

Greenwich Area Planning Committee 8th November 2016	Agenda Item: * Reference No: I6/0428/F
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Applicant: Mr T Collins, 51 Lucas Street, Deptford, SE8 4QH
Agent: E2 Architecture + Interiors, The Design Studio, 27 Holywell Row, EC2A 4JB

Site Address: Land rear of 76 Vanbrugh Park, Blackheath, SE3 7JQ	Ward: Blackheath Westcombe Application Type: Full Planning Permission
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I. Recommendation

I.1 The Greenwich Area Committee is requested to grant full planning permission as outlined below:

- Construction of a new part 2/part 2.5 storey over basement house fronting Heathway with off street parking and amenity space

subject to:

- (i) Conditions set out in Appendix 2.

2. Summary

2.1 Detailed below is a summary of the application:

The Site -	
Site Area (m ²)	250m ² (198?)
Local Plan Allocation	None
Heritage Assets	Blackheath Conservation Area
Tree Preservation Order	No
Flood Risk Zone	No

Proposed Building	
Building height (metres)	7.7 metres when viewed from Heathway
No. of storeys	2.5
Floor area (m ²)	191.5

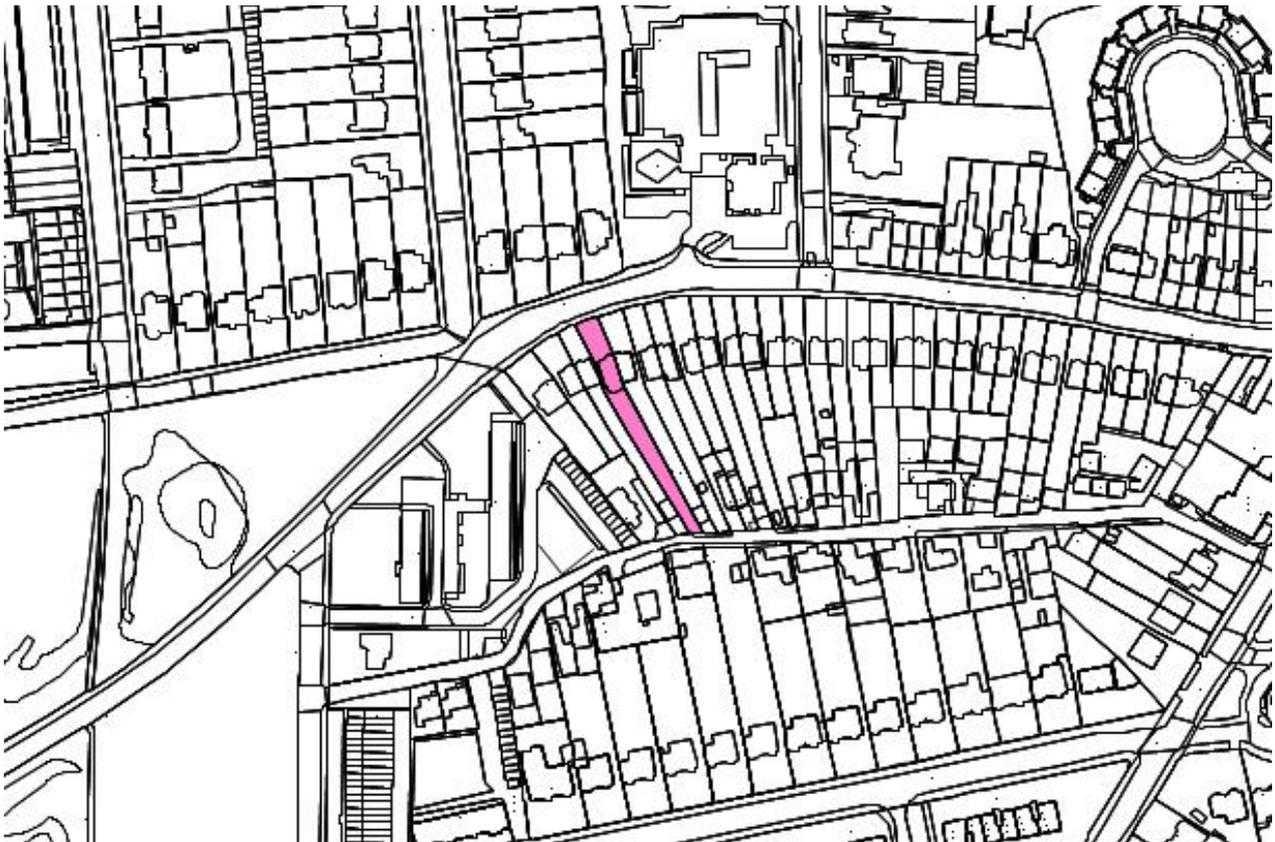
Housing		
Density	Habitable Rooms per Hectare (HRH)	308HRH
Housing Standards	Complies with Technical housing standards – nationally described space standard and London Plan standards?	Yes
Affordable Housing	N/A	

Transportation		
Car Parking	No. existing car parking spaces	N/A
	No. Proposed Car Parking Spaces	1
Cycle Parking	No. Proposed Cycle Parking	2
	Complies with policy	Yes
Public Transport	Public Transport Accessibility Level (PTAL) Rating	3

Public Consultation after two consultation periods	
Number in Support	1
Number of objections	25
Main issues raised are addressed in section 6 of this report.	

- 2.2 The report details all relevant national, regional and local policy implications of the scheme, including supplementary planning guidance.
- 2.3 The application is considered acceptable and is recommended for approval, subject to conditions set out in Appendix 2.

Site Plan



3. Site and Surroundings (in detail)

- 3.1 Heathway is an un-adopted, largely unmade private road that runs from Stratheden Road on the east to Vanbrugh Terrace on the west. The street is formed principally by the gradual development of the rear gardens of large houses that front Vanbrugh Park to the north and St Johns Park to the south. Heathway, therefore, is characterised by inconsistent backland development comprising mainly semi-detached and detached two/three storey houses more recently benefitting from modern construction of contemporary design.
- 3.2 The application site is one of the few remaining plots that have not been re-developed along Heathway for residential purposes. To the west of the site is a single storey garage belonging to 77 Vanbrugh Park, whilst immediately to the east of the site is the land formally occupied by the Little Coach House, which is currently being redeveloped to provide a new contemporary two storey dwelling over a basement/lower ground floor level with patio to the rear. Next to this is a pair of relatively new semi-detached contemporary dwellings.

