing plan shall be submitted **prior to occupation of the**

**development** and approved in writing by the Local Planning Authority (in consultation with Transport for London). The plan shall cover the following:

- a) Deliveries and collections including how deliveries will be scheduled to avoid several lorries arriving at the site simultaneously;
- b) Servicing trips (including maintenance); and measures to reduce the number of freight trips to the site (freight consolidation);
- c) Timings of deliveries (including before 8 am or after 4 pm and at weekends);
- d) Cleaning and waste removal; including arrangements for refuse collection;
- e) Monitoring and review of operations.

The delivery and servicing plan shall be implemented and the site shall be managed in accordance with the approved plan 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 IM3 and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

### **30. Loading and Unloading**

No loading or unloading of vehicles arriving at, or departing from, the premises shall be carried out except within the curtilage of the site or Reinkendorf Avenue. No loading shall be carried out from within the Public Car Park associated with Avery Hill Park.

Reason: In order to safeguard the safety and amenity of users of surrounding roads the footways and ensure compliance with Policy 6.3 of the London Plan (2016).

### **31. Travel Plan**

Notwithstanding the **Interim School Travel Plan, prepared by MLM Transport**, no part of the development hereby approved shall be occupied until such time as a Travel Plan incorporating measures to promote and maximise the use of sustainable travel (including public transport, walking, cycling and use of the river) and monitoring arrangements for the operation of the development has been submitted to, and approved by, the Local Planning Authority (in consultation with Transport for London).

The Travel Plan shall specify initiatives to be implemented by the development to encourage access to and from the site by a variety of non-car means, shall set



targets and specify a monitoring and review mechanism to ensure compliance with the Travel Plan objectives.

The Travel Plan shall in all respects be implemented in accordance with the details approved pursuant to this condition.

Reason: In order that both the local planning authority may be satisfied as to the practicality, viability and sustainability of the Travel Plan for the site and to comply with Policy 6.3, 6.11 and 6.13 of the London Plan (2016).

### **32. Car Parking Management Plan**

**Prior to the commencement of the above ground works**, a Car Park Management Plan shall be submitted to, and approved in writing by the Local Planning Authority (in consultation with TFL), and must include at least the following details:

- a) Full layout specifications
- b) The proposed allocation of and arrangements for the management of five (5) accessible parking bays;
- c) The provision of Electric Vehicle Charging Points (EVCP) including twenty-three (23) active and all other spaces should have passive provision to enable these to provide electric vehicle charging in the future;
- d) All safety and security measures to be incorporated within the development to ensure the safety of car/cycle parking areas;
- e) Measures to prevent drop-off and pick-up of pupils and staff in the surrounding streets
- f) Details of a review at six months, a year and two years of operation of the vehicular access to the public and staff car park and whether any mitigation is required to address any issues arisen
- g) Any signage required to detail the requirements to staff and members of the public
- h) Measures to prevent the use of the adjacent public car park by members of staff

The car parking shall be provided and managed in accordance with the approved strategy for the lifetime of the development.

Reason: To ensure inclusive, safe and adequate parking is provided and retained in conjunction with the development in the interests of the general amenities of the locality, the flow of traffic and conditions of pedestrian and general highway safety within the site and on neighbouring highways, a sustainable development

and where appropriate constrain local highway impact in accordance with policies 6.3, 6.9 and 6.13 of the London Plan (2016) and Policies IM(c), IM3 and EI of the Greenwich Local Plan.

### **33. Coach management**

**Prior to occupation of the development**, a Coach Management Strategy shall be submitted to and approved in writing by the local planning authority. Such details shall include:

- (i) details of the arrangement to manage coaches waiting, loading and unloading;
- (ii) confirmation that this arrangement will be maintained;
- (iii) details of the number of occasions coaches are required;

The details shall be fully implemented and retained thereafter unless otherwise agreed in writing with the local planning authority beforehand.

Reason: In the interests of highway and pedestrian safety and the free flow of traffic.

