

## **Appendix I - Drawing numbers**

The following drawings and associated documentation have been submitted by the applicant in support of application reference 20/0942/HD:

- LR.02.05
- LR.02.23
- LR.02.24
- LR.02.25
- LR.02.26
- LR.02.27
- LR.02.28
- Heritage Statement
- Planning Statement

## **Appendix 2 – Conditions and Informative(s)**

### **Condition 1**

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**

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

LR.02.05, LR.02.23, LR.02.24, LR.02.25, LR.02.26, LR.02.27, LR.02.28, Heritage Statement and Planning Statement.

**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**

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 ensure that the design is delivered in accordance with the details submitted and assessed so that the development achieves the necessary high standard and detailing in accordance with Policy D3 of the London Plan (2021), Policy DH1 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**

Notwithstanding Condition 2 the scheme hereby approved shall be carried out in accordance with the drawing titled "Proposed Floor Plans" referenced "LR.02.25" dated 04.05.2017.

**Reason:** To ensure that there is adequate space for any future maintenance or replacement to the Kid Brook which lies in culvert adjacent to the development in accordance with Policy SI 12 of the London Plan (2021) and Policy E2 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

## **Condition 5**

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.

Reason: In order to prevent any unacceptable loss of privacy to adjoining properties and the area generally and to comply with Policy DH(b) 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).

## **Informative(s)**

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. However, as the proposal was clearly in accordance with the Development Plan, permission could be granted without any further discussion.
2. The EA would advise you that a Flood Risk Activity Permit (FRAP) may be required under the Environmental Permitting (England and Wales) Regulations 2016 if you want to do work:
  - Within 8m of the bank of a main river, or 16m if it is a tidal main river
  - Within 8m of any flood defence structure or culvert on a main river, or 16m on a tidal main river

Further guidance on applying for Flood Risk Activity Permits can be found on the following link <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

3. **There are a number of risks created by built over gas mains and services; these are:**
  - Pipework loading – pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.

- Gas entry into buildings – pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.
- Occupier safety – lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

**Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:**

1. Check your proposals against the information held at <https://www.linerearchbeforeudig.co.uk/> to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone 0800 912 1722 / Email [plantlocation@sgn.co.uk](mailto:plantlocation@sgn.co.uk)

**In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.**

Further information on safe digging practices can be found here:

- Our Free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work <https://www.sgn.co.uk/damage?prevention>
- Further information can also be found here <https://www.sgn.co.uk/help-and-advice/diggingsafely>

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

### The NPPF (July 2021)

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

Chapter 16 Conserving and enhancing the historic environment

### The London Plan: The Spatial Development Strategy for London (March 2021)

In March 2021 the London Plan (2021) was adopted. The policies relevant to this application are:

Policy D3 Optimising site capacity through the design-led approach

Policy SI 12 Flood risk management

### 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(b) Protection of Amenity for Adjacent Occupiers

Policy E2 Flood Risk

### Supplementary Planning Guidance/Documents:

Residential Extensions, Basement and Conversion Guidance SPD (December 2018)

Blackheath Park Conservation Area Appraisal (2013)