3.3 The site is situated within the Blackheath Conservation Area and is not affected by an Article 4 Direction. None of the surrounding properties on Heathway are listed. Heathway has a public transport accessibility level (PTAL) of between 3 and 4 (on a scale of 1 to 6, where 1 is 'poor' and 6 is 'excellent') as 8 bus routes are all within a 10 minute walk of the site.

4. Relevant Planning History

4.1 Planning permission granted on the 15th September 1999 for the erection of a first floor extension to front, new timber gates, new screen fence and boundary wall to side and rear, single storey rear extension, modifications to elevation (Ref. 99/0719/F)

4.2 Planning permission granted on the 19th November 2010 for the construction of a second floor rear extension and front entrance canopy at 32 Heathway (Ref. 10/2605/F). This consent was renewed on the 20th November 2013 (Ref. 13/2360/F)

4.3 Planning permission allowed on appeal on the 24th March 2011 for demolition of existing dwelling and erection 2x part 2/part 2.5 storey 3-bed dwellings with basements, one parking space per dwelling and associated new landscaping works at Green Roof Cottage (Ref. 09/2674/F). These properties are now known as 4a and 6a Heathway.

4.4 Planning permission approved on the 28th September 2015 for demolition of the Little Coach House and the construction of a new 2-storey dwelling over basement/lower ground floor (Ref. 14/3682/F).

4.5 Planning permission granted on the 13th September 2013 for the construction of a second storey extension, alterations to existing windows and door opening, internal refurbishment and extension of front porch at 30 Heathway (13/1783/F). As a material amendment to this application planning permission was granted on the 2nd February 2015 for the extension of a glass balustrade on the rear terrace (Ref 14/3334/F)

4.6 Planning permission granted on the 25th January 2010 for the erection of a pair of 2- bed semi-detached houses at rear of the gardens belonging to 72 & 73 Vanbrugh Park and facing onto Heathway (Ref. 09/1496/F).

4.7 Planning permission granted on the 1st August 2008 for the erection of a part 2/part 3 storey 4-bed house with basement, vehicle access and associated landscaping at 22 Heathway (land to the R/o 17 St Johns Park (Ref. 08/1046/F).

5. Proposals

5.1 The current application seeks full planning permission for the following:

“Construction of a new part 2/part 2.5 storey over basement house fronting Heathway with off-street parking and amenity space.

5.2 The proposed dwelling house would be set back approximately 5 metres from Heathway so as to provide an off-street parking space. The proposed building would have a maximum length of 17 metres with a maximum height above ground level of 7.7 metres when seen from Heathway. The dwelling would provide a snug, laundry and plant room at basement level, with a split level ground and lower ground floor level above. This would provide an entrance hall, WC and study area at the front (ground level) with an open plan living/dining/kitchen space at the rear at lower ground floor level. Due to this split level and the excavation work associated with this the dwelling when viewed at the rear would have a maximum height of 9.3 metres. Above this would be provide 2 double bedrooms, with the rear double bedroom having a small terraced area. Above this would be a further double bedroom at the rear with a terraced area at the front.

5.3 The proposed dwelling would have a contemporary appearance and would be finished in black brick cladding, zinc cladding and weathered zinc cladding.

5.4 The development would have a rear garden area approximately 82sqm in size with pedestrian access to the site maintained from Vanbrugh Park. As a result of the development 5 trees would be felled on site.

6. Consultation

6.1 The application since being submitted in February 2016 has been subject to two periods of public consultation. The first round of consultation consisted of a press notice, site notice and twelve (12) individual letters, sent to individual occupiers in the vicinity of the application site. This also included consultation with statutory bodies and local amenity groups. Due to complaints over the location of where the site notice was erected, further site notices were erected at the entrance to Heathway at both Vanbrugh Park and Stratheden Road for a further 21 day period.

6.2 **Statutory Consultees**

6.2.1 A summary of the consultation responses received along with the officer comments are set out in table below:

Details of Representation and date received	Summary of Comments	Officers comments
Environment Agency	No comments to make on this application as it falls outside our remit as a statutory planning consultee.	The comments made are note
Thames Water	No objection raised in respect of sewage and water infrastructure capacity. Request that informatives are attached in respect of these matters if planning permission is granted.	The comments made are noted and the requested informatives have been attached.

6.2.2 Council Departments

Details of Representation and date received	Summary of Comments	Officers comments
Occupational Therapist	The split layout of the ground floor facilities means that only the ground floor WC and study have step-free access, which is not acceptable within the requirements of M\$(2). It is recommended that the ground floor layout be reworked to facilitate step free access to all of the rooms/facilities on the entrance storey of the dwelling.	The comments made are noted and a condition is proposed requiring the development to provide step free access at the entrance storey of the dwelling.

Waste Services	Waste Services are satisfied with the proposal as outlined in the application.	The comments made are noted.
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6.3 Amenity Groups

6.3.1 A summary of the consultation responses received from Amenity Groups, along with the officer comments are set out in table below:

Details of Representation and date received	Summary of Comments	Officers comments
Greenwich Conservation Group	Objects strongly to the application on the grounds that the height, scale and bulk of the development is unacceptable for this site and Heathway. Inclusions of a front and rear terrace will result in overlooking. The proposed use of black bricks is out of character with the area.	Issues relating to the height scale, bulk and design of the building (including facing materials) are assessed in section 12 of this report. Issues relating to privacy are assessed in section 14 of the report.
The Blackheath Society	Due to the restricted width of the site the proposed development constitutes an over-development in this semi-rural section of the Blackheath Conservation Area. Although the density level is within the London Plan range, still consider that the development sits uncomfortably close to the upper third of the range. .	Issues relating to whether the development constitutes an over-development of the site are assessed across the report in sections 9, 10, 11 and 12. Issues relating to density are assessed in section 10 of the report.