Community Use

### **34. Sports Hall and Multi Use Games Areas**

The Sports Hall and Multi Use Games Areas hereby permitted shall be constructed in accordance with Sport England Technical Design Guidance Notes: Sports Halls and Design 2012 and Artificial Sports Surfaces for Outdoor Sports 2012.

Reason: To ensure the development is fit for purpose and sustainable and to ensure compliance with Policy CHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Sport England

### **35. Sports Fields Ground Conditions**

**Prior to the commencement of above ground works**, the following shall be submitted to the Local Planning Authority for written approval:

- a) A detailed assessment of ground conditions of the land proposed for the new playing fields land shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
- b) Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage

where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.

Reason: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field and to accord with London Plan (2016) Policy 3.19 and Intend to Publish London Plan (2019) Policy S5.

### **36. Use Class Order Restriction**

The playing field/artificial grass pitch shall be used for Outdoor Sport (associated with the school and community use) and for no other purpose (including without limitation any other purpose in Class F1 Use Classes Order 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To maintain the quality of and secure the safe use of sports pitches and to accord with London Plan (2016) Policy 3.19 and Intend to Publish London Plan (2019) Policy S5.

### **37. Pitch Layout**

The playing fields and pitches shall be constructed and laid out in accordance with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be laid out and seeded **prior to occupation of the development.**

Reason: To ensure the quality of pitches is satisfactory and they are available for use before development (or agreed timescale) and to accord with London Plan (2016) Policy 3.19 and Intend to Publish London Plan (2019) Policy S5.

### **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.

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.

Secured by Design

### **39. Security Measures**

**Prior to the commencement of above ground works**, details of security measures shall be submitted to and approved in writing by the Local Planning Authority.

Any such security measures shall be implemented prior to occupation in accordance with the approved details which shall be in line with the standards set out by 'Secured by Design' and retained for the lifetime of the development.

Reason: To ensure that Secured by Design principles are implemented into the development in accordance with policies 7.3 of the London Plan (2016).

### **40. Door Standards**

**Prior to occupation of the development**, of the buildings hereby consented, confirmation that door and window products that meet the standard recommended by Secure by Design for that building has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

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

Reason: To ensure that Secured by Design principles are implemented into the development in accordance with policies 7.3 of the London Plan (2016).

Flooding and Drainage and Thames Water

### **41. Surface Water Drainage**

**Prior to the commencement of the development**, in accordance with the submitted Drainage Strategy Report (Lyons O' Neil, 27th May 2020, Document Ref: FS0742-LON-ZZ-XX-RP-C-0001 Rev P0) detailed design of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

- Provide supporting calculations to verify the hydraulic performance of the two infiltration basins for the 1 in 1-year event, the 1 in 30 year

event, the 1 in 100 year even and the 1 in 100 year plus 40 % climate change event.

- Provide consideration of exceedance flows would be managed. A plan with details of exceedance flow routes at the School Site and the Sports Site should be provided.
- Provide evidence that properties are safeguarded from flooding.
- Provide updated drainage layout plans indicating the pipe sizes for the surface water piped network.
- Provide confirmation if the development will be phased and provide details of how the flood risk mitigation and drainage design will sufficiently address each phased area at all stages of the development.
- Provide evidence of consultation with Royal Borough Greenwich to confirm their acceptance of the drainage proposal to discharge to the Eltham Warren Stream.
- Provide written confirmation from Thames Water that the site has an agreed point of discharge and discharge rate.
- Provide confirmation of who will be responsible for maintenance of the SuDS.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure compliance with Policy 5.13 of the London Plan (2016) and Policy E2 of The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

#### **42. Wastewater**

**Prior to occupation of the development**, details shall be provided confirming that either:

1. Capacity exists off site to serve the development or
2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water.

Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents.

GLAAS

**43. Archaeology**

The development hereby permitted shall be implemented in accordance with Archaeological Watching Brief on Geotechnical Site Investigation, prepared by Pre-Construct Archaeology Limited.

