

Eltham & Kidbrooke Area Planning Committee	Agenda Item: 5
3rd December 2020	Reference No: 20/1518/F

Applicant: Mr Jain, CM International
Agent: Mr Butt, Lendel Stephens Ltd

Site Address: LAND REAR OF 67 & 67A EGLINTON HILL, PLUMSTEAD, LONDON, SE18 3NT	Ward: Shooters Hill Application Type: Full Planning Permission
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ADDENDUM REPORT

1 Introduction

- 1.1 This report is an addendum to the original committee report for the application and seeks to highlight minor amendments to the proposal and conditions as well as additional consultation responses received since the original publication of the report.

2 Recommendation

- 2.1 The Committee is requested to grant Full Planning Permission (Ref: 20/0925/F) as outlined below:

‘Construction of a 3-bedroom 5-person dwelling, construction of a new access, boundary treatments and other associated works.’

Recommendation:

- i. To resolve to grant conditional planning permission according to the conditions in appendix 2, to be detailed in the notice of determination; and
- ii. To Authorise the Assistant Director of Planning & Building Control to:
 - a. make any minor changes to the detailed wording of the recommended conditions as set out in this report and its addendums, where the Assistant Director of Planning &

Building Control considers it appropriate, before issuing the decision notice.

3 Notification and Consultation

Public Consultation	
Number in support	0
Number of objections	15
Number of neutral comments	1
Main issues raised (addressed in section 10 of this report)	<ul style="list-style-type: none">• Impact on the character of the area.• Impact on local ecology• Impact on local parking stress• Disturbance during construction• Impact on protected trees• Loss of back garden space• Mayplace Lane is too narrow• Impact on neighbour amenity

- 3.1 The application is being reported to the Eltham and Kidbrooke Area Planning Committee because the number of objections received exceeds 8 and the application being called before Members by Councillor Thorpe (also raised objections) and Councillor Merrill, in accordance with the Council's Statement of Community Involvement.
- 3.2 The report details all relevant national, regional and local policy implications of the scheme, including supplementary planning guidance.
- 3.3 A members site visit occurred on Saturday 28th November 2020.
- 3.4 Since the publication of the original committee report, 2 additional comments were received including one from a local resident and one from the amenity group Positive Plumstead

4 Consultation

- 4.1 Since being submitted in has been subject to the following public consultations:
- Ward Councillors were consulted on 1st July 2020
 - Forty-Five (45) Neighbouring properties were consulted on 2nd July 2020

- A site notice was displayed at the site on 2nd July 2020.

Neighbouring residents

- 4.2 Following the publication of the original committee report, 1 comment raising objections was received from a neighbouring resident. A summary of the additional consultation response received since the publication of the main report, along with the officer comments are set out in table below:

Summary of Comments	Officers comments
<ul style="list-style-type: none"> • Noise and disturbance from proposed driveway. • Loss of privacy due to overlooking. 	<p><i>These concerns are addressed within the planning considerations sections of the original committee report.</i></p>

Local amenity groups

- 4.3 A summary of the consultation responses received, since the publication of the main report, along with the officer comments are set out in table below:

Consultee	Summary of Comments	Officers comments
Positive Plumstead	<ul style="list-style-type: none"> • Fire Safety; • Daylight to proposed basement accommodation; • Privacy of neighbouring residents; • Environmental impact; • Concerns that the application site notice was not displayed. 	<p>The Council has evidence that the Applicant has displayed the site notice and officers are satisfied that all statutory consultees have been correctly notified.</p> <p><i>All other concerns are addressed within subsequent sections of this report.</i></p>

5 Amended drawings

- 5.1 The applicant has submitted revised drawings to address the comments made by the Council's Occupational Therapists in relation to the development's compliance with Building Regulation Approved Document M4(2). These drawings have been included in the list of drawings in Appendix 1 and within Condition 2 of Appendix 2.