<p>The Westcombe Society</p>	<p>Whilst Heathway lies outside our own Conservation Area it borders it and affects the general local character. As the proposed building would site across the entire width of the plot it would create a terrace, and impede the current sense of space and greenery. This would be detrimental to the open feel and green character of the conservation area. Objection is also raised to the bulk of the development and that Black brick is uncharacteristic of the area. The development would create a sense of enclosure and overdevelopment to the detriment of the conservation area. If permission is granted replacement tree planting should be secured for all the trees to be felled as part of the development.</p>	<p>Issues relating to the scale, bulk and design of the development and its impact on the conservation area are assessed in section 12 of the report. Issues relating to enclosure are assessed in section 14 of the report. Issues relating to trees on the site are assessed in section 13 of the report.</p>
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6.4 Local Residents

6.4.1 A summary of the consultation responses received from residents **objecting** to the application, along with the officer comments are set out in table below:

Summary of Comments	Officers comments
<ul style="list-style-type: none"> Overdevelopment of the site. 	<p>Issues relating to overdevelopment are assessed in section 9, 10, 11 and 12 of this report.</p>

<ul style="list-style-type: none"> • Not in keeping with development in the area, including the design and appearance and impact on the Conservation Area. • Cynical attempt by a garden owning residents of another road to maximise their own gains at the expense of Heathway. • Impact on residential amenity of adjoining occupiers. • Exacerbate flooding problems. • Adverse impact from building/construction works. • Loss of trees. • Description of development is misleading. • Inadequate parking. 	<p>Issues relating to design and appearance are assessed in section 12 of this report</p> <p>Issues relating to the principle of development are addressed in section 9 of the report.</p> <p>Issues relating to residential amenity are addressed in section 14 of the report Matters relating to flooding are addressed in section 9 of the report.</p> <p>Issues relating to construction works are addressed in section 14 of the report.</p> <p>Issues relating to trees on site are addressed in section 13 of the report.</p> <p>Issues relating to the description of development are addressed in section 9 of the report.</p> <p>Issues relating to car parking are addressed in Section 15 of the report.</p>
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6.4.2 A summary of the consultation responses in support of the application are set out in table below:

Summary of Comments in Support
<ul style="list-style-type: none"> • The design is of a very high quality and would enhance the lane. This proposal is the best design in recent years and is a very innovative and pragmatic use of the space.

7. Planning Context

7.1 This application needs to be considered in the context of a range of national, regional and local planning policies and Supplementary Planning Guidance / Documents.

- **National Planning Policy Framework (NPPF – 2012)**

- **Technical Housing Standards – Nationally Described Space Standard** (Department for Communities and Local Government – March 2015)
- **The London Plan (March 2016)** - Full details of relevant policies refer to appendix 3.
- **The Royal Greenwich Local Plan: Core Strategy with Detailed Policies (“Core Strategy” – 2014)** - Full details of relevant policies refer to appendix 3.
- Full details of relevant SPD / Documents refer to appendix 3.

8. Material Planning Considerations

8.1 This section of the report provides an analysis of the specific aspects of the proposed development and the principal issues that need to be considered in the determination of the planning application (Ref: 15/4016/F):

- Principle of development;
- Density;
- Quality of living environment provided for future residents;
- Design and Townscape;
- Trees
- Residential Amenity;
- Transport and Access;
- Sustainability and Energy;
- Community Infrastructure Levy (CIL);
- RBG CIL; and
- Implications for Disadvantaged Groups.

9. Principle of Development

9.1 As set out in Section 3 of the report (Site and Surroundings) Heathway is a street formed principally by the gradual development of rear gardens of large houses that front Vanbrugh Park to the north and St John’s Park to the south. As such Heathway is characterised by inconsistent backland development and Section 4 of the report sets out a number of applications for new dwellings fronting Heathway. Whilst planning policy does seek to direct 99% of new housing onto brownfield land it is accepted that a small proportion will be delivered on non-brownfield sites like the current application. As such the principle of providing a residential dwelling at this location and fronting onto Heathway is acceptable, is a continuation of the established form of Heathway and is supported by Planning Policy.

- 9.2 The inclusion of a basement level as part of the development is also considered to be acceptable in principle in and is a feature of a number of properties along Heathway. The most recent example being the grant of planning permission for the redevelopment of the Little Coach House in 2015. Should planning permission be granted a condition is proposed relating to the construction of the basement, which will require the appointment of a suitably qualified civil or structural engineer, a ground and hydrological condition report dealing with groundwater flow ensuring structure stability during excavation and demolition so as to address issues relating to groundwater flow and to demonstrate who the development will not impact on flooding (including what preventative measures will be taken to reduce the risk of flooding of the basement itself and neighbouring properties).
- 9.3 The description of development as a part 2/part 2.5 storey dwelling is considered to be appropriate when taking into consideration how the development for new houses at the former Green Roof Cottage and 22 Heathway were described. In addition the development at the Little Coach House was described as a two storey dwelling with basement and not as a 3 storey dwelling.

10. Density

- 10.1 The setting of the site is best described as suburban in character when assessing the site against the London Plan density matrix. Heathway is shown as having a PTAL rating of between 3 and 4. Therefore, the density guideline as set out in the London Plan would be between 150HRH and 350HRH.
- 10.2 The current proposal based on the site area and the proposed habitable rooms would be 308 HRH, which is in accordance with the recommended density ranges. Whilst the concerns made by the Blackheath Society about the density level being within the upper third of the identified range are noted this is still acceptable and is not a ground on which planning permission can be refused on. As such the proposed density level in this instance is acceptable, complies with adopted planning policy and does not constitute an over-development of the site.

11. Quality of Living Environment provided for future residents

- 11.1 The current application seeks permission for a new 3-bed dwelling.

11.2 The following table shows how this size of the unit compares with the requirements of the Technical Housing Standards – Nationally Described Space Standard’s (2015) and London Plan standards:

Flat Type	Nationally Described Space Standard’s	Proposed units (m²)
Three bedroom, 6 people over two floors	108m ²	191.5m ²

11.3 From the table above it is shown that the proposed dwelling would comply with the minimum standards providing a more than adequate internal living environment for prospective occupiers.