Reason: Heritage assets of archaeological interest may survive on the site and the Local Planning Authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the National Planning Policy Framework and DH(m) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Environment Agency

**44. Controlled Water Risk**

**Prior to the commencement of the development**, details of the drainage system for the infiltration of surface water drainage into the ground shall be submitted and approved by the local planning authority (in consultation with the Environment Agency).

The details shall demonstrate that there is no resultant unacceptable risk to controlled waters.

The development shall be carried out in accordance with the approval details.

Reason: To protect the underlying groundwater from the risk of pollution. Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

**45. Piling Method Statement**

**Prior to the commencement of the development (other than demolition)**, details of piling and any other foundation designs using penetrative methods shall be submitted and approved by the local planning authority (in consultation with the Environment Agency).

The details shall demonstrate that there is no resultant unacceptable risk to controlled waters.

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

Reason: The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters.

General

#### **46. Sanitary and Change Facilities**

**Prior to the commencement of above ground works**, detailed drawings of the proposed accessible changing and toilet facilities shall be submitted to and approved in writing by the Local Planning Authority and the development shall be implemented in accordance with the approved drawings. The accessible facilities shall be made available prior to the first occupation hereby permitted and maintained for the lifetime of the development.

Reason: In order to ensure that the proposed development is accessible to all in accordance with Policy DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

#### **47. Reinkendorf Avenue footway and associated lighting**

Notwithstanding the details submitted (dwg FS0742-FAB-00-XX-DR-L-0121 P2), **prior to any above ground works associated with the development** hereby approved, a full detailed scheme of works in consultation with Highways and Council's Parks Department shall be submitted to and approved in writing for the following:

- (i) The footway widening on Reinkendorf Avenue (between the pupil entrance and the eastern gatehouse);
- (ii) A lighting scheme associated with provision of the widened footway

The details shall be carried out in full prior to first occupation of the development and maintained for the lifetime of the development.

Reason: In order to safeguard the safety and amenity of users of surrounding roads the footways and ensure compliance with Policy 6.3 of the London Plan (2016).

#### **48. Substation Details**

**Prior to the commencement of above ground works**, full details shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Council's conservation officer) for all external substations and electrical plant.

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

Reason: To protect the amenities of surrounding residents and ensure that the development provides a high-quality design in accordance with Policies E(a) and E(b) of the Greenwich Local Plan and Policy 3.5 of the London Plan (2016).

#### **49. Historic Information**

**Within six months of first occupation of the development**, details of a location of an information board to be situated within the site that makes reference to the historic importance of the heritage of the buildings and the restoration works which have been undertaken. The details shall be implemented within six months of the approval of this condition and retained for the lifetime of the development.

Reason: To promote and assist in better revealing the historical significance of the heritage assets in accordance with policy 7.8 of the London Plan (2016) and DH3 of the Greenwich Local Plan.

#### **50. Fire strategy**

The development must be carried out in accordance with the provisions of the Fire Strategy Report prepared by James Lee Meng(Hons) CEng MIFireE MSFPE dated 15/05/2020 unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

#### **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.

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 crossing**



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.

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).

### **53. Active Travel Zone Assessment**

- a) **Prior to the commencement of above ground works**, an Active Travel Zone Assessment, in accordance with the aims of Healthy Streets for London, shall be submitted to and approved by the Local Planning Authority in consultation with Transport for London.
- b) The measures contained in the details approved under part (a) shall be implemented prior to the first occupation of the development and retained and maintained for the lifetime of the development.

