

Appendix I – Drawing Numbers

The below lists all of the drawings taken into consideration in this assessment:

P001 (Rev. D), P101, P102, P103, P104, P201 (Rev. D), P202 (Rev. C), P203 (Rev. C), P204 (Rev. B), Flood Risk Assessment (dated February 2021), Design and Access Statement (Issue 02)

Appendix 2 – Conditions and Informatives

I. Conditions and Reasons for Application Reference 20/3891/F:

01. 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.

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

P001 (Rev. D), P101, P102, P103, P104, P201 (Rev. D), P202 (Rev. C), P203 (Rev. C), P204 (Rev. B), Flood Risk Assessment (dated February 2021), Design and Access Statement (Issue 02)

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

- 03.a) Prior to the commencement of the use, details of the cycle parking associated with the use hereby permitted shall be submitted to, and approved in writing by, the local planning authority. Details shall include the following:

- Detailed drawings (elevations and plans at a suitable scale) to show the appearance, siting and design of the covered and secure cycle storage facilities.
- Type of Cycle Parking Mechanism Proposed
- Details of the proposed materiality of the cycle parking units

Reason: To promote sustainable travel and to ensure that the appearance of any storage facilities would be acceptable in design terms. To ensure compliance with Policy T5 of the London Plan (2021) and DH1, DH(a), IM4, IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

04. Prior to the commencement of the development hereby approved, full materiality and elevation details shall be provided and approved by the Local Authority with relation to the proposed boundary treatment to be implemented.

Reason: To ensure that the development does not result in a significantly detrimental impact on the character of the application building and wider surrounding area, and to ensure that the development does not result in any significantly detrimental impact on neighbouring amenity, In compliance with Policy D3 of the London Plan

(2021) and Policies DH1, DH(a), and DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

05. Prior to the occupation of the development hereby approved, full details of the Flood Resilience Measures set out in the Flood Risk Assessment hereby approved shall be set out and approved by the Local Authority.

Reason: To ensure that proper mitigation methods to reduce the risk of flooding is installed and to ensure compliance with Policy D11 of the London Plan (2021) and Policy E2 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

2. Informative(s) for Application Reference 20/3775/F:

01. Positive and Proactive Statement: 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, positive discussions took place which resulted in further information being submitted.
02. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
03. The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read Thames Waters guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

04. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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

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

Design Policies

Policy D3 – Optimising site capacity through the design led approach

Policy D6 – Housing Quality and Standards

Policy D11 – Safety, security and resilience to emergency

Policy D14 – Noise

Housing Policies

Policy H9 - Ensuring the best use of stock

Policy H12 – Supported and Specialised Accommodation

Social Infrastructure Policies

Policy S1 – Developing London’s Social Infrastructure

Policy S2 – Health and Social Care Facilities

Policy S3 – Education and Childcare Facilities

Sustainable Infrastructure Policies

Policy S17 - Reducing waste and supporting the circular economy

Policy S18 – Waste Capacity and Net Waste Self Sufficiency

Transport Policies

Policy T2 – Healthy Streets

Policy T5 - Cycling

Policy T6 - Car Parking

Policy T6.1 – Residential Parking

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(d) Supported Housing

Design and Heritage Policies

DHI	Design
DH(a)	Residential Extensions
DH(b)	Protection of Amenity for Adjacent Occupiers

Environment and Climate Change Policies

E(a)	Pollution
E2	Flooding

Community Facility Policies

CHI	Cohesive Communities
CH(a)	Loss of Community Facilities

Infrastructure and Movement Policies

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

3. Supplementary Planning Guidance / Documents – the following planning guidance / documents are considered relevant:

- New Developments: Guidance Notes for the Storage and Collection of Waste and Recycling Materials for the Royal Borough of Greenwich (May 2018)
- Residential Extensions, Basements and Conversions Guidance SPD (Dec 2018)
- Thamesmead and Abbey Wood Opportunity Area Planning Framework (December 2020).