11.4 With regards to the Nationally Described Space Standard’s, it is also required from dwellings to provide a built in storage area. The current dwelling complies with this with storage on ground and first floor.

11.5 The minimum room sizes for the bedrooms also comply with the required standards.

11.6 In regards to private amenity space the development would provide a private garden area of 82m². This is above the level required by Core Strategy Policy and the Mayor’s Housing SPG (2016). In addition the proposed dwelling would also create a front terrace 18m² in size at second floor level and a small balcony area belonging to bedroom 1 at first floor level.

11.8 For the considerations given above, the proposal would provide an acceptable internal and external living environment, complies with the requirements of adopted planning policy and would not result in a cramped or over-development of the site.

12. Design and Townscape

12.1 Heathway has developed over time, whether this is as a result of new purpose built houses or existing properties being remodelled as set out in Section 4 (Relevant Planning History) of the report. Whilst Heathway is located within the Blackheath Conservation Area this has resulted in a mixture of building forms and styles being deemed to be acceptable and not to harm the character and appearance of the Conservation Area. As such the principle of a contemporary development on the site in terms of its design and

appearance is acceptable and complies with the principle of planning policy and would not have an adverse impact on the character and appearance of the Conservation Area.

- 12.2 In terms of the plot width it is acknowledged that the application site is relatively narrow and as a result the footprint of the building extends up to the boundary. However, this is not a ground on which planning permission can be refused as there are examples of other properties on the north side of Heathway that either extend right up to or nearly take up the full width of the site. Indeed the characteristic of the plot sizes along Heathway is that on the south side the individual plots are generally more generous in size with properties mainly being detached, whilst those on the north side are more compact with properties being mainly semi-detached or laid out as a terrace (Hatfield Court).
- 12.3 In terms of scale and bulk from Heathway the proposed development would be seen as a two and half storey property with a maximum height of 7.7 metres. The visual appearance of the building height would be minimised when viewed from Heathway due to the top floor being set back 6.3 metres from the front of the property itself and the proposed dwelling be setback from the back edge of Heathway by 5 metres.
- 12.4 At the rear the building would have a maximum height of 9.3 metres due to the excavation works associated with created the lower ground floor level. The lower ground floor level would have a maximum projection of 7 metres past the rear wall of the replacement dwelling at The Little Coach House, with the first floor projecting 3.5 metres and the second floor 2.5 metres. This would give the rear elevation a stepped appearance, which will assist in reducing the overall height and bulk of the building.
- 12.5 In respect of the proposed facing materials, the comments made in respect of the proposed use of Black facing brick is supported and should planning permission be granted a condition would be attached requiring full details of the facing materials to be submitted and approved by the Local Planning Authority. This will enable a facing brick more in keeping with the area to be approved. No objections are raised to the use of zinc cladding.
- 12.6 Overall the design, scale and bulk of the proposed development is considered to be acceptable and would not have an adverse impact on the character and appearance of Heathway or the wider Blackheath Conservation Area.

13. Trees

- 13.1 There are currently 5 trees on the site, which consist of two Ashes, a Maple, an Elm and a Willow. These trees would need to be felled to implement the development and an Arboricultural report has been submitted with the application. The Arboricultural report has been assessed by the Council's Tree officer who is satisfied for the trees to be felled subject to suitable replacement trees. Ideally the Council would like to see the trees replaced on a one for one basis, but the Tree Officer has advised that there is insufficient space to provide replacement trees of a substantial size, which would then be unlikely to mature properly.
- 13.2 On the adjacent land belonging to 77 Vanbrugh Park there is a Silver Birch tree. Whilst this tree is not directly TPO'd it was a replacement for a Horse Chestnut, which was and which was felled due to storm damage. A condition is proposed requiring a method statement relating to works around the tree to ensure that it is adequately protected during construction.

14. Residential Amenity

- 14.1 It is acknowledged that in all development there will be some level of disturbance during construction and whilst this may cause a level of inconvenience it is only for a temporary period of time. As such it is considered that appropriate planning conditions in respect of hours of construction, a construction method statement and a basement construction method stated can be imposed on the grant of planning permission to control any nuisance created during the construction process so that the level of inconvenience is kept to an acceptable level.
- 14.2 On the opposite side of Heathway would be the Little House. A separation distance of approximately 10 metres would be created and due to the angle of the application site to the Little House the proposed dwelling would not face directly towards this property. As the Little House is located to the south of the application site the proposed development would not have any impact in terms of a loss of daylight or sunlight. In terms of enclosure it is inevitable that any development above a single storey building will have some impact. It is considered that the proposed development due to the extent of the set back at second floor level, the angled position of the proposed dwelling and that it would be set to the right of the Little House that it would not have a sufficient impact in terms of enclosure to warrant the refusal of planning permission. In terms of overlooking and a loss of privacy the first floor window at the front of the property would be a bedroom window. Although

a bedroom is a habitable room its use is mainly at night and any overlooking from this window will be limited. In terms of the balcony area at the front this is unlikely to be in use on a constant basis. Furthermore it would be screened by a 1 metre high glass balustrade.

- 14.3 In respect of 3 Heathway the main dwelling would be set approximately 12 metres to the west and would be separated from the application site by what is understood to be an outbuilding garage belonging to 76 Vanbrugh Park and a detached garage belonging to 3 Heathway itself. Due to this it is considered that the development would not have any adverse impact on the residential amenity of the occupiers of 3 Heathway as a result of a loss of daylight/sunlight, loss of outlook or a loss of privacy due to overlooking.
- 14.4 The properties in Vanbrugh Park these properties are set approximately 31 metres to away from the application site. At such a distance the proposed development would not have any adverse impact on the residential amenity enjoyed by the occupiers of these properties. It is acknowledged that as the rear garden of 76 Vanbrugh Park has not been development and is one of the view plots facing onto Heathway that has not been development for residential purposes there could be some impact on the bottom section of this garden. However, due to the overall size and extent of the garden belonging to this property any impact is not considered sufficient enough to warrant the refusal of planning permission.
- 14.5 With regards to the Little Coach House, which is currently being redeveloped the proposed dwelling would be set behind the front building line of the approved dwelling as such the development would have no adverse impact on the residential amenity of the occupiers of this property in this regard. It is accepted that the proposed dwelling would extend past the rear building line of the approved dwelling at the Little Coach House. At lower ground floor level this would be by 7 metres, at first floor by 3.5 metres and at second floor level by 2.5 metres.
- 14.6 A daylight and sunlight report has been submitted with the application and this has assessed the impact of the proposed development on the approved side and rear windows of the replacement dwelling at the Little Coach House. In terms of daylight the BRE guidelines recommend that the Vertical Sky Component (VSC) should be no less than 80% of its former value, to avoid a noticeable loss of light. From the analysis submitted this shows that the level of daylight for the side and rear windows would all comply with the 80% requirements. In terms of sunlight the BRE guidance looks an annual probable sunlight hours and again windows with access to direct sunlight should