6 Amendment to Appendix 1 (amended drawings in bold)

- 6.1 030_500_N_01; 030_200_N_41; 030_200_N_01; **030_100_A_B01 rev C; 030_100_A_B02 rev B; 030_200_A_B01 rev B; 030_200_A_B41; 030_100_A_B41 rev B; 030_100_A_B42; Arboricultural Impact Assessment ref: 200415_1.1_67EH_AIA_TCP_TPP dated 15th April 2020; Basement Impact Assessment dated May 2020; Daylight and Sunlight Assessment (Within Development) dated 4th May 2020; Preliminary Ecological Appraisal Survey; Appendix J: Email exchanges with RBG Waste Services (Refuse Strategy); Title Plan; Design and Access Statement dated May 202;**
Members Briefing Note.

7 Amended conditions in Appendix 2 of the main report

- 7.1 The wording of conditions 2 (approved drawings), 3 (construction management plan), 5 (Materials), 9 (accessibility) and 10 (boilers/CHP) within Appendix 2 have been revised following discussions with the Applicant. These revised conditions can be viewed below, all other originally recommended conditions in appendix 2 of the main report, remain unchanged.

Condition 2 (original wording)

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

030_500_N_01; 030_200_N_41; 030_200_N_01; 030_100_A_B01 rev B; 030_100_A_B02 rev A; 030_200_A_B01 rev B; 030_200_A_B41; 030_100_A_B41 rev A; 030_100_A_B42; Arboricultural Impact Assessment ref: 200415_1.1_67EH_AIA_TCP_TPP dated 15th April 2020; Basement Impact Assessment dated May 2020; Daylight and

Sunlight Assessment (Within Development) dated 4th May 2020; Preliminary Ecological Appraisal Survey; Appendix J: Email exchanges with RBG Waste Services (Refuse Strategy); Title Plan; Design and Access Statement dated May 2020.

Reason: *In the interests of good planning and to ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.*

Condition 2 (revised wording)

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

030_500_N_01; 030_200_N_41; 030_200_N_01; 030_100_A_B01 rev C; 030_100_A_B02 rev B; 030_200_A_B01 rev B; 030_200_A_B41; 030_100_A_B41 rev B; 030_100_A_B42; Arboricultural Impact Assessment ref: 200415_1.1_67EH_AIA_TCP_TPP dated 15th April 2020; Basement Impact Assessment dated May 2020; Daylight and Sunlight Assessment (Within Development) dated 4th May 2020; Preliminary Ecological Appraisal Survey; Appendix J: Email exchanges with RBG Waste Services (Refuse Strategy); Title Plan; Design and Access Statement dated May 2020; Members Briefing Note.

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 (original wording)

Prior to the commencement of the development hereby approved, including site clearance works, a Construction Logistics Plan (CLP) and a Construction Management Plan (CMP) shall be submitted, to and approved in writing by, the Local Planning Authority, in consultation with Transport for London, to minimise impacts to the local highway network and to control noise, vibration and air pollutants generated as a result of the construction process. These documents shall be prepared in accordance with the London Freight Plan, 'The control of dust and emissions from construction and demolition' Supplementary Planning

Guidance, the council's Construction Site Noise Code of Practice (http://www.royalgreenwich.gov.uk/downloads/file/470/noise_from_major_construction_sites_leaflet), BRE Pollution Control Guides 'Controlling particles and noise pollution from construction sites' and 'Controlling particles, vapour and noise pollution from construction sites'. The CLP and CMP shall include details of (but shall not be limited to):

- loading and unloading of plant and materials;
- storage of plant and materials;
- programme of works;
- measures for traffic management and encouragement of sustainable modes of transport for workers;
- details of a vehicle booking system
- provision of boundary hoarding and visibility zones of construction traffic routing;
- hours of operation;
- means to prevent deposition of mud on the highway;
- likely noise levels to be generated from plant and construction works;
- a dust risk assessment;
- means to monitor and control dust, noise and vibrations;
- haulage routes;
- a 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;
- bonfire policy; and
- confirmation that a mobile crusher will/won't be used on site and if so, a copy of the permit and intended dates of operation.
- Confirmation that a photograph survey of the footpath and carriageway will be undertaken before works commence on site and made available to the Council upon request, and once works on site are complete any damage to the footpath or carriageway will be rectified.

