

Appendix 1 – Drawing numbers

Plans: PL01 P1; PL03 P1; L10004 A; 2076-WWA-ZZ-XX-DR-L-0102 PL 02; 2076-WWA-ZZ-XX-DR-L-0300 PL 03; 2076-WWA-ZZ-XX-DR-L-0401 PL 01; PL04 P1 B; PL05 P1 A; PL08 P1 A; PL09; PL02 P1 C; PL06 P1 B; PL07 P1 B and 2076-WWA-ZZ-XX-DR-L-0101 PL03.

Reports and documents: Design and Access Statement (Pellings January 2021); Full Utility Search (Apogee Property & Utility Consultants 26 October 2020); Planning Statement (Pellings January 2021); Preliminary Ecological Appraisal (The Ecology Consultancy March 2019); Landscape Architecture Design & Access Statement (Pellings January 2021); Asbestos Survey (Pollution Monitoring Team RBG 15 August 2018); Floodrisk Assessment and Drainage Strategy (RAB 05 January 2021); Daylight and Sunlight Impact Assessment Report (Mach Group 03 January 2021); Preliminary Risk Assessment (RSK February 2021); Transport Statement (dha March 2021); Management & Maintenance Plan Draft (Wynne-William associates May 2021) and Landscape Architecture Design & Access Statement (Wynne-William associates May 2021).

Appendix 2 –Conditions and Informatives

Conditions

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.

Plans: PL01 P1; PL03 P1; L10004 A; 2076-WWA-ZZ-XX-DR-L-0102 PL 02; 2076-WWA-ZZ-XX-DR-L-0300 PL 03; 2076-WWA-ZZ-XX-DR-L-0401 PL 01; PL04 P1 B; PL05 P1 A; PL08 P1 A; PL09; PL02 P1 C; PL06 P1 B; PL07 P1 B and 2076-WWA-ZZ-XX-DR-L-0101 PL03.

Reports and documents: Design and Access Statement (Pellings January 2021); Full Utility Search (Apogee Property & Utility Consultants 26 October 2020); Planning Statement (Pellings January 2021); Preliminary Ecological Appraisal (The Ecology Consultancy March 2019); Landscape Architecture Design & Access Statement (Pellings January 2021); Asbestos Survey (Pollution Monitoring Team RBG 15 August 2018); Floodrisk Assessment and Drainage Strategy (RAB 05 January 2021); Daylight and Sunlight Impact Assessment Report (Mach Group 03 January 2021); Preliminary Risk Assessment (RSK February 2021); Transport Statement (dha March 2021); Management & Maintenance Plan Draft (Wynne-William associates May 2021) and Landscape Architecture Design & Access Statement (Wynne-William associates May 2021).

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

3. Obscured Glazed Windows

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the new windows to be installed in the side elevations as shown in drawing no. PL06 Rev B

hereby approved shall be fitted as obscure glazed and retained for the lifetime of the development.

Reason: To avoid the direct overlooking of adjoining properties and consequent loss of privacy thereto and to comply with policies D4 and D7 of the London Plan (2021) and H(c) and DH(b) of the Core Strategy (July 2014)

4. Details of Materials

- a) No superstructure works shall commence on site until a detailed schedule and samples of all external materials and finishes, windows and external doors, roof coverings, water pipes, cycle and bin stores, boundary treatments and paving to be used on the buildings have been submitted to and approved in writing by the local planning authority.
- b) This should include detailed section drawings of all type walls (scale 1:5 and 1:10), showing the joints of all adjoining materials and interface of doors and windows with sills, walls and pavements.
- c) The development shall be carried out in accordance with the approved details.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy D4 of the London Plan (2021), and Policies DH1 and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

5. Construction method statement

Prior to the commencement of the development, a Construction Method Statement shall be submitted to, and approved in writing by, the Local Planning Authority. The Method Statement shall include full details of the following:

- i. Specification of equipment with likely noise and vibration levels to be generated during demolition and construction works;*
- ii. Details of any proposed noise screening measures;*
- iii. Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded;*
- iv. Identification of the roles and responsibilities with regard to managing and reporting on the demolition and construction phase noise and vibration measures*
- v. Site hoarding*
- vi. Wheel washing including location and equipment to be used*

- vii. *Dust suppression methods to be used including details of equipment during the different stages of the development*
- viii. *Confirmation if a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation*
- ix. *Site plan identifying location of site entrance, exit, wheel washing, hard standing, hoarding (distinguishing between solid hoarding and other barriers such as heras and monarflex sheeting), stock piles, dust suppression, location of water supplies and location of nearest neighbouring receptors*

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.

The development shall be carried out in accordance the approved Construction Method Statement.