continue to receive in excess of 80% of their pre-development value, or 25% of available hours over the year, and 5% of hours in winter to be considered well sunlit. The daylight and sunlight window has assessed the impact of the development on the approved side window at the Little Coach House. The assessment shows that as a whole year the side window would retain 87.80% of their pre-development value, whilst for winter month 99.87% would be retained.

14.7 With regards to enclosure due to the nature of the lower ground floor level it is considered that this would not be particularly visible at ground floor level from the Little Coach House. In terms of the first and second floor level whilst this would be visible due to the open aspect from the Little Coach House any reduction in outlook would be minimised and on balance would not be sufficient to warrant refusal in this instance. A small balcony area is proposed at the rear at first floor level. This would be set away from the boundary with the Little Coach House and would be screened by a glass balustrade so as to restrict any overlooking to acceptable levels.

15. Transport and Access

15.1 The proposed dwelling would be set back 5 metres from the back edge of Heathway so as to provide an off-street parking space. Adopted planning policy required a maximum of 1.5 parking spaces for a 3 bedroom house. The proposed level of off-street car parking would be the same as that approved in respect of the Little Coach House. In view of Heathway having a PTAL rating of between 3 and 4 it is considered that the level of car parking proposed is acceptable. As with the approval for the Little Coach House it is considered that adequate vehicle manoeuvring to and front the site is possible using normal driver care. However, as with the Little Coach House a condition is being recommended that mirrors are fitted at the access point to aid such movements.

15.2 In terms of cycle parking 2 spaces should be provided and this would be secured through the imposition of a planning condition.

16. Sustainability, Energy and Ecology

16.1 It is noted that the application proposed to provide solar panels to the flat roof of the new dwelling. The applicant has stated that the development will achieve a minimum of a 35% reduction in building carbon dioxide emissions beyond Part L of the Building Regulations 2013. To ensure that the

development complies with the aims of sustainable development conditions are proposed in respect of carbon emission reduction and water efficiency.

16.2 The proposed development is also proposing the installation of green roof. Detailed of the green roof and its implementation will be secured via the imposition of planning conditions.

17. Community Infrastructure Levy (CIL)

17.1 The Mayor has introduced a London-wide Community Infrastructure Levy (CIL) to help implement the London Plan, particularly policies 6.5 and 8.3. The Mayoral CIL formally came into effect on 1st April, and it will be paid on commencement of most new development in Greater London that was granted planning permission on or after that date. The Mayor's CIL will contribute towards the funding of Crossrail. The Mayor has arranged boroughs into three charging bands. The rate for Greenwich is £35 per square metre.

17.2 The current application is liable to this requirement.

18. RBG CIL

18.1 The Royal Borough adopted its Local Community Infrastructure Levy (CIL) charging schedule, infrastructure (Regulation 123) list, instalments policy and exceptional circumstances relief policy on the 25th March 2015 and came into effect in Royal Greenwich on the 6th April 2015.

18.2 The current application is liable to this requirement.

19. Implications for Disadvantaged Groups

19.1 There are no specific implications identified.

20. Conclusion

20.1 For the reasons set out in the report it is considered that the proposed development is acceptable and complies with the aims of adopted planning policy. Accordingly, it is recommended that permission be granted for application reference 16/0428/F, in line with Section 1 of this report.

Background Papers:

National Planning Policy Framework (2012)
Technical Housing Standards – Nationally Described Space Standard (2015)
The London Plan (2016)
Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)
Mayors Housing SPG (2016)
Blackheath Conservation Area Appraisal (2013)
Langton Way Planning Brief (1989)
Responses from consultations

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Appendix I - Drawing numbers

The following drawings and associated documentation has been submitted by the applicant in support of application reference I6/0428/F:

I097-001, 0010, 1000, 1001, 1002, 1003, 1004, 1100, 1101, 1201, 1202, 1203, 1204, 1500, 1501, 1502, 1503, 1504, DFCEP 3697 TPP, Allocated Drawing No 01, Daylight and Sunlight Assessment, Arboricultural Impact Assessment, Design & Access Statement and Basement Assessment.

Appendix 2 – Conditions and Informatives

I. Conditions and Reasons for Application Reference 15/4016/F:

Approved Drawings

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

1097-001, 0010, 1000, 1001, 1002, 1003, 1004, 1100, 1101, 1201, 1202, 1203, 1204, 1500, 1501, 1502, 1503, 1504, DFCEP 3697 TPP, Allocated Drawing No 01, Daylight and Sunlight Assessment, Arboricultural Impact Assessment, Design & Access Statement and Basement Assessment.

Reason: For the avoidance of doubt and in the interests of proper planning, to ensure that the development is implemented in accordance with the approved plans and complies with policies 3.2, 3.3, 3.4, 3.5, 3.8, 5.1, 5.2, 5.3, 5.10, 5.13, 5.14, 5.15, 5.16, 6.1, 6.3, 6.9, 6.10, 6.13, 7.1, 7.2, 7.3, 7.4, 7.6, 7.8, 7.13, 7.14, 7.15, 8.2 and 8.3 of the London Plan (2016), policies H1, H2, H5, H(c), DH1, DH3, DH(b), DH(h), OS4, OS(f), E1, E(a), E(c), E(f), CH1, CH2, IM1, IM4, IM(a), IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014), Mayor's Housing SPG and the Blackheath Conservation Area Character Appraisal

External Materials

02. Prior to the commencement of development, full details (including samples) of all facing materials and finishes, including windows, to be used on the dwelling 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 drawings.