Reason: To promote healthy and active lifestyles in accordance with Policies 3.2 and 7.1 of the London Plan (2016) and Policy CH2 of Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

## **Informatives**

### **1. Thames Water**

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

### **2. Community Infrastructure Levy**

You are advised that the application granted may be subject to the Community Infrastructure Levy ('the CIL'). There are two CIL charges in Royal Greenwich - the Mayoral CIL, which was introduced 1 April 2012; and the local CIL, introduced 6 April 2015. The Council's Planning Obligations Team will review your permission and will confirm if a CIL liability arises. If liable, you will receive a CIL Liability notice that details the amount that will be due on the commencement of development. Prior to starting on site, you must submit an Assumption of Liability form and Commencement Notice to the Council. More information on CIL and the necessary forms are available at:

[http://www.royalgreenwich.gov.uk/info/1004/planning\\_policy/1182/community\\_infrastructure\\_levy\\_cil](http://www.royalgreenwich.gov.uk/info/1004/planning_policy/1182/community_infrastructure_levy_cil)

### **3. Dust Minimisation**

In preparing the scheme of dust minimisation, reference shall be made to the London Plan 'Control of Dust and Emissions' SPG . All mitigation measures listed in the Guide appropriate to the size, scale and nature of the development will need to be included in the dust minimisation scheme.

### **4. 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.

### **5. Bat Survey**

If more than one year passes between the most recent bat survey and the commencement of demolition and/or tree works, an update bat survey must be undertaken immediately prior to demolition or tree works by a licensed bat worker. Evidence that the survey has been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of demolition and/or tree works. This is in line with the requirements of the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

### **6. Japanese Knotweed**

Japanese knotweed (*Fallopia japonica*) has been identified at the site. This species is listed under Schedule 9 of the Wildlife & Countryside Act (1981) and as such it is an offence to plant or otherwise cause this species to grow in the wild. It is also classed as a controlled waste under the Environmental Protection Act (1990) and must be disposed of safely at licensed landfill. You are advised to follow the Environment Agency, 'Managing Japanese knotweed on development sites: the knotweed code of practice', available to download from their website. [http://www.environment-agency.gov.uk/static/documents/Leisure/japnkot\\_I\\_a\\_I463028.pdf](http://www.environment-agency.gov.uk/static/documents/Leisure/japnkot_I_a_I463028.pdf)

## **Appendix 3 – Conditions and Informatives (Recommendation B – 20/1661/L)**

### **1. Time Limit**

The development to which this permission relates must be begun not later than the expiration of five (5) years beginning with the date on which the permission is granted.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **2. Approved Plans**

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

<b>Drawing No.</b>	<b>Title</b>
FS0742-NOV-V8-XX-DR-PL001 P3	Site Location Plan
FS0742-NOV-V8-XX-DR-PL003 P3	Block Plan Proposed
FS0742-NOV-V8-XX-DR-PL004 P1	Demolition / Retained / New building volumes
FS0742-NOV-V6-00-DR-PL005 P1	Proposed Ground Floor Plan - Main Building
FS0742-NOV-V6-01-DR-PL006 P2	Proposed First Floor Plan - Main Building
FS0742-NOV-V6-02-DR-PL007 P2	Proposed Second Floor Plan - Main Building
FS0742-NOV-V6-03-DR-PL008 P1	Proposed Roof Plan - Main building
FS0742-NOV-V7-00-DR-PL009 P1	Proposed Sports Hall Ground Floor Plan
FS0742-NOV-V7-XX-DR-PL010 P2	Proposed Sports Hall First Floor & Roof Plan
FS0742-NOV-V1-00-DR-PL011 P3	Existing and Proposed Mansion House Ground Floor Plan
FS0742-NOV-V1-XX-DR-PL012 P2	Existing and Proposed Mansion House First Floor & Roof Plan
FS0742-NOV-V2-XX-DR-PL013 P1	Existing and Proposed Engine House Basement, Ground & Roof Plan
FS0742-NOV-V3-XX-DR-PL014 P1	Existing and Proposed Honeycomb Basement & Ground Floor Plan