Reason: In order to safeguard the amenities, health and safety of neighbouring properties and occupiers and of the area generally, and to ensure compliance with Policies T4 and T7 of the London Plan (2021) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

6. Structural Method Statement

Prior to commencement of the development a Construction Method Statement shall be submitted to the in writing for approval to the Local Planning Authority signed and endorsed by a Chartered Civil Engineer or Chartered Structural Engineer with relevant experience, appointed by the applicant detailing the following:

- Survey of the land showing risk of subsidence and mitigation measures and,
- Methodologies appropriate to the site which would maintain the structural stability of neighbouring properties

Reason: In order to safeguard the amenities, health and safety of neighbouring properties and occupiers and of the area generally, and to ensure compliance with Policies T4 and T7 of the London Plan (2021) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

7. Unexploded Ordnance (UXO)

- a. Prior to the commencement of works a Detailed Risk Assessment and Intrusive UXO Survey, based on the Preliminary Risk Assessment prepared by RSK (January 2021) to characterise the site and provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- b. Following the results and outcomes of the Preliminary and Detailed Risk Assessments, a Risk Mitigation Plan giving full details of the mitigation measures required and how they are to be undertaken. This requires the provision of both a Mitigation Implementation and Verification Plan.
- c. Details attaining to Operational UXO Emergency Response Plan; and UXO Safety & Awareness Briefings – must also be provided.
- d. On completion of the above (b) a final Verification Report is required to demonstrate that the works set out in (b) have been completed, along with any requirements for longer-term monitoring of risks, maintenance and arrangements for contingency action.

The identified mitigation must be carried out in accordance with the approved details.

Reason: To ensure that appropriate arrangements are in place in the event of the discovery of UXO and to ensure that environmental and health risks have been satisfactorily managed so that the site is deemed suitable for use; in accordance with the aims of the National Planning Policy Framework (2019); and with Policies E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

8. Contamination 1

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the local planning authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors;
 - potentially unacceptable risks arising from contamination at the site including a gas survey.

Should the preliminary risk assessment identify the need for further investigation:

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: Potential sources of contamination associated with historical uses of the site should be further investigated to ensure that there is not an unacceptable risk to health and controlled waters in line with the aims of the National Planning Policy Framework (2019) and with Policies E(a) and E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

9. Contamination 2

Prior to occupation of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term

monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: Should remediation be deemed necessary, the applicant should demonstrate that any work has been carried out effectively and the environmental and health risks have been satisfactorily managed so that the site is deemed suitable for use; in accordance with the aims of the National Planning Policy Framework (NPPF); and with Policies E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

10. Unsuspected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: to ensure that environmental and health risks have been satisfactorily managed so that the site is deemed suitable for use; in accordance with the aims of the National Planning Policy Framework (NPPF); and with Policies E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

11. Accessibility

Prior to occupation of the residential units details shall be submitted to and approved in writing to the Local Planning Authority to show compliance with Building Regulation requirement M4(1) and M4(2) 'accessible and adaptable dwellings.'

The development shall be carried out in accordance with the approved details and retained as such for the lifetime of the development.

Reason: To accord with Policy D5 and D7 of the London Plan (2021) as amended and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

12. Biodiversity enhancements

No superstructure works shall take place until details of all biodiversity enhancements have been submitted to and approved in writing by the Local Planning Authority.

The biodiversity improvement measures shall be completed in accordance with the approved details prior to the first occupation of the development and retained in accordance with the approved details for the lifetime of the development.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with London Plan (2021) policy G6 (Biodiversity and Access to Nature) and policy OS4 (Biodiversity) of the Royal Greenwich Core Strategy and Detailed Policies 2014.

13. Landscaping

- a. All hard and soft landscaping works which form part of the approved scheme under part (a) shall be completed prior to occupation of the development.
- b. All planting, seeding or turfing comprised in the landscaping scheme under part (a) shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

The development shall be carried out in accordance with the approved details and retained as such for the lifetime of the development.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with London Plan (2021) policy G6 (Biodiversity and Access to Nature) and policy OS4 (Biodiversity) of the Royal Greenwich Core Strategy and Detailed Policies 2014.

14. Energy and Carbon Performance

- a. The development hereby permitted shall seek to achieve one hundred per cent (100%) reduction in regulated building carbon dioxide emissions over Part L 2013 of the building regulations and achieve no less than a thirty five

percent (35%) reduction in building carbon dioxide emissions over Part L 2013 of the building regulations.

- b. Prior to the commencement of the development an energy statement shall be submitted to and approved in writing by the Local Planning Authority. This must detail how the development proposals, in accordance with the energy hierarchy, meet the required minimum 35% reduction target.
- c. Prior to first occupation of the building the developer shall submit evidence that the minimum 35% reduction over Part L 2013 of the building regulations has been achieved.

The development shall be carried out in accordance with the approved details and retained as such for the lifetime of the development.

