

Appendix I - Drawing numbers

The following drawings and associated documentation has been submitted by the applicant in support of application reference 20/0362/F:

Design and Access Statement, KGD RA 01 49 Rev PL, KGD RA 01 50 Rev PL, KGD RA 01 51 Rev PL, KGD RA 01 52 Rev PL, KGD RA 01 099 Rev PL, KGD RA 01 100 Rev PL, KGD RA 01 101 Rev PL, KGD RA 01 105 Rev PL and KGD RA 01 106 Rev PL

Appendix 2 – Conditions and Informatives

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.

2. Approved Drawings

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

Design and Access Statement, KGD RA 01 49 Rev PL, KGD RA 01 50 Rev PL, KGD RA 01 51 Rev PL, KGD RA 01 52 Rev PL, KGD RA 01 099 Rev PL, KGD RA 01 100 Rev PL, KGD RA 01 101 Rev PL, KGD RA 01 105 Rev PL and KGD RA 01 106 Rev PL

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Materials

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

Reason: To protect the character and appearance of the host property and ensure compliance with Policies 7.4 and 7.8 of the Lndon Plan (2016), Policies H5, DH1, DH3 and DH(h) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted 30th July 2014) and the Eltham Palace Conservation Area Character Appraisal.

4. Waste

- a) Prior to works above ground level taking place full details of the refuse storage and recycling facilities shall be submitted to, and approved in writing by, the Local Planning Authority.

- b) 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 that sufficient provision has been provided and ensures compliance with Policy 5.16 of the London Plan and Policies H5 and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted 30th July 2014).

5. Cycle Storage

- a) A minimum of 2 secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved
- b) No development above ground level shall take place on site until the full details of the cycle parking facilities have been submitted to and approved in writing by the local planning authority.
- c) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

Reason: To ensure adequate cycle parking is available on site and to promote sustainable transport by reducing the need for car travel and ensure compliance with Policy 6.9 of the London Plan and Policies IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted 30th July 2014).

6. Accessibility M4(2)

The development shall be constructed so that the development hereby permitted complies with Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

Reason: To ensure that an accessible living environment is provided and the development accords with Policy 3.8 of the London Plan and Policy H5 of Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted 30th July 2014).

7. Water conservation

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

Reason: To conserve water for the future occupiers and to comply with Policies 5.1, 5.2, 5.3, 5.7 and 5.15 of the London Plan and Policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

8. Boiler

The dwelling hereby permitted shall contain boilers which have dry NO_x emissions not exceeding 40 mg/kWh (0%). The boilers shall be installed and retained for the lifetime of the development unless the prior written approval of the Local Planning Authority is given.

Reason: To protect future occupiers and neighbouring occupiers from poor air quality local air quality, comply with Policy 7.14 of the London Plan (2016) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

9. Removal of PD Rights (Extensions)

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no extensions or alterations to the building(s) hereby approved shall be carried out without the prior written permission of the local planning authority.

Reason: In order that, in view of the nature of the development hereby permitted, the local planning authority may have the opportunity of assessing the impact of any further development and to comply with policies DH1, DH(a), DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

10. Off-street Parking

The whole of the car parking accommodation shown on drawing nos. KGD RA 01 099 Rev PL, KGD RA 01 100 Rev PL, KGD RA 01 101 Rev PL hereby approved shall be provided prior to the occupation of the dwelling hereby approved and retained permanently thereafter.

Reason: To ensure the permanent retention of the space(s) for parking purposes, to ensure that the use of the building(s) does not increase on-street parking in the vicinity and to comply with policies 6.13 of the London Plan and Policy IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted 30th July 2014).

Informative 1

The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought prior to an application being submitted. However, positive and proactive discussions took place which has resulted in further information being submitted. As the proposal was clearly in accordance with the Development Plan, the application has been recommended for approval.

Informative 2 (Street Naming & Numbering)

The applicant be advised that the implementation of the proposal will require approval by the Council of a Street naming & Numbering application. Details of how to do this and application forms are available on the Council's web site.

Informative 3 (Construction hours)

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows: 0800-1800 hours Monday - Friday (not including Bank Holidays) 0800-1300 hours Saturday.

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

I. The London Plan (March 2016) – The following London Plan policies are of consideration:

London's People

- 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
- 5.15 Water Use and Supplies
- 5.17 Waste capacity

London's Transport

- 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
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage assets and archaeology
- 7.10 World Heritage Site

Implementation, Monitoring and Review

- 8.3 Community Infrastructure Levy

2. **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
H5	Housing Design
H(c)	Backland and Infill Development

Design and Heritage Policies

DH1	Design
DH3	Heritage Assets
DH(a)	Residential Extensions
DH(b)	Protection of Amenity for Adjacent Occupiers
DH(h)	Conservation Areas

Environment and Climate Change Policies

EI	Carbon Emissions
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Infrastructure and Movement Policies

IM1	Infrastructure
IM4	Sustainable Travel
IM(b)	Walking and Cycling
IM(c)	Parking Standards

Supplementary Planning Guidance / Documents

The Mayor of London Housing Supplementary Planning Guidance (2016)

RBG CIL Charging Schedule (2015)

New Developments Guidance Notes for the storage and collection of waste and recycling materials for the Royal Borough of Greenwich (2018)