FS0742-NOV-V3-XX-DR-PL015 P1	Existing and Proposed Honeycomb First & Roof Plan
FS0742-NOV-XX-XX-DR-PL016 P2	Existing and Proposed Coach House & Cottage Ground Floor & Roof Plans
FS0742-NOV-VI-01-DR-PL017 P2	Demolitions - Mansion House Ground Floor Plan
FS0742-NOV-VI-XX-DR-PL018 P2	Demolitions - Mansion House First Floor & Roof Plan
FS0742-NOV-V2-XX-DR-PL019 P1	Demolitions - Engine House Basement, Ground Floor & Roof Plan
FS0742-NOV-V3-XX-DR-PL020 P1	Demolitions - Honeycomb Basement & Ground Floor Plan
FS0742-NOV-V3-XX-DR-PL021 P1	Demolitions - Honeycomb First Floor & Roof Plan
FS0742-NOV-XX-XX-DR-PL022 P2	Demolitions - Coach House & Cottage Ground Floor & Roof Plans
FS0742-NOV-V6-XX-DR-PL023 P2	North and South Elevations - Main Building Demolished & Proposed
FS0742-NOV-V6-XX-DR-PL024 P2	Proposed North and West Elevations - Main Building
FS0742-NOV-V6-XX-DR-PL025 P2	Proposed South and East Elevations - Main Building
FS0742-NOV-V7-XX-DR-PL026 P1	GA Elevations - Sports Hall
FS0742-NOV-VI-XX-DR-PL027 P3	Existing and Proposed North and East Elevations - Mansion House
FS0742-NOV-VI-XX-DR-PL028 P2	Existing and Proposed South and West Elevations - Mansion House
FS0742-NOV-V2-XX-DR-PL029 P1	Existing and Proposed North and East Elevations - Engine House
FS0742-NOV-V2-XX-DR-PL030 P1	Existing and Proposed South and West Elevations - Engine House
FS0742-NOV-V3-XX-DR-PL031 P2	Existing and Proposed North and East Elevations - Honeycomb
FS0742-NOV-V3-XX-DR-PL032 P1	Existing and Proposed South and West Elevations - Honeycomb
FS0742-NOV-V3-XX-DR-PL033 I	Existing and Proposed Courtyard Elevations - Honeycomb
FS0742-NOV-XX-XX-DR-PL034 P2	Existing and Proposed North and East Elevations - Stables and stud groom cottage
FS0742-NOV-XX-X-DR-PL035 P2	Existing and Proposed South and West Elevations - Stables and stud groom cottage

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FS0742-NOV-V6-XX-DR-PL036 P1	GA Sections - Main Building
FS0742-NOV-V7-XX-DR-PL037 P1	GA Sections - Sports Hall
FS0742-NOV-V1-XX-DR-PL038 P1	Sheet 1 - Existing and Proposed Sections - Mansion House
FS0742-NOV-V1-XX-DR-PL039 P1	Sheet 2 - Existing and Proposed Sections - Mansion House
FS0742-NOV-V2-XX-DR-PL040 P1	Existing and Proposed Sections - Engine House
FS0742-NOV-V3-XX-DR-PL041 P1	Existing and Proposed Sections - Honeycomb
FS0742-NOV-XX-XX-DR-PL042 P2	Existing and Proposed Sections - Stables and stud groom
FS0742-NOV-V6-XX-DR-PL043 P1	Listed WC Existing & Proposed Plans & Sections
FS0742-NOV-V6-XX-DR-PL044 P2	Proposed Bay Sections & Elevations - Main Building (Sheet 1)
FS0742-NOV-V6-XX-DR-PL045 P2	Proposed Bay Sections & Elevations - Main Building (Sheet 2)
FS0742-NOV-V7-XX-DR-PL046 P1	Proposed Bay Sections & Elevations - Sports Hall
FS0742-FAB-XX-00- DR-L-0015 P02	Illustrative Landscape Masterplan
FS0742-FAB-XX-00- DR-L-0017 P02	Landscape Boundaries Plan

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.

### **3. Works to Match Retained Fabric**

All new external works and finishes and works of making good to the retained fabric of the Grade II listed building shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile. All such works and finishes shall be maintained as such thereafter.

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.

#### **4. Details of glazed screens for the Main Hall Sculpture Gallery and Chair / Table Store**

No alteration works, including repairs which comprise material alterations to the building fabric, shall commence to Main Hall and Picture Sculpture Gallery and Chair/Table Store until full details of the glazed screens (with minimal framing) have been submitted to, and approved in writing by the local planning authority. This detail should include a statement providing justification for the specified solution. 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).