The development shall be constructed in accordance with the approved details.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway, and to ensure the development process does not have a significant adverse impact on the amenities of nearby residential properties in accordance with Policies 6.3, 6.14, 7.14 and 7.15 of the

London Plan (2016), Policies IM5 and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies and the Greener Greenwich SPD.

Condition 3 (revised wording)

Prior to the commencement of the development hereby approved, including site clearance works, a Construction Logistics Plan (CLP) and a Construction Management Plan (CMP) shall be submitted, to and approved in writing by, the Local Planning Authority to minimise impacts to the local highway network and to control noise, vibration and air pollutants generated as a result of the construction process. These documents shall be prepared in accordance with the London Freight Plan, 'The control of dust and emissions from construction and demolition' Supplementary Planning Guidance, the council's Construction Site Noise Code of Practice (http://www.royalgreenwich.gov.uk/downloads/file/470/noise_from_major_construction_sites_leaflet), BRE Pollution Control Guides 'Controlling particles and noise pollution from construction sites' and 'Controlling particles, vapour and noise pollution from construction sites'. The CLP and CMP shall include details of (but shall not be limited to):

- *loading and unloading of plant and materials;*
- *storage of plant and materials;*
- *programme of works;*
- *measures for traffic management and encouragement of sustainable modes of transport for workers;*
- *details of a vehicle booking system*
- *provision of boundary hoarding and visibility zones of construction traffic routing;*
- *hours of operation;*
- *means to prevent deposition of mud on the highway;*
- *likely noise levels to be generated from plant and construction works;*
- *a dust risk assessment;*
- *means to monitor and control dust, noise and vibrations;*
- *haulage routes;*
- *a 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;*
- *bonfire policy; and*

- *confirmation that a mobile crusher will/won't be used on site and if so, a copy of the permit and intended dates of operation.*
- *Confirmation that a photograph survey of the footpath and carriageway will be undertaken before works commence on site and made available to the Council upon request, and once works on site are complete any damage to the footpath or carriageway will be rectified.*

The development shall be constructed in accordance with the approved details.

Reason: *To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway, and to ensure the development process does not have a significant adverse impact on the amenities of nearby residential properties in accordance with Policies 6.3, 6.14, 7.14 and 7.15 of the London Plan (2016), Policies IM5 and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies and the Greener Greenwich SPD.*

Condition 5 (original wording)

Prior to above ground works for the development hereby approved, full physical samples and details of all facing materials and finishes, including windows, to be used on the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority and the scheme shall thereafter be implemented in accordance with the approved materials.

Reason: *In order that the Council may be satisfied with the external appearance of the building and ensure compliance with Policies 7.4 and 7.6 of the London Plan (2016) and Policies DH1 and H(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted 30th July 2014).*

Condition 5 (revised wording)

Prior to above ground works for the development hereby approved, full details of all facing materials and finishes, including windows, to be used on the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority and the scheme shall thereafter be implemented in accordance with the approved materials.

Reason: *In order that the Council may be satisfied with the external appearance of the building and ensure compliance with Policies 7.4 and 7.6 of the London Plan (2016) and Policies DH1 and H(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted 30th July 2014).*

Condition 9 (original wording)

Prior to the commencement of the development hereby approved detailed drawings demonstrating that the approved dwelling shall comply with Building Regulation requirement M4(2) 'accessible and adaptable dwellings', shall be submitted to and approved in writing by the local planning authority. The development shall be fully implemented in accordance with the approved details and compliance with M4(2) shall be maintained for the lifetime of the development.

