

## Appendix I – Submitted Drawings and Documents

### *Submitted drawings:*

2920-DR-0100 P03 Existing Site Location Plan; 2920-DR-0101 P03 Existing Site Plan; 2920-DR-0200 P03 Proposed Site Location Plan; 2920-DR-0201 P03 Proposed Site Plan; 2920-DR-1000-P07 Ground Floor Plan; 2920-DR-1001-P05 First Floor Plan; 2920-DR-1002-P04 Second Floor Plan; 2920-DR-1003-P04 Third Floor Plan; 2920-DR-1004-P04 Fourth Floor Plan; 2920-DR-1005-P04 Fifth Floor Plan; 2920-DR-1006-P06 Sixth Floor Plan; 2920-DR-1007-P04 Seventh Floor Plan; 2920-DR-1008-P04 Eighth & Ninth Floors Plan; 2920-DR-1010-P02 Tenth Floor Plan; 2920-DR-1011-P01 Roof Plan; 2920-3001-P01 West Elevation; 2920-3002-P01 South Elevation; 2920-3003-P04 East Elevation; 2920-3004-P01 North Elevation; 2920-3005-P02 Western Block Podium Elevation; 2920-3006-P01 Eastern Block Podium Elevation; 2920