Reason: To minimise future carbon dioxide emissions and mitigate climate change, and to comply with London Plan (2021) Policy SI 2 (Minimising greenhouse gas emissions) and Policy E1 (Carbon Emissions) of the Royal Greenwich Core Strategy and Detailed Policies 2014.

15. On-site renewable energy technologies – monitoring

To monitor the effectiveness of the renewable energy technology, 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 an on-site automatic meter reading (AMR) device by the developer.

Reason: To contribute towards carbon dioxide emission reduction and to comply with London Plan (2021) Policy E1 (Carbon Emissions and Core Strategy policy E1 (Carbon Emissions)).

16. Water usage

Each residential unit within the development, shall incorporate and maintain water saving and monitoring measures to meet water efficiency standards with a maximum water use target of 105 litres of water per person per day.

The development shall be carried out in accordance with the approved details and retained as such for the lifetime of the development.

Reason: To contribute towards carbon dioxide emission reduction and to comply with London Plan (2021) Policy E1 (Carbon Emissions and Core Strategy policy E1 (Carbon Emissions)).

17. Cycle and refuse stores

- a. All cycle parking spaces and refuse stores shall be provided and made available for use prior to occupation of the development and maintained thereafter.
- b. The proposed cycle stores shall be covered and made safe and secure for use by residents of the development hereby approved.

Reason: To promote sustainable travel and to ensure compliance with Policy T5 'Cycle Parking' of the London Plan (2021) and IM4, IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Informatives

1. Community Infrastructure Levy

You are advised that the application granted may be subject to the Community Infrastructure Levy ('the CIL'). There are two CIL charges in Royal Greenwich - the Mayoral CIL, which was introduced 1 April 2012; and the local CIL, introduced 6 April 2015. The Council's Planning Obligations Team will review your permission and will confirm if a CIL liability arises. If liable, you will receive a CIL Liability notice that details the amount that will be due on the commencement of development. Prior to starting on site you must submit an Assumption of Liability form and Commencement Notice to the Council. More information on CIL and the necessary forms are available at:

http://www.royalgreenwich.gov.uk/info/1004/planning_policy/1182/community_infrastructure_levy_cil

2. Dust Minimisation

In preparing the scheme of dust minimisation, reference shall be made to the London Plan 'Control of Dust and Emissions' SPG. All mitigation measures listed in the Guide appropriate to the size, scale and nature of the development will need to be included in the dust minimisation scheme.

3. Fire Safety

Access for fire appliances and adequate water supplies for firefighting purposes, shall be provided in accordance with as required by Part B5 of the current Building Regulations Approved Document.

4. Occupational Therapists

The applicant is advised to contact the Council's occupational therapist to inspect the accessible units and check compliance with M4(2). This should happen initially at first fix stage and at agreed intervals thereafter. The Councils occupational therapists can be contacted on 020 8921 2614.

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

1. The London Plan (March 2021) – The following London Plan policies are of consideration:

Planning London’s Future – Good Growth

- GG1 Building strong and inclusive communities
- GG2 Making the best use of land
- GG3 Creating a healthy city
- GG4 Delivering the homes Londoners need

Design

- D1 London’s form, character and capacity for growth
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D8 Public realm
- D11 Safety, security, and resilience to emergency
- D12 Fire Safety
- D13 Agent of change
- D14 Noise

Housing

- H1 Increasing housing supply
- H2 Small sites
- H4 Delivering affordable housing
- H6 Affordable housing tenure
- H10 Housing size mix

Green Infrastructure and Environment

- G5 Urban greening
- G6 Biodiversity and access to nature

Sustainable Infrastructure

- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S17 Reducing waste and supporting the circular economy
- S113 Sustainable Drainage

Transport

- T2 Healthy Streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential Parking
- T7 Deliveries, servicing, and construction

2. The Royal Greenwich Local Plan: Core Strategy with Detailed Policies (“Core Strategy” – 2014)**Housing Policies**

- H1 New Housing
- H3 Affordable Housing
- H5 Housing Design
- H(c) Backland and Infill Development

Design

- DH1 Design
- DH(b) Protection of Amenity for Adjacent Occupiers

Environment and Climate Change Policies

- E1 Carbon Emissions
- E(a) Pollution
- E(c) Air Pollution
- E(e) Contaminated Land
- OS4 Biodiversity
- OS(f) Ecological Factors

Cohesive and Healthy Communities Policies

- CH1 Cohesive Communities
- CH2 Healthy Communities

Infrastructure and Movement Policies

- IM1 Infrastructure
- IM4 Sustainable Travel
- IM(a) Impact on the Road Network
- IM(b) Walking and Cycling
- IM(c) Parking Standards

3. Supplementary Planning Guidance / Documents

- Mayors Housing SPG (March 2016)
- Technical Housing Standards – Nationally Described Space Standard (Department for Communities and Local Government – March 2015)