Reason: In order that the Local Planning Authority may be satisfied with the external appearance of the building, its impact on the character and appearance of the street scene and the Blackheath Conservation Area and ensure compliance with policies 7.4, 7.6 and 7.8 of the London Plan (2016) and policies H5, DH1, DH3 and DH(h) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014) and the Blackheath Conservation Area Character Appraisal

Removal of Permitted Development Rights

03. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification) no

enlargements, or other alterations to the premises and site may be carried out.

Reason: In view of the restricted size of the site uncontrolled enlargements or alterations could affect amenities of neighbouring properties and the area generally and ensure compliance with policies 7.4, 7.6 and 7.8 of the London Plan (2016), policies DH1, DH3, DH(b) and DH(h) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014) and the Blackheath Conservation Area Character Appraisal.

Parking Spaces

04. The parking spaces provided shall be completed prior to the occupation of the dwelling and used only for that purpose and no development whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification) or not shall be carried out as to interfere with such use.

Reason: to ensure adequate off street parking provision is maintained and ensure compliance with policy 6.13 of the London Plan (2016) and policy IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

05. Works of 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

Reason: To safeguard the amenities of neighbouring properties and the area generally and ensure compliance with policy 7.15 of the London Plan (2016) and policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

Construction Method Statement

06. No construction shall take place on site until a Construction Method Statement is submitted to and approved in writing by, the Local Planning Authority. The method statement shall include details of the following:
- Haulage routes
 - 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, proposals for monitoring vibration and procedures to be put in place if agreed vibration levels are exceeded. Note: it is expected that vibration over 1mm/s measured as a peak particle velocity would constitute unreasonable vibration;
- Likely dust levels to be generated and any screening measures to be employed;
- Proposals for monitoring dust and controlling unacceptable releases; and
- Wheel washing facilities and facilities for discharging the water; and

Reference shall be made to:

- The Council's Construction Site Noise Code of Practice 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; and
- BRE four part Pollution Control Guides 'Controlling particles and noise pollution from construction sites'.

The Construction Method Statement shall be implemented as approved.

Reason: To safeguard the amenities of neighbouring properties and the area generally and ensure compliance with policy 7.15 of the London Plan (2016) and policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

Basement Method Statement

06. No construction shall take place on site until a 'Basement Construction Method Statement is submitted to and approved in writing by the Local Planning Authority and the construction works on site shall be carried out in accordance with the approved details. The Method Statement should include details of the following:

- Appointment of suitably qualified professional (civil or structural engineer);
- Confirmation of whether the site is located above an aquifer

- Confirmation of whether the proposed development will extend beneath the water table surface or whether it is located within 100m of water course;
- An explanation of how the development will impact on flooding and drainage, including what prevention measures will be taken to reduce the risk of flooding of the basement itself and neighbouring properties;
- A ground and hydrological condition report dealing with groundwater flow ensuring structural stability during excavation and demolition;
- Temporary propping/temporary works and construction work, minimising disturbance;
- Drilling of boreholes;
- Sequence of temporary works to minimise the effect on neighbours and management of water flow;
- Proposals for monitoring vibration and procedures to be put in place to minimise such disturbance, including those relating to any piling on the site (it is expected that vibration over 1mm/s measured as a peak particle velocity would constitute unreasonable vibration);
- Likely noise levels to be generated from plant;
- Details of any noise screening measures, including those relating to piling on the site;
- Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded, including those relating to piling on the site;
- Likely dust levels to be generated and any screening measures to be employed, including those relating to piling on the site;
- Proposals for monitoring dust and controlling unacceptable release such as asbestos
- Details and justification for the piling methodology to be adopted

Reason: To ensure that the host building, the stability of the site and the residential amenity of adjoining occupiers is safeguarded and to ensure compliance with Policy 7.15 of the London Plan (2016), policies E(a) and E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014) and the Mayors Sustainable Design and Construction SPG (2014).

Hard and soft landscaping

07. Details of all hard and soft landscaping arrangements including surface treatment and means of enclosure; shall be submitted to and approved

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in writing by, the Local Planning Authority before the development is commenced. The hard landscaping shall be completed before the dwelling is first occupied. The soft landscaping shall be completed within 12 months, or by the end of the first planting season, after the completion of the development to the satisfaction of the Local Planning Authority.

Reason: In order to maintain the character and appearance of the area and ensure compliance with policies DH1, DH3, DH(h) and OS(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

Replacement Trees

08. Full details of suitable replacement trees shall be submitted to and approved in writing by the Local Planning Authority before the works hereby permitted commence. The approved trees shall be planted within 12 months, or by the end of the first planting season, after the completion of the development to the satisfaction of the Local Planning Authority.

Reason: In order that the Council may be satisfied with the character and appearance of the site and surrounding area and ensure compliance with policies DH1, DH3, DH(b) and OS(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

Unexpected Contamination

09. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: Groundwater quality needs to be protected. Any visibly contaminated or odorous material encountered on the site during the development work, must be investigated. The Planning Authority must be informed immediately of the nature and degree of contamination present and to comply with policy 5.21 of the London Plan (2016) and policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

Refuse storage details

10. The refuse and recycling facilities for the residential unit shall be constructed and proceed in strict accordance with the details outlined in drawing nos. 1097-1001 Rev.1, 1097-1201 Rev.1 and 1097-1204 Rev.1.

Reason: In order that the Council may be satisfied with the details of the proposal and ensure compliance with policy 5.16 of the London Plan (2016) and policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

Accessibility

11. The applicant shall not implement any part of the development hereby permitted until drawings illustrating that the dwelling hereby permitted complies 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. The approved details shall be fully implemented prior to the occupation of the building.

Reason: To accord with policy 3.8 of the London Plan (2016) and policy H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

Carbon Emissions Reduction

12. The development hereby permitted shall achieve no less than a thirty five per cent (35%) reduction in building carbon dioxide emissions over Part L 2013 of the building regulations. No development shall take place until an energy statement is submitted to and approved by the Local Planning Authority detailing how the development proposals, in accordance with the energy hierarchy, meet the required 35% reduction target.