Reason: *To accord with Policy 3.8 of the London Plan (2016) as amended and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.*

Condition 9 (revised wording)

Prior to the above ground works of the development hereby approved detailed drawings demonstrating that the approved dwelling shall comply with Building Regulation requirement M4(2) 'accessible and adaptable dwellings', shall be submitted to and approved in writing by the local planning authority. The development shall be fully implemented in accordance with the approved details and compliance with M4(2) shall be maintained for the lifetime of the development.

Reason: *To accord with Policy 3.8 of the London Plan (2016) as amended and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.*

Condition 10 (original wording)

The boilers to be used in the development hereby approved shall have dry NOx emissions not exceeding 40 mg/kWh (0%) and shall be installed prior to the first occupation of the development and 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.

Condition 10 (revised wording)

Any boilers or central heating plant to be used in the development hereby approved shall have dry NOx emissions not exceeding 40 mg/kWh (0%) and shall be installed prior to the first occupation of the development and 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.

Background Papers:

National Planning Policy Framework (2019)

The London Plan (2016)

Housing SPG (2016)

Nationally Described Space Standards (2015)

The Intend to Publish London Plan (2019)

Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)

Responses from consultations

Report Author: Joe Higgins

Email.: joe.higgins@royalgreenwich.gov.uk

Reporting to: Victoria Geoghegan - (Assistant Director Planning & Building Control)

Email: Victoria.Geoghegan@royalgreenwich.gov.uk

Appendix 1 – Amended drawing numbers

The following drawings and associated documentation has been submitted by the applicant in support of application reference **20/1518/F**:

030_500_N_01; 030_200_N_41; 030_200_N_01; 030_100_A_B01 rev C; 030_100_A_B02 rev B; 030_200_A_B01 rev B; 030_200_A_B41; 030_100_A_B41 rev B; 030_100_A_B42; Arboricultural Impact Assessment ref: 200415_1.1_67EH_AIA_TCP_TPP dated 15th April 2020; Basement Impact Assessment dated May 2020; Daylight and Sunlight Assessment (Within Development) dated 4th May 2020; Preliminary Ecological Appraisal Survey; Appendix J: Email exchanges with RBG Waste Services (Refuse Strategy); Title Plan; Design and Access Statement dated May 202; Members Briefing Note.

Appendix 2 – Amended conditions for application 20/1518/F

Conditions and Reasons

Condition 2

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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

Prior to the commencement of the development hereby approved, including site clearance works, a Construction Logistics Plan (CLP) and a Construction Management Plan (CMP) shall be submitted, to and approved in writing by, the Local Planning Authority to minimise impacts to the local highway network and to control noise, vibration and air pollutants generated as a result of the construction process. These documents shall be prepared in accordance with the London Freight Plan, 'The control of dust and emissions from construction and demolition' Supplementary Planning Guidance, the council's Construction Site Noise Code of Practice

(http://www.royalgreenwich.gov.uk/downloads/file/470/noise_from_major_construction_sites_leaflet), BRE Pollution Control Guides 'Controlling particles and noise pollution from construction sites' and 'Controlling particles, vapour and noise pollution from construction sites'. The CLP and CMP shall include details of (but shall not be limited to):

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Reason: In order that the Council may be satisfied with the external appearance of the building and ensure compliance with Policies 7.4 and 7.6 of the London Plan (2016) and Policies DH1 and H(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted 30th July 2014).

Condition 9

Prior to the above ground works of the development hereby approved detailed drawings demonstrating that the approved dwelling shall comply with Building Regulation requirement M4(2) 'accessible and adaptable dwellings', shall be submitted to and approved in writing by the local planning authority. The development shall be fully implemented in accordance with the approved details and compliance with M4(2) shall be maintained for the lifetime of the development.

Reason: To accord with Policy 3.8 of the London Plan (2016) as amended and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

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Any boilers or central heating plant to be used in the development hereby approved shall have dry NOx emissions not exceeding 40 mg/kWh (0%) and shall be installed prior to the first occupation of the development and 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.