#### **5. Details of the acoustic treatment for the Main Hall**

No alteration works, including repairs which comprise material alterations to the building fabric, shall commence to Main Hall until full details of the acoustic treatment have been submitted to, and approved in writing by the local planning authority. The details shall include the position, type and method of installation of any new fixtures within the Main Hall, including all endeavours to ensure that the extent of fixing and number of panels is minimised. 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).

#### **6. Details of lighting rigs, screens and the proposed method of fixing**

No alteration works, including repairs which comprise material alterations to the building fabric, shall commence to Main Hall and Gymnasium until full details of any lighting rigs, screens (or other similar communications and information technology) and the proposed method of fixing have been submitted to, and approved in writing by the local planning authority.

These details shall include the position, type and method of installation of all new and relocated internal services (including all endeavours to ensure that the extent of

fixing to the walls and ceilings is minimised) and related fixtures (for the avoidance of doubt including communications and information technology servicing). These details shall be provided wherever these installations are to be visible, or ducts or other methods of concealment are proposed. 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).

## **7. Detailed Drawings of Internal Historic Fabric**

Drawings at a scale of 1:20 with detailed drawings at a minimum of 1:10, 1:5 or 1:2, as appropriate shall be submitted to, and approved in writing by, the Local Planning Authority prior to the relevant internal works commencing on site. The drawings shall show identified works:

- i) Details of the service runs for the Food Tech and Drama Studio highlighting conflict with historic fabric
- ii) Details of the acoustic treatment and lighting for the Drama Studio highlighting conflict with historic fabric including all endeavours to ensure that the extent of fixing is minimized.
- iii) Details of the suspended ceiling to the Food Tech Room
- iv) Details of the insulation system to the roof of the Food Tech Room and Drama Studio
- v) Details of the damp-proofing system within the Food Tech Room and Drama Studio
- vi) Details of lift / shaft to Honeycomb Building
- vii) Details of the two staircases within the Honeycomb Building and their relationship with the existing windows
- viii) Details of partition / roof truss relationship within the Honeycomb Building
- ix) Junctions between the historic fabric of Mansion House and the new build element.

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.



## **8. Method Statements for repointing; spray washing; vegetation retardant**

No demolition shall take place on site until a method statement detailing methods of repair and making good to the retained fabric of the grade II listed building has been submitted to, and approved in writing by, the Local Planning Authority. These details in particular should reference all repointing, spray washing and vegetation retardant. The repair and making good works shall be operated in accordance with the details approved.

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.

## **9. Engine House Tower Water Tank**

No works to remove the water tank of the Engine House Tower shall be carried out until full details are submitted to, and approved by, the local planning. These details shall:

- i) Provide a full record of the water tank, including written analysis of its significance; drawings of its position within the Tower; and a comprehensive photographic record;
- ii) Provide a method statement for its safe removal to ensure the integrity of the Tower is not compromised.

The works shall be carried out strictly in accordance with the details as may be approved.

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.

## **10. Method Statements for the protection of the Mansion House, WC and all curtilage listed buildings during the demolition of the 20th century buildings**

Details of a method statement outlining suitable precautions to protect and preserve the existing internal and external fabric and decoration of the listed

Mansion House and WC during the demolition of the 20th century buildings as well as those curtilage listed buildings during the demolition and construction works against any accidental loss or damage, including details of the structural surveys explaining the precautions that will be undertaken. These will have particular regard to the listed buildings (including the removal of brickwork adjacent to the stained glass in the WC block) but also the removal of the first-floor extensions to the Honeycomb and ground floor extensions to the Engine House. This method statement shall be submitted to and approved in writing by the local planning authority prior to the commencement of any work and the development shall be carried out in full accordance with the approved scheme.

None of the existing elements to be retained shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with the prior written approval of the Local Planning Authority.

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).