Reason: To minimise future carbon dioxide emissions and mitigate climate change, and to comply with policy 5.2 of the London Plan and policy E1 Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

Carbon Emissions Reduction

13. The development shall be implemented in accordance with the details approved under condition 12 and prior to first occupation of the building the developer shall submit evidence that the 35% 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 policy 5.2 of the London Plan and policy E1 Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

Energy Performance

14. The dwelling hereby permitted must achieve the following energy performance standards:
- (i) All houses and flats whose material operations have commenced on or after 1st October 2016 must achieve zero carbon dioxide emissions.
 - (ii) No part of the development hereby permitted shall be occupied until evidence of the energy performance standard referred to in part [(i)] [(ii)] of this Condition having been achieved, has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To minimise future carbon dioxide emissions and mitigate climate change, and to comply with policy 5.2 of the London Plan (2016) and policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

Water efficiency

15. The development hereby permitted shall comply with Regulation 36(2)(b) of the Building Regulations 2010 (as amended by the Building Regulations &c. (Amendment) Regulations 2015/767) and as set out in section G2 of the Building Regulations Approved Document (110 litres per person per day).

Reason: To accord with Policy 5.15 of the London Plan (2016) as amended and policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

Green Roofs (not to be used as amenity space)

16. Full details of an extensive green roof which shall be compliant with GRO Green Roof Code 2011 shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of the relevant part of the development hereby approved. Submitted information should include the following

a report from a suitably qualified ecologist specifying how the living roof has been developed for biodiversity with details of landscape features and a roof cross section;

The green roof should be comprised of, but not necessarily limited to, the following:

- i Biodiversity based with extensive/semi-intensive soils
- ii. Substrate which is commercial brick-based aggregate or equivalent with a varied substrate depth of 80 -150mm planted with 50% locally native herbs/wildflowers in addition to sedum. include additional features such as areas of bare shingle, areas of sand for burrowing invertebrates, individual logs or log piles, and an area suitable for Black Redstarts
- iii. parts a and b must be addressed within a single submission document

The development shall be carried out strictly in accordance with the details approved, shall be maintained as such thereafter and no alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To provide insulation and to contribute towards enhancing biodiversity, reducing flood risk and improving the aesthetic value of the development as well as resident's well-being. To comply with policies 5.11 and 7.19 of the London Plan and policies OS4, DH1 and E(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014)

Cycle Parking

17. No construction work shall be carried out until full details of the cycle parking facilities for the residential unit have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the first occupation of the approved dwelling.

Reason: In order that the Council may be satisfied with the details of the proposal and ensure compliance with policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Sustainable Drainage

18. Full details of the rainwater recycling system shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of the development. The approved details shall be implemented prior to the occupation of the development, shall be maintained as such thereafter and demonstrate the maximum level of recycled water that can feasibly be provided by the development.

Reason: To ensure that the development reduces the risk of surface water flooding and ensure compliance with policy 5.3 of the London Plan and policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Mirror Details

19. Prior to the commencement of the development, detailed drawings of mirrors fitted at the vehicular access point shall be submitted to, and approved in writing by the Local Planning Authority and shall thereafter be retained in accordance with those details.

Reason: In order that the Council may be satisfied with the safety of pedestrians and road users and ensure compliance with policy 6.10 of the London Plan (2015) and policies DH1 and IM(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

Glass Balustrade

20. Prior to the first occupation of the dwelling the balustrade to the rear first floor balcony and the second floor terrace shall be in situ to a height of 1 metre and shall be finished in opaque glass. The glass balustrade shall thereafter be maintained in good order and shall not be replaced without first obtaining the written consent of the Local Planning Authority.

Reason: In order that the residential amenity of adjoining occupiers is preserved and to ensure that the development complies with the aims of policy DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

Tree Method Statement

21. Prior to the commencement of works on site a Tree Method Statement setting out how the Silver Birch Tree will be protected during construction works shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details.

Reason: In order that the Silver Birch is adequately protected and ensure compliance with policy OS(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

2. Informative(s) for Application Reference I5/4016/F:

01. The developer shall have regard to the Council's "Pollution Code of Practice for Small-scale Construction Sites" and shall adhere to the advice contained therein. Copies of the Code are available on the Greenwich Council website or from:

Environmental Protection, 4th Floor The Woolwich Centre, 35 Wellington Street, Woolwich, SE18 6HQ

Tel: 0208 921 8349

Email: environmental.protection@royalgreenwich.gov.uk

02. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water course or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required, They can be contacted on 0900 009 3921. This will ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
03. Thames Water requests that the applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions
04. Thames Water expects the developer to demonstrate what measures he will undertake to minimise ground water discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation.
05. Should planning permission be granted a Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in

prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharge into the public sewer. Permit enquires should be directed to Thames Water's Risk Management Team by telephoning 0203 577 9483 or be emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

06. There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contract Centre on Telephone No. 0800 099 3921 for further information.
07. With regards to the facing materials to be submitted the inclusion of Black bricks is considered not to be appropriate in this location and an alternative facing brick should be considered.

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

1. **National Planning Policy Framework (NPPF – 2012)**
2. **Technical Housing Standards – Nationally Described Space Standard** (Department for Communities and Local Government – 2015)
3. **The London Plan (March 2016)** – The following London Plan policies are of consideration:

London's People

- 3.1 Ensuring Equal Life Chances for all
- 3.2 Improving Health and Addressing Health Inequalities
- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Development
- 3.8 Housing Choice

London's response to climate

- 5.1 Climate change mitigation
- 5.2 Minimising Carbon dioxide emissions
- 5.3 Sustainable design and construction

- 5.10 Urban Greening
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Waste net self-sufficiency
- 5.21 Contaminated Land

London's Transport

- 6.1 Strategic approach to transportation
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking

London's Living Places and Spaces

- 7.1 Building London's neighbourhoods and communities
- 7.2 An inclusive design
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage assets and archaeology
- 7.13 Safety Security and resilience to emergency
- 7.14 Improving air quality
- 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscape

Implementation, Monitoring and Review

- 8.2 Planning Obligations
- 8.3 Community Infrastructure Levy

4. **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
- H(c) Backland and Infill Development

Design and Heritage Policies

- DH1 Design

DH3	Heritage Assets
DH(b)	Protection of Amenity for Adjacent Occupiers
DH(h)	Conservation Areas

Open Space Policies

OS4	Biodiversity
OS(f)	Ecological Factors

Environment and Climate Change Policies

EI	Carbon Emissions
E(a)	Pollution
E(c)	Air Pollution
E(e)	Contaminated Land
E(f)	Living Roofs and Walls

Cohesive and Healthy Communities Policies

CHI	Cohesive Communities
CH2	Healthy Communities

Infrastructure and Movement Policies

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

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

- **Mayor’s Housing SPG (2016);**
- **Blackheath Conservation Area Appraisal (2013)**

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Applicant: mr T Collions, 51 Lucas Street, Deptford, SE8 4QH
Agent: E2 Architecture + Interiors, The Design Studio, 27 Holywell Row, EC2A 4JB

Site Address: Land rear of 76 Vanbrugh Park, Blackheath	Ward: Blackheath Westcombe Application Type: Full Planning Permission
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ADDENDUM REPORT

- I. Recommendation
 - I.1 Since the publication of the agenda correspondence has been received responding to the committee report. The purpose of this addendum report is to address a number of issues that have been raised.
 - I.2 It is acknowledged that the report should have stated that the outbuilding/garage immediately next to the site belongs to 77 Vanbrugh Park

and not 76. In terms of the detached building next to 3 Heathway, having searched the planning records on both the Statutory Register and Acolaid (Council's Planning Database) Officers are unable to find any record of the consent that has been referred to for its use as an apartment/studio with garage. Irrespective of this the building is located 5 metres to the west of the application site. Due to this separation distance, the relationship between the proposed dwelling and the location of the rooflights belonging to the detached building, it is considered that the development would not have any adverse impact on the level of daylight or sunlight experienced by the occupiers of this building. It is raised that the daylight and sunlight assessment does not address the impact of the development on the detached building. The reason for this is due to the 5 metres separation distance, but also when pre-application advice was being sought, Officers advised that a daylight and sunlight assessment should be carried out in respect of the potential impact of the development on the Little Coach House. The assessment carried out has been submitted on this basis.

- 1.3 Furthermore under the proposal a balustrade is to enclose both the rear terrace and balcony. Should consent be granted this is subject to condition 20 as set out in the main report. Due to the separation distance between the application site and the detached building and the position of the roof lights the development would not result in any adverse loss of privacy due to overlooking.
- 1.4 In terms of the site area it is confirmed that this is 198sqm and not 250sqm. In respect of the density level this is 303HRH and not 308HRH. The design and access statement makes reference to a scheme at 26-27 Heathway, which has a density level of 308HRH. The report states that when viewed from Heathway that the maximum height of the building is 7.7 metres, but when viewed from the rear the report confirms that the maximum height is 9.3 metres due to the excavation works.
- 1.5 In respect of the character of Heathway and how this is described in the committee report, when approving the redevelopment of the Little Coach House in September 2015 the report considered by Members stated the following at paragraph 6.3:

Heathway is an un-adopted, largely unmade private road that runs from Stratheden Road on the east to Vanbrugh Terrace on the west. The street is formed principally by the gradual development of the rear gardens of large houses that front Vanbrugh Park to the north and St Johns Park to the south. Heathway, therefore is characterised by inconsistent backland development comprising mainly semi-

detached and detached two/tree storey houses more recently benefitting from modern construction of contemporary design.

- 1.6 This is the same description that is used for the current application and is considered still to be a true reflection.
- 1.7 In terms of the development at the Little Coach House the application sought consent for demolition of the existing building and construction of a new 2-storey dwelling over basement/lower ground (Ref. 14/3682/F). The addendum report for this application confirmed that in terms of the basement, the gym element had been removed by the applicant so as to minimise the basement dig, but that the basement remained. The minutes of the Greenwich Area Committee held on 15th September states the following:

that the extent of the basement had been reduced as had the area of terracing and the that the side window in the western elevation would be obscured glazed to a height of 900mm. In response to Members questions confirmed that the revised conditions for the basement were in line with the more detailed conditions as now being used as standard.

- 1.8 Furthermore the terracing from the lower ground floor up to the ground floor had been reduced in length and pulled further away from the garden party wall.
- 1.9 The minutes show that Members subsequently resolved to grant unanimously that planning permission be granted for the demolition of the existing building and construction of a new two-storey dwelling over a basement/lower ground floor with patio at the rear, in line with the conditions and recommendations as tabled at the meeting. It is considered appropriate therefore to state that the provision of a basement level has been approved at the Little Coach House and if it was acceptable at this location there is no planning ground to refuse a basement at the application site.
- 1.10 In terms of the design of the development at the Little Coach House, paragraph 11.8 of the main report considered and approved by Members stated the following:

The recessed form of the proposed dwelling with its two gable roof elements would emphasise the contemporary nature of the scheme and minimise the height of the building. This is considered to be an acceptable approach for this site, as the new dwelling would provide a contrast in architectural style to the surrounding buildings as there is no cohesive built form in the immediate vicinity.

On this basis it is considered appropriate to refer to the development as contemporary in the current report.

- I.11 Reference is made to the description of development and that within the submitted Design and Access Statement the development is described as a 4 bedroom 3 storey with part basement and is therefore not a part 2/part 2.5 storey dwelling. The height of the building though when viewed from Heathway is 2.5 storeys (as stated in the application form) and this is considered to be the correct description. To put this approach in its context the Design and Access Statement and the application form for the development at the Little Coach House described the approved dwelling as 3 storeys (lower ground, ground and first floor). However, as the property would be viewed as two storeys from Heathway the development was described as two storeys with basement.
- I.12 In respect of the planning history outlined in the report the same approach has been undertaken that was taken with the report for the Little Coach House, which outlined a number of application where planning permission had been granted. No reference was made to schemes where consent had been refused.

Background Papers:

- Correspondence from occupiers of The Little Coach House, The Little House, 3 Heathway and 77 Vanbrugh Park