

<b>Planning Board</b>	<b>Agenda Item: 5</b>
<b>3 November 2020</b>	<b>Reference No: 20/1815/F</b>

**Applicant:** Greenwich New Builds, Royal Borough of Greenwich

**Agent:** DP9 Ltd

<b>Site Address:</b> 57 Tuskar Street (former Sam Manners House) Greenwich, SE10 9UJ	<b>Ward:</b> Eltham North <b>Application Type:</b> Planning Application
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### Addendum

#### 1. Amendments to the Main Report

1.1 The following paragraphs set out amendments to the main report. Any additional comments are underlined and any text which has been deleted is indicated with a ~~strikethrough~~.

#### 2. Amendments to section 6.4 of the Main Report

2.1 This section is amended to insert an objection from the East Greenwich Residents Society. This was submitted by the Society on the 30<sup>th</sup> of July, however was not received by Officers email. The objections raised have been addressed within the main report.

<b>Details of Representation and date received</b>	<b>Summary of Comments</b>	<b>Officers comments</b>
<b>Greenwich Society</b>	<p>Welcomes provision of affordable housing and sustainable measures proposed.</p> <p>Proposed development would dominate surrounding development</p>	<p>Issues relating to design and conservation are assessed in section 13 of this report.</p>

	<p>Grey brick propose could be cold recommends warmer brick</p> <p>Concern provision of family housing is low on site.</p> <p>Quality of proposed accommodation in relation to lighting of lower rooms on the east façade of the western block</p> <p>Impact of proposal on parking.</p> <p>Conditions for pedestrian along Woodland Groves should be improved as part of development.</p>	<p>T</p> <p>These rooms would be dual aspect and well lit, achieving the minimum standards recommended by BRE Guidelines for sunlight. See discussion in section 14 of this report.</p> <p>The development is to be car free except for the creation of blue badge parking spaces on Tuskar Street. See discussion in section 17 of this report.</p> <p>The proposed development would include the removal existing vehicle crossings on Woodland Grove and making good the footpath. See discussion under section 17 of this report.</p>
<b>East Greenwich Residents Association</b>	<b>No response</b>	

	<p><u>Proposed materials are out of character and do not reference surrounding buildings including the Hatcliffe Almshouses.</u></p> <p><u>Size of units not fit for working from home.</u></p> <p><u>Setback and impact on adjoining residents amenity.</u></p>	<p><u>A red brick is proposed to clad the row of terraces on Tuskar Street with Flemish bonds. This would reflect the materiality of the Hatcliffe Almshouses as well as the Victorian Terraces and is considered appropriate.</u></p> <p><u>The wider mix of materials reflects the context of the site which includes a mix of architectural styles and finishes.</u></p> <p><u>The proposed units meet or exceed minimum space standards. The proposed family houses include an additional study/living room.</u></p> <p><u>The proposed development would retain good levels of daylight and sunlight for an urban context. See further assessment in section 15 of this report.</u></p>
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	<p><u>Quality of amenity space within Internal Courtyard.</u></p> <p><u>Proposal not liable for CIL or New Homes Bonus. Development should provide high standard of public realm to replace lost gardens and trees.</u></p> <p><u>Loss of Sam Manners house and concerns regarding longevity of proposed construction method. any planning decision.</u></p>	<p><u>The proposal provides both private and communal amenity space on site, whilst maximising the provision of affordable housing. The site is also within a five minute walk from Greenwich Park which provides excellent outdoor amenity space.</u></p> <p><u>Affordable housing is exempt from CIL contributions.</u></p> <p><u>New Homes Bonus is not a contribution sought through planning.</u></p> <p><u>The proposed development is considered to provide a high standard of public realm including the replanting of ten trees across the site.</u></p> <p><u>Sam Manners House was decommissioned by the Council as it was not fit for purpose and had significant challenges to its modernisation.</u></p>
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		<u>Officers are satisfied that the buildings are of a robust and durable construction.</u>
<b>Greenwich Association of Disabled People</b>	No response	

### 3. Amendments to Section 24 of the Main Report

3.1 This section is to be amended to include an additional term for the Directors' Agreement.

#### 24.4 Directors' Agreement – Heads of Terms

##### Affordable Housing

- Provision of 32 Affordable Housing Units (Social Rent) consisting of the following mix;

	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>Total</b>
<b>Social Rent</b>	8	16	8	32

- The use of the affordable units for the purposes of social rented housing only and for no other purposes;
- The occupation criteria for tenants, and
- An obligation to keep service charges for tenants to a minimum.

##### Transport

- Financial contribution towards car club spaces and payment of membership for residents of the development for the first five years- £9,600
- Costs associated with altering the Traffic Order to allow for a car free development.

### **On-site Renewable Energy Technologies**

- The installation of onsite automatic meter reading (AMR) devices by the developer.
- Provision of readings on an annual basis for a period of 5 years following the installation and operation of the renewable energy technology.

## **Amendments to Appendix 2 of the Main Report**

### **4.1 Appendix 2 of the main report (updated).**

4.1.1 This section is to be amended to delete conditions 17. This requirement has been incorporated into the Directors' Agreement. See Section 3 of this addendum report.

4.1.2 This section is also to be amended to provide clarity to conditions 18 and 25.

### **~~17. On-site renewable energy technologies – monitoring~~**

~~To monitor the effectiveness of the renewable energy technologies including communal, individual ASHPs and solar PV system, a monitoring agreement will be signed with the Local Planning Authority prior to first occupation to comply with the prevailing monitoring requirements which will include the installation of on-site automatic meter reading (AMR) devices by the developer and provision of readings on an annual basis for a period of 5 years following installation and operation of the renewable energy technology.~~

~~**Reason:** To contribute towards carbon dioxide emission reduction and to comply with London Plan Policy 5.7 (Renewable Energy) and Core Strategy policy E1 (Carbon Emissions).~~

### **18. Centralised Heating System**

Within six months of the commencement of the development, the following details shall be submitted to the Local Planning Authority for written approval:

- a) Details of the plant room(s), including size, layout and location, thermal stores (if available) and any other equipment required;
- b) Details of the Air Source Heat Pumps (ASHPs), including centralised and individual systems, to serve the energy requirements of the dwellings, including technical information such as operational data and operational performance, costs, specification and operation/management strategy; external equipment location, and design;
- c) Details of the pipe network (including the size and route, flow and return temperatures, total length of the heat network in metres (flow and return) distribution and transmission, diagram route, total plant heating capacity, total heat generated, total heat supplied to premises and how primary and secondary site heat network losses have been minimised, if any) for the connection of all apartments into the centralised heating network;
- d) Details of schematic of the site wide heat network showing all apartments connected into it;
- e) Full details of the method of how the proposed centralised system will facilitate connection to a current market or higher efficiency offsite heating and/or private wire network including but not limited to: layout of the plant in the 'energy centre' to demonstrate sufficient space has been allowed for the specified equipment and, where applicable, additional equipment to be installed in future, different temperature heat network;
- f) Details of how the individual heating systems proposed for the maisonettes and houses will facilitate connection to a current market or higher efficiency offsite heating and/or private wire network;
- g) A safeguarded provision to the edge of the site;
- h) Details and evidence of a post-commissioning assessment, completed by an independent assessor, for the centralised ASHP system installed, certifying that it has been well designed in line with items (a) to (f), runs efficiently, has reliability of supply, a reasonable customer tariff and appropriate management and maintenance arrangements are in place.

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

**Reason:** To ensure that the allocated space for energy equipment within the development is designed in a manner that ensures that the development

contributes to reducing the use of fossil fuel or other primary energy generation capacity, is designed to connect to an offsite heating and/or private wire network and to reduce emissions of greenhouse gases in accordance with policies 5.3, 5.5 and 5.6 of the London Plan 2016, policies DH1 and E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), the Mayor's Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014).

## **25. Car Parking Management Plan**

- a. The development shall not be occupied until a car parking management plan of the three parking bays on Tuskar Street, in relation to the development has been submitted to, and approved in writing by, the Local Planning Authority.
- b. The car parking management plan shall detail the provision of one blue badge parking bay, as well as details how the provision of two blue badge parking bays could be brought into such use where there is an identified demand relating to the development
- c. The car parking management plan as approved shall be implemented prior to occupation of the Development and shall thereafter be retained and maintained in accordance with the details approved under (a).

**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 IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

## **5 Conclusion**

- 5.1 The proposal is considered acceptable.
- 5.2 Consideration on all other elements in the main report remain unchanged.
- 5.3 Accordingly, it is still recommended that permission is granted for application reference 20/1815/F in line with Section 1 of the Main Report.

Report Author: Charlotte Norris - Planning Officer (Major Developments)  
Tel No. 020 8942 3570  
Email: [charlotte.norris@royalgreenwich.gov.uk](mailto:charlotte.norris@royalgreenwich.gov.uk)

Reporting to: Victoria Geoghegan - Assistant Director Planning and  
Building Control - Directorate of Regeneration, Enterprise  
and Skills  
Tel No. 020 8921 4296  
Email: [victoria.geoghegan@royalgreenwich.gov.uk](mailto:victoria.geoghegan@royalgreenwich.gov.uk)