### **11. Proposed programme / order of works to the heritage assets**

Notwithstanding the draft programme included within the submitted CEMP, no development shall commence until full details of the programme for the demolition and construction works to the heritage assets has been submitted to and approved in writing by the local planning authority.

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).

### **12. Programme of Recording and Analysis for the areas of historic fabric to be lost**

No demolition works shall take place unless and until a programme of building recording and analysis of the application site has been submitted to, and approved in writing by the local planning authority in consultation with Historic England. The programme of recording and analysis shall be completed in strict accordance with the agreed details and shall be to a Level as defined in Historic England's *Guide to Good Recording Practice* (2016). Upon receipt of the record, the local planning

authority shall disseminate it to the Heritage Centre and the Greater London Historic Environment Record for its safekeeping.

Reason: To ensure that an appropriate record is made of the building's architectural and historic significance in the interest of capturing a documentary record to help the understanding of our past and to assist in future planning, 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) and Policies DH3 and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

### **13. Refurbishment works to the Stud Groom Cottages and Stables**

Refurbishment works to Stud Groom Cottages and Stables must commence within twelve (12) calendar months of the commencement of works to the Mansion House.

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).

### **14. Notification of works**

Written notification of the start of works on-site shall be sent to Historic England, and a copy sent to the local planning authority at least seven (7) days before the works hereby approved are commenced.

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).

### **15. Fixings**

No new grilles, security alarms, floodlighting, security lighting, video cameras, satellite dishes or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings or condition details approved.

Reason In order to safeguard the special architectural or historic interest of the heritage asset in accordance with Policy 16 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.

### **16. Details of brick pier and ramp**

Prior to the commencement of any works to the brick piers located on the unnamed road between the proposed east and west sites, details shall be submitted to and approved in writing by the local planning authority outlining all repair works proposed to be undertaken to them.

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.

### **17. Wallpaper in the Main Hall**

No alteration works, including repairs which comprise material alterations to the building fabric, shall commence to Main Hall until a full detailed assessment and survey of the existing wallpaper within the main hall to determine the extent of the damage to the wallpaper shall be submitted to and approved in writing by the local planning authority.

This detail should further outline any and all repair work or replacement proposed. If replacement is proposed, this should be supported by a statement regarding any impact to the heritage significance and why a repair is not feasible.

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.

### **18. Unidentified heritage elements - recording**

If, as part of the recording and analysis (condition 12 above), unidentified heritage assets, not previously noted are 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 an inventory of features for each building (Engine House, Honeycomb Building and Mansion House) separately detailing any repairs or works proposed. 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).

## **Informatives**

### **I. 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.

## **Appendix 4 – National, regional, and local planning policies and Supplementary Planning Guidance / Documents.**

**I. The London Plan (2016)** – The following London Plan policies are of consideration:

### **London's response to climate**

Policy 5.1	Climate change mitigation
Policy 5.2	Minimising Carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.4A	Electricity and gas supply
Policy 5.6	Decentralised Energy in Development Proposals
Policy 5.7	Renewable energy
Policy 5.9	Overheating and Cooling
Policy 5.10	Urban Greening
Policy 5.11	Green roofs and development site environs
Policy 5.12	Flood Risk Management
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
Policy 5.15	Water use and supplies
Policy 5.17	Waste capacity
Policy 5.18	Construction, excavation, and demolition waste
Policy 5.21	Contaminated Land

### **London's Transport**

Policy 6.1	Strategic approach
Policy 6.3	Assessing effects of development on transport capacity
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.12	Road Network Capacity
Policy 6.13	Parking

### **London's Living Places and Spaces**

Policy 7.1	Lifetime Neighbourhoods
Policy 7.2	An Inclusive Environment
Policy 7.3	Designing out Crime
Policy 7.4	Local Character
Policy 7.5	Public Realm
Policy 7.6	Architecture

Policy 7.8	Heritage assets and archaeology
Policy 7.14	Improving air quality
Policy 7.15	Reducing and managing noise, improving, and enhancing the acoustic environment and promoting appropriate soundscapes
Policy 7.17	Metropolitan Open Land
Policy 7.19	Biodiversity and Access to Nature

