

Appendix I - Drawing numbers

The following drawings and associated documentation have been submitted by the applicant in support of application reference 20/3857/F:

- EFP/20023-1
- EFP/20023-2
- EFP/20023-3
- EFP/20023-4 Rev B
- Design & Access Statement and
- Site Location Map

Appendix 2 – Conditions and Informative(s)

Condition 1

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

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

Condition 2

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

EFP/20023-1, EFP/20023-2, EFP/20023-3, EFP/20023-4 Rev B, Design & Access Statement and Site Location Map

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

The materials to be used for the external surfaces of the development hereby permitted shall match those of the existing building. All new works and works of making good to the retained fabric shall be finished to match the adjacent work unless otherwise stated on the approved drawings and retained for the lifetime of the development.

Reason: To ensure that the design is delivered in accordance with the details submitted and assessed so that the development achieves the necessary high standard and detailing in accordance with Policy D3 of the London Plan (2021), Policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and the Council's 'Residential Extensions, Basements and Conversions Guidance SPD (December 2018).

Condition 4

- a) Prior to the first occupation of the development hereby approved, details of the boilers shall be submitted to and approved in writing by the Local Planning Authority. The boilers shall have dry NO_x emissions not exceeding 40 mg/kWh (0%).
- b) The boilers shall be installed and retained for the lifetime of the development in accordance with the approved details unless prior written approval of the authority is given.

Reason: To comply with the London Plan's SPG on Sustainable Design and Construction and Policy SI 1 of the London Plan (2021).

Condition 5

The development hereby permitted shall comply with Regulation 36(2)(b) of the Building Regulations 2010 (as amended by the Building Regulations (Amendment) Regulations 2015/767) and as set out in section G2 of the Building Regulations Approved Document (105 litres per person per day).

Reason: To comply with Policy SI 5 of the London Plan (2021) and Policy DH1 of the Royal Greenwich Core Strategy with Detailed Policies (2014).

Condition 6

- a) Prior to the first occupation of the development hereby approved details to show a min. 7 secure and covered cycle spaces to be provided on the site shall be submitted to and approved in writing by the local planning authority.
- b) The cycle parking spaces shall be installed in accordance with the approved details prior to the first occupation of the approved flats and maintained thereafter in working order for the lifetime of the development.

Reason: To ensure adequate cycle parking is available on site and to promote sustainable transport by reducing the need for car travel and ensure compliance with Policy T5 of the London Plan (2021) and Policies IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 7

- a) Prior to the first occupation of the development hereby approved details of a min. 1.8m high screening for the private amenity area of Flat B (ground floor 3-bed unit) shall be submitted to and approved in writing by the local planning authority.
- b) The privacy screening shall be installed in accordance with the approved details prior to the first occupation of Flat B and maintained thereafter for the lifetime of the development.

Reason: To protect the amenity of the occupiers at Flat B in complying with Policy DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) and the Council's Residential Extensions, Basement and Conversion Guidance SPD (2018)

Condition 8

- a) Prior to the first occupation of the development hereby approved details of the covered refuse storage shall be submitted to and approved in writing by the local planning authority.
- b) The refuse storage shall be installed in accordance with the approved details prior to the first occupation of the development and maintained thereafter for the lifetime of the development.

Reason: To protect the amenity of the occupiers in complying with Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 9

- a) Prior to the first occupation of the development hereby approved a car park management plan shall be submitted to and approved in writing by the local planning authority.
- b) The car park management plan as approved shall be implemented prior to the first occupation of the development and maintained thereafter for the lifetime of the development.

Reason: To ensure that safe and secure off-street parking is maintained and managed to that satisfaction of the Council and ensure compliance with Policy T6 of the London Plan (2021) and Policy IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Informative(s)

1. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought. However, as the proposal was clearly in accordance with the Development Plan, permission could be granted without any further discussion.
2. Under the London Buildings Acts (Amendment) Act 1939, you are legally required to apply for a new official address for this development. Please see our website:
https://www.royalgreenwich.gov.uk/info/200199/street_naming_and_numbering/83/developers_and_street_naming for further guidance on how to apply.

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

The NPPF (July 2021)

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

Chapter 12 Achieving well-designed places

The London Plan: The Spatial Development Strategy for London (March 2021)

In March 2021 the London Plan (2021) was adopted. The policies relevant to this application are:

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|-------------|--|
| Policy GG4 | Delivering the homes Londoners need |
| Policy D3 | Optimising site capacity through the design-led approach |
| Policy D5 | Inclusive design |
| Policy D6 | Housing standards |
| Policy D7 | Accessible housing |
| Policy D13 | Agent of change |
| Policy D14 | Noise |
| Policy H1 | Increasing housing supply |
| Policy SI 1 | Improving air quality |
| Policy T5 | Cycling |
| Policy T6 | Car parking |
| Policy T6.1 | Residential parking |

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

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

| | |
|--------------|--|
| Policy H1 | New Housing |
| Policy H2 | Housing Mix |
| Policy H5 | Housing Design |
| Policy H(b) | Conversions |
| Policy DH1 | Design |
| Policy DH(b) | Protection of Amenity for Adjacent Occupiers |

| | |
|--------------|----------------------------|
| Policy E2 | Flood Risk |
| Policy E(a) | Pollution |
| Policy IM4 | Sustainable Travel |
| Policy IM(a) | Impact on the Road Network |
| Policy IM(b) | Walking and Cycling |
| Policy IM(c) | Parking Standards |

Supplementary Planning Guidance/Documents:

Residential Extensions, Basement and Conversion Guidance SPD (December 2018)
Mayoral House SPD (2016)