

Appendix I - Drawing Numbers

The below lists all of the drawings taken into consideration in this assessment:

501 (Rev. P1), 502 (Rev. P1), 503 (Rev. P1), 504 (Rev. P1), 509 (Rev. P4), 510 (Rev. P1), 520 (Rev. P1), 521 (Rev. P1), 530 (Rev. P1), Planning Statement (dated 29th October 2020), Design and Access Statement R2 (dated April 2021), Covering Letter (dated 2nd November 2020) and Arboricultural Implications Report (dated June 2017)

Appendix 2 – Conditions and Informatives

I. Conditions and Reasons for Application Reference 20/3353/R:

01. This approval must be read in conjunction with the outline planning permission Ref No: 17/1916/O and the conditions attached thereto.

Reason: In the interests of good planning.

02. The development to which this permission relates must be begun not later than the expiration of two (2) years beginning with the date on which the permission is granted.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended) and Condition 1 of Outline Permission 17/1916/O dated 12th of March 2018.

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

501 (Rev. P1), 502 (Rev. P1), 503 (Rev. P1), 504 (Rev. P1), 509 (Rev. P4), 510 (Rev. P1), 520 (Rev. P1), 521 (Rev. P1), 530 (Rev. P1), Planning Statement (dated 29th October 2020), Design and Access Statement R2 (dated April 2021), Covering Letter (dated 2nd November 2020) and Arboricultural Implications Report (dated June 2017)

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

04. Prior to any above ground works, full specification details of the materials (including samples) to be used in the proposed development hereby approved shall be submitted to, and approved in writing by, the local authority.

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

Reason: To ensure that the high design quality demonstrated in the plans and submission is delivered so that local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policies D3 and D4 of the London Plan (2021), Policies DH1, H5 and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

05. a) Prior to any above ground works, drawings illustrating that a minimum of all dwellings in the development hereby permitted comply with Building Regulation requirement M4(2) 'accessible and adaptable dwellings', have been submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist.
- b) The development shall be carried out and retained for the lifetime of the development in accordance the approved details.

Reason: To accord with Policies D5 and D7 of the London Plan (2021) as amended and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

06. a) Prior to the commencement of the development, a Demolition and Construction Method Statement for the relevant part of the development shall be submitted to, and approved in writing by, the Local Planning Authority. The Method Statement shall include full details of the following:

- Specification of equipment with likely noise and vibration levels to be generated during demolition and construction works;
- Details of any proposed noise screening measures;
- Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded;
- Identification of the roles and responsibilities with regard to managing and reporting on the demolition and construction phase noise and vibration measures

- b) The development shall be carried out in accordance the approved Demolition and Construction Method Statement.

Reason: In order to safeguard the amenities, health and safety of neighbouring properties and occupiers and of the area generally, and to ensure compliance with Policy D14. T2 and T6 of the London Plan (2021), as well as Policies DH(b), E(a), IM4, IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

07. a) Prior to the occupation of the development, full details of the enclosures for the approved refuse storage and recycling facilities shall be submitted to, and approved in writing by, the Local Planning Authority. Such details shall include but are not limited to:
- Elevation and detailed plan drawings of the proposed storage units for the approved refuse bins
 - Material details of the proposed refuse storage units for the approved refuse bins

b) The storage and recycling facilities shall in all respects be constructed in accordance with the approved details, before the relevant part of the development is first occupied and maintained for the lifetime of the development.

Reason: In order that the Council may be satisfied with the details of the proposal and to ensure compliance with Policies D3, S17 and S18 of the London Plan (2021) and Policies H5 and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

08. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no extensions or alterations to the building(s) hereby approved shall be carried out without the prior written permission of the local planning authority.

Reason: In order that, in view of the nature of the development hereby permitted, the local planning authority may have the opportunity of assessing the impact of any further development and to comply with Policy D3 of the London Plan (2021), Policies DH1, H5 and DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

09. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the use of the flat roof on the building(s) hereby approved shall be as set out in the application and no development or the formation of any door providing access to the roof shall be carried out, nor shall the roof area be used as a balcony, roof garden or similar amenity area.

Reason: In order to prevent any unacceptable loss of privacy to adjoining properties and the area generally and to comply with Policy DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)

10. All dwellings hereby approved shall be constructed in order to achieve a reduction in potable water demand to a maximum of 105 litres per person per day based on the Government's national calculation method for water efficiency for the purpose of the Building Regulations.