### **Implementation, Monitoring and Review**

Policy 8.2	Planning Obligations
Policy 8.3	Community Infrastructure Levy

## **2. The London Plan (2019) – Intend to Publish – The following London Plan policies are of consideration:**

### **Design**

Policy D1	London’s form, character and capacity for growth
Policy D2	Infrastructure requirements for sustainable densities
Policy D4	Delivering good design
Policy D5	Inclusive design
Policy D8	Public realm
Policy D11	Safety, security and resilience to emergency
Policy D12	Fire safety
Policy D14	Noise

### **Heritage and Culture**

Policy HCI	Heritage conservation and growth
Policy HC3	Strategic and Local Views

### **Green Infrastructure and Natural Environment**

Policy G4	Open space
Policy G5	Urban greening
Policy G6	Biodiversity and access to nature

### **Sustainable Infrastructure**

Policy SI 1	Improving air quality
Policy SI 2	Minimising greenhouse gas emissions



Policy SI 3	Energy infrastructure
Policy SI 4	Managing heat risk
Policy SI 5	Water infrastructure
Policy SI 6	Digital connectivity infrastructure
Policy SI 7	Reducing waste and supporting the circular economy
Policy SI 8	Waste capacity and net waste self-sufficiency
Policy SI 12	Flood risk management
Policy SI 13	Sustainable drainage

**Transport**

Policy T1	Strategic approach to transport
Policy T2	Healthy Streets
Policy T3	Transport capacity, connectivity and safeguarding
Policy T4	Assessing and mitigating transport impacts
Policy T5	Cycling
Policy T6	Car parking
Policy T7	Deliveries, servicing and construction
Policy T9	Funding transport infrastructure through planning

**Funding the London Plan**

Policy DFI	Delivery of the Plan and Planning Obligations
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**Monitoring**

Policy M1	Monitoring
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3. **The Royal Greenwich Local Plan: Core Strategy with Detailed Policies (“Core Strategy” – 2014)** – The main Core Strategy policies relevant to this application are:

**Design and Heritage Policies**

Policy DH1	Design
Policy DH3	Heritage Assets
Policy DH(b)	Protection of Amenity for Adjacent Occupiers
Policy DH(i)	Statutory Listed Buildings
Policy DH(l)	Areas of Special Character
Policy DH(m)	Archaeology
Policy DH(n)	Floating Vessels

### **Open Space Policies**

Policy OS1	Open Space
Policy OS2	Metropolitan Open Land
Policy OS3	South East London Green Chain
Policy OS4	Biodiversity
Policy OS(a)	Development in Metropolitan Open Land
Policy OS(d)	Sportsgrounds and Playing Fields
Policy OS(f)	Ecological Factors
Policy OS(g)	Green and River Corridors

### **Environment and Climate Change Policies**

Policy E1	Carbon Emissions
Policy E2	Flood Risk
Policy E(a)	Pollution
Policy E(c)	Air Pollution
Policy E(e)	Contaminated Land
Policy E(f)	Living Roofs and Walls

### **Cohesive and Healthy Communities Policies**

Policy CH1	Cohesive Communities
Policy CH2	Healthy Communities

### **Infrastructure and Movement Policies**

Policy IM1	Infrastructure
Policy IM4	Sustainable Travel
Policy IM(a)	Impact on the Road Network
Policy IM(b)	Walking and Cycling
Policy IM(c)	Parking Standards

#### **4. Supplementary Planning Guidance / Documents – the following planning guidance / documents are considered relevant:**

- Mayor of London's Control of Dust and Emissions during Construction and Demolition SPG (2014)
- Mayor of London's Sustainable Design and Construction SPG (2014)
- Mayor of London's Planning for Equality and Diversity in London SPG (2007)

- Accessible London: Achieving an inclusive environment SPG (October 2014)
- The Mayor's Climate Change Mitigation and Energy Strategy (October 2011)
- Planning Obligations SPD