

# Planning Board Supplementary Agenda

**Place**

Town Hall, Wellington Street, Woolwich, London, SE18 6PW

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**Date**

Tuesday, 07 September 2021

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**Time**

6:30 PM

This meeting is open to the press and public and they are entitled to take photographs, film or record the proceedings.

**Agenda**

**6 Item 6 - Addendum Report for Former Plumstead Leisure Centre, Speranza Street, Plumstead, London. SE18 INX - Ref: 21/0510/F**

This report provides minor updates to the application in light of additional information submitted consisting of a daylight and sunlight assessment for the proposed dwellings and an updated Energy Statement which increases the carbon reduction to from 95% to 104%.

Deleted text is shown with a strikethrough and updated text underlined and in italics.

Date of Issue  
Monday, 06  
September  
2021

Debbie Warren  
Chief Executive

Members are reminded that officer contacts are shown at the end of each report and they are welcome to raise questions in advance with the appropriate officer. This does not prevent further questioning at the meeting.

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If you require further information about this meeting please contact the Committee Services Officer  
Jean Riddler  
Telephone: 020 8921 4350  
Email: [Committees@royalgreenwich.gov.uk](mailto:Committees@royalgreenwich.gov.uk)



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**Planning Board**  
**7 September 2021**

**Agenda Item: 6**  
**Reference No: 21/0510/F**

**Applicant:** Greenwich Builds

**Agent:** Pellings

**Site Address:**  
FORMER PLUMSTEAD LEISURE  
CENTRE, SPERANZA STREET,  
PLUMSTEAD, SE18 1NX

**Ward:** Plumstead  
**Application Type:** Full Planning  
Permission

## **Addendum**

### **1.0 Introduction**

1.1 This report provides minor updates to the application in light of additional information submitted consisting of a daylight and sunlight assessment for the proposed dwellings and an updated Energy Statement which increases the carbon reduction to from 95% to 104%.

1.2 Deleted text is shown with a strikethrough and updated text underlined and in italics.

### **2.0 Proposed daylight and sunlight assessment**

2.1 All windows and rooms would meet internal BRE guidelines with the exception of 5 kitchen dining areas located at ground floor of block B which would fall below guidelines for daylight.

Proposed	Recommended
House 1- 1.94	2
House 2- 1.83	2
House 3- 1.75	2
House 4- 1.8	2
House 5- 1.8	2

2.2 Given that the proposed levels fall only minimally below recommended levels and that all other space standards are met these transgressions are

considered to be minor and future residents would be afforded a good standard of accommodation.

### 3.0 Updated Energy Statement

3.1 The following table as detailed in p. 2.1 as follows

<b>Sustainability / Energy</b>	
Reduction in CO2 Emissions over the Building Regulations Part L 2013 Target Emission Rate	<del>95%</del> <u>104%</u>

3.2 P 17.3 The proposed development would achieve a reduction in CO2 emissions of ~~104%~~ above the minimum 35% required by Part L 2013. This has been achieved by proposed passive design measures, centralised heating and hot water systems in the form of ASHPs and a 20.4kWp solar PV system. ~~£2,136.96 would be secured via a Directors' Agreement in light of the shortfall. This is acceptable and given the minor shortfall and in compliance with policy.~~

3.3 Part B of condition 5 is to be amended as follows:

- b) Prior to the final completion of the development, the approved residential units shall incorporate and maintain measures to achieve an overall reduction in regulated CO2 emissions of at least ~~95%~~ 104% beyond Building Regulations Part L 2013 through the following carbon emission savings as detailed in the approved ~~Energy Strategy Rev 2 (Pope 13 July 2021)~~ Energy Strategy Rev 3 (Pope 03 September 2021):

3.4 Condition 2 and Appendix I is to be amended as follows:

#### Plans

2064-WWA-ZZ-DR-L-0101 Rev PL 01; 2064-WWA-ZZ-XX-DR-L-0102 Rev PL01; 2064-WWA-ZZ-XX-DR-L-0300 Rev PL01; 2064-WWA-ZZ-XX-DR-L-0700 Rev PL01; 2064-WWA-ZZ-XX-DR-L-0701 Rev PL01; L 10002/I Rev A; PL01 Rev PI; PL03 rev PI; PL04 rev PI; PL05 Rev PI; P06 Rev B; ~~PL08 Rev PI~~ PL08 Rev A; PL12 Rev PI; PL13 Rev PI; PL09 Rev A; ~~PL11 Rev A~~ PL11 Rev B; PL16 Rev A; PL17 Rev A; PL18 Rev A; PL02 Rev D; PL07 Rev C; PL10 Rev B; ~~PL14 Rev E~~ PL14 Rev F and ~~PL15 Rev E~~ PL15 Rev F.

## Documents

Tree Survey, Arboricultural Implications Assessment and Outline Method Statement (Wynne- Williams associates Jan 2021); Draft Construction Method Statement (Pellings 29 Jan 2021); Floodrisk & Drainage Strategy (Resilience & Floodrisk 28 Jan 2021); Foul Sewage and Utilities Assessment (Pellings 29 Jan 2021); Landscape Architecture Design & Access Statement (Wynne- Williams associates 29 Jan 2021); Planning Statement (Robinson Escott Planning LLP Jan 2021); Preliminary UXO Risk Assessment (1st Line Defence 18 April 2019); Statement of Community Involvement (Jan 2021); Daylight and Sunlight Impact Assessment Report (Mach group 09/04/2021); Design and Access Statement (Pellings April 2021); Full Utility Search (Laser Surveys 26 December 2020); Preliminary Ecology Appraisal (Richard Graves Associates Jan 2021); Air Quality Assessment (phlorum April 2021); Preliminary Risk Assessment (RSK 10 Feb 2021); Draft Travel Plan (dha March 2021); ~~Energy Strategy Rev 2 (Pope 13 July 2021)~~; Energy Strategy Rev 3 (Pope 03 September 2021) and Transport Statement (dha August 2021).

## **4.0 Conclusion**

- 4.1 The submission of additional information would not materially impact the proposed development and are considered to be minor. Proposed residents would be afforded a good standard of accommodation as the proposed development is overall considered to be of a high quality.
- 4.2 Accordingly, it is recommended that permission is granted for application reference 21/0510/F in line with Section 1 of the Main Report.

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