Reason: To conserve water for the future occupiers and to comply with Policy S15 of the London Plan (2021) and Policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

11. a) The development shall not be occupied on site until the full details of the cycle parking facilities, in particular plan, elevation and material details of the

cycle parking spaces and their enclosures, have been submitted to and approved in writing by the local planning authority.

b) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

Reason: To promote sustainable travel and to ensure compliance with Policy D3 and T5 of the London Plan (2021) and Policies DH1, H5, IM4, IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

12. a) The development hereby permitted shall seek to achieve one hundred per cent (100%) reduction in regulated building carbon dioxide emissions over Part L 2013 of the building regulations and achieve no less than a ten per cent (10%) reduction in building carbon dioxide emissions over Part L 2013 of the building regulations.

b) Prior to the commencement of the above ground works an energy statement shall be submitted to and approved in writing by the Local Planning Authority. This must detail how the development proposals, in accordance with the energy hierarchy, meet the required minimum 10% reduction target.

c) Prior to first occupation of the building the developer shall submit evidence that the minimum 10% reduction over Part L 2013 of the building regulations has been achieved.

Reason: To minimise future carbon dioxide emissions and mitigate climate change, and to comply with London Plan (2021) Policy SI2 and Policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

13. a) Prior to the commencement of any below ground works of the development hereby approved, an up to date Arboricultural Report reflecting the landscaping details hereby approved in drawing 509 (Rev P4) with relation to the tree protection strategies surrounding protected tree T1 as identified in the submissions shall be submitted to and approved in writing by the Local Planning Authority.

b) The tree protection strategies outlined in the approved updated Arboricultural Report shall be carried out with during the construction phase, and the relevant tree protection strategies maintained for the lifetime of the development thereafter.

Reason: To maintain and protect the London's protected greenery as required by Policy G7 of the London Plan (2021) and Policy OS(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

14. Prior to the occupation of the development hereby approved, external landscaping works, including new tree planting shall be implemented as per drawing 509 (Rev. P4) and retained for the lifetime of the development.

Reason: To maintain and protect the London's protected greenery as required by Policy G7 of the London Plan (2021) and Policy OS(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

15. The boilers to be used for the new residential units shall have dry NO_x emissions not exceeding 40 mg/kWh (0%).

Reason: To comply with the London Plan's SPG on Sustainable Design and Construction and Policy S11 of the London Plan (2021) in relation to air quality.

2. Informative(s) for Application Reference 20/3353/R:

01. 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.
02. 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. Reference shall be made to: The Councils' Construction Site Noise Code of Practice
http://www.royalgreenwich.gov.uk/downloads/file/469/noise_from_smallscale_building_works_leaflet
03. The applicant be advised that the implementation of the proposal will require approval by the Council of a Street naming & Numbering application. Details of how to do this and application forms are available on the Council's website
04. Prior to commencing works, the applicant should apply to the Royal Borough of Greenwich Council Highways Department to make an application for the construction of a vehicle crossover. Guidance on the process and the

application form is available on the Councils website at
http://www.royalgreenwich.gov.uk/info/477/vehicle_access_-_kerbs/949/domestic_crossovers

05. 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 2, which was introduced 1 April 2019; 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

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

1. National Planning Policy Framework (2012) – The following chapters are of consideration:

- Chapter 5 – Delivering a Sufficient Supply of Homes
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places

2. The London Plan (March 2021) – The following policies are of consideration:

Good Growth Policies

- Policy GG2 – Making the best use of land
- Policy GG4 – Delivering the Homes Londoners Need

Design Policies

- Policy D3 – Optimising site capacity through the design led approach
- Policy D4 – Delivering Good Design
- Policy D5 – Inclusive Design
- Policy D6 – Housing Quality and Standards
- Policy D7 – Inclusive Design
- Policy D11 – Safety, security and resilience to emergency
- Policy D14 – Noise

Housing Policies

- Policy H1 – Increasing Housing Supply
- Policy H2 – Small Sites
- Policy H10 – Housing Size Mix

Sustainable Infrastructure Policies

- Policy S11 – Improving Air Quality
- Policy S12 – Minimising greenhouse gas emissions
- Policy S15 - Water Infrastructure
- Policy S17 - Reducing waste and supporting the circular economy
- Policy S18 – Waste Capacity and Net Waste Self Sufficiency

Transport Policies

- Policy T2 – Healthy Streets
- Policy T5 - Cycling
- Policy T6 - Car Parking
- Policy T6.1 – Residential Parking

Green Infrastructure Policies

Policy G1 – Green Infrastructure
 Policy G7 – Trees and Woodlands

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

Housing Policies

H1 New Housing
 H2 Housing Mix
 H5 Housing Design

Design and Heritage Policies

DH1 Design
 DH(a) Residential Extensions
 DH(b) Protection of Amenity for Adjacent Occupiers

Environment and Climate Change Policies

EI Carbon Emissions
 E(a) Pollution
 OS(f) Ecological Factors

Infrastructure and Movement Policies

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

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

- New Developments: Guidance Notes for the Storage and Collection of Waste and Recycling Materials for the Royal Borough of Greenwich (May 2018)
- Mayors Housing SPG (March 2016).