

## **Appendix I - Drawing numbers**

The following drawings and associated documentation has been submitted by the applicant in support of application reference I9/3041/F:

01, 02, 03, 04, 05, RPI, BPI and Site Location Plan (ref. LPI).

## **Appendix 2 – Conditions and Informatives**

### **Condition 1 – Time Limit**

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 - Approved plans and specification**

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

01, 02, 03, 04, 05, RPI, BPI and Site Location Plan (ref. LPI).

**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 – Matching materials**

The materials to be used for the external surfaces of the extension 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 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 Policy 7.4 of the London Plan (2016), Policies DHI and DH(a) 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 – Roof Terrace**

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 roofed extension 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 without written consent from the local planning authority.

**Reason:** In order to prevent any unacceptable loss of privacy to adjoining properties and the area generally and to comply with Policy 7.6 of the London Plan (2016) and Policy DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Informative 1 - Positive and proactive**

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.

### **Informative 2 - Construction Works**

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/417/pollution\\_control\\_-\\_construction\\_information\\_and\\_advice](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](http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp)

BRE four part Pollution Control Guides 'Controlling particles and noise pollution from construction sites'.

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

### The NPPF (2019)

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

Chapter 14 Meeting the challenge of climate change, flooding and coastal change

### The London Plan (2016)

In March 2016 the London Plan (March 2015) was updated with minor amendments. The policies relevant to this application are:

Policy 5.12 Flood Risk Management

Policy 7.4 Local Character

Policy 7.6 Architecture

### 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 DH1 Design

Policy DH(a) Residential Extensions

Policy DH(b) Protection of Amenity for Adjacent Occupiers

Policy E2 Flood Risk

### Supplementary Planning Guidance/Documents:

Residential Extensions, Basement and Conversion Guidance SPD (2018)