

**Appendix I - Drawing numbers**

The following drawings and associated documentation have been submitted by the applicant in support of application reference 20/1082/F:

8502-01 Rev C, 8502-04, 8502-06 Rev E, 8502-17 Rev C, 8502-18 Rev D, 8502-20, 010, 011, 012, 001-375, Covering Letter dated 18 August 2020, Design and Access Statement dated April 2020, Planning Statement dated April 2020, Heritage Impact Assessment dated April 2020, Operational Statement, Ofsted School pre-registration inspection report dated 29-30 July 2020, Rebuttal Letter dated 9 November 2020, Lynx AC (Technical Data for Fan Model – SLC450-IEC (9.7 Speed)), External Products & Finishes, John D Wood Marketing Letter dated 25 October 2019 and Airclean Baffle Type Grease Filters specifications

## Appendix 2 – Conditions and Informatives

### I. Conditions

#### **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 Drawings)**

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

8502-01 Rev C, 8502-04, 8502-06 Rev E, 8502-17 Rev C, 8502-18 Rev D, 8502-20, 010, 011, 012, 001-375, Covering Letter dated 18 August 2020, Design and Access Statement dated April 2020, Planning Statement dated April 2020, Heritage Impact Assessment dated April 2020, Operational Statement, Ofsted School pre-registration inspection report dated 29-30 July 2020, Rebuttal Letter dated 9 November 2020, Lynx AC (Technical Data for Fan Model – SLC450-IEC (9.7 Speed)), External Products & Finishes, John D Wood Marketing Letter dated 25 October 2019 and Airclean Baffle Type Grease Filters specifications

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 (Materials to Match Existing)**

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.

Reason: To ensure that the high design quality demonstrated in the plans and submission is delivered so that the local planning authority may be satisfied as to the external appearance of the building and to comply with Policies D3 and HCI of the London Plan (2021), and Policies DH1 and DH3 of the Core Strategy (2014).

**Condition 4 (Restrict Use Class (DI))**

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 as amended, and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting these Orders with or without modification), the DI uses hereby approved shall be restricted to an Educational Facility and a Medical / Dental Use as identifies with the application material approved in Condition 2 and no other uses within the DI Use Class, without the prior written approval from the Local Planning Authority.

Reason: In order to safeguard the amenities of neighbouring properties and the area generally and to ensure compliance with Policy DI4 of the London Plan (2021) and Policy E(a) of the Core Strategy (2014).

**Condition 5 (Cycle Parking Provision)**

- a) Notwithstanding the drawings hereby approved, prior to occupation of the development, full details of the cycle parking facilities must be submitted to and approved in writing by the local planning authority, including details of the dimensions of the cycle storage room and of the double stacking bike system that fits within. The submission of these details will require amended layouts of each unit to that of the approved drawings in Condition 2 above.
- b) A minimum of 16 secure and dry cycle parking spaces shall be provided within the development for the education use only.
- c) A minimum of 10 secure and dry cycle parking spaces shall be provided within the development for the medical / dentist use only.
- d) All cycle parking spaces shall be provided in accordance with the approved details and made available for use prior to the first occupation of the development and maintained thereafter for the lifetime of the development.

Reason: To promote sustainable travel and to ensure compliance with Policy T5 of the London Plan (2021), and Policies IM4 and IM(b) of the Core Strategy (2014).

**Condition 6 (Accessibility)**

- a) Prior to the occupation of the development, drawings illustrating that the DI use in the development hereby permitted comply with Building Regulations requirements M1, M2 and M3, 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 S3 and D5 of the London Plan (2021) and Policy DH1 of the Core Strategy (2014).

**Condition 7 (Hours of Operation)**

The DI (educational facility) unit hereby permitted shall not operate outside of the following hours:

- Monday to Friday - 6.45am to 8.00pm; and
- Saturdays - 8.00am to 12.00pm

The DI (medical / dentist use) unit hereby permitted shall not operate outside of the following hours:

- Monday to Friday - 8am to 6.00pm; and
- Saturdays - 8.00am to 12.00pm

Reason: In the interests of securing a good living environment for the prospective occupiers of the land and the adjoining properties and to ensure compliance with Policy DI4 of the London Plan (2021) and Policies E(a) and DH(b) of the Core Strategy (2014).

**Condition 8 (Secured by Design)**

- a) No development shall commence on-site until details of security measures have been submitted and approved in writing by the Local Planning Authority which shall be in line with the standards set out by 'Secured by Design'. The approved security measures must be implemented prior to the occupation of the development.
- b) Prior to the first occupation of the units hereby consented, confirmation that door and window products that meet the standard recommended by Secure by Design for that building has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that Secured by Design principles are implemented into the development in accordance with policies DI1 of the London Plan (2021) and Policy DH1 of the Core Strategy (2014).

**Condition 9 (Visibility Panels)**

Prior to the commencement of the use hereby approved, vision panels must be included within the outward opening doors over the private forecourts along Wellington Street and Polytechnic Street.

Reason: To ensure the safety of footpath users and to comply with Policy IM(b) of the Royal Borough of Greenwich Local Plan.

**Condition 10 (Refuse and Recycling)**

Prior to the occupation of the development hereby approved, full details of the refuse storage, recycling facilities and refuse collection arrangements shall be submitted to, and approved in writing by, the Local Planning Authority. The refuse and recycling details should be in accordance with Council's Waste Guidance Notes May 2018 and include a medical waste bin for use by the Medical / Dentist use.

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 Policy SI 8 of the London Plan (2021) and Policies H5 and DH1 of the Core Strategy (2014).

**Condition 11 (Plant details)**

Prior to the commencement of the relevant part of the development, an extraction method and a ventilation and extraction strategy must also be submitted to the Local Planning Authority for Approval. The scheme shall thereafter be implemented in complete accordance with the approved details.

Reason: To protect the living conditions of existing occupiers from environmental disturbances to improve health and quality of life and comply with Policy D14 of the London Plan (2021) and Policies DH(b) and E(a) of the Core Strategy (2014).

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

### **I. National Planning Policy Framework (NPPF Feb 2019)**

- Chapter 6 Building a strong, competitive economy
- Chapter 7 Ensuring the vitality of town centres
- Chapter 8 Promoting Healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 16 Conserving and Enhancing the Historic Environment

### **2. The London Plan (2021)**

The London Plan policies relevant to this application are:

#### **Chapter 1 – Planning London’s Future – Good Growth**

- GG1 Building strong and inclusive communities
- GG5 Growing a good economy

#### **Chapter 2 – Spatial Development Patterns**

- SD6 Town centres and high streets
- SD7 Town centres: development principles and development plan documents

#### **Chapter 3 – Design**

- D1 London’s form, character and capacity for growth
- D3 Optimising site capacity through the design-led approach
- D5 Inclusive design
- D14 Noise

#### **Chapter 5 – Social infrastructure**

- S1 Developing Social Infrastructure
- S3 Education and childcare facilities

#### **Chapter 7 – Heritage and Culture**

- HCI Heritage conservation and growth

#### **Sustainable Infrastructure**

- S11 Improving air quality
- S18 Waste capacity and net waste self-sufficiency

**Chapter 10 – Transport**

T1	Strategic approach to transport
T2	Healthy Streets
T4	Assessing and mitigating transport impacts
T5	Cycling
T6	Car parking

### 3. The Royal Greenwich Local Plan: Core Strategy with Detailed Policies (“Core Strategy” – 2014)

The main Core Strategy policies relevant to this application are:

**Economic Activity and Employment**

EA(a)	Local Employment Sites
-------	------------------------

**Town Centres Policies**

TC1	Town Centres
TC2	Woolwich Town Centre

**Design and Heritage Policies**

DH1	Design
DH3	Heritage Assets
DH(b)	Protection of Amenity for Adjacent Occupiers
DH(h)	Conservation Areas
DH(i)	Statutory Listed Buildings

**Environment and Climate Change Policies**

EI	Carbon Emissions
E(a)	Pollution
E(c)	Air Pollution

**Cohesive and Healthy Communities Policies**

CHI	Cohesive Communities
CH2	Healthy Communities

**Infrastructure and Movement Policies**

IM4	Sustainable Travel
IM(b)	Walking and Cycling
IM(c)	Parking Standards

#### 4. Supplementary Planning Guidance / Documents

The following planning guidance / documents are considered relevant:

- Mayor's Housing SPG (2016)
- Woolwich Town Centre Masterplan SPD (2012)
- Waste and Recycling for New Developments (Updated May 2017)
- Waste Guidance Notes (May 2018)
- Woolwich Conservation Area Designation Assessment
- Building Bulletin 104 - Area guidelines for SEND and alternative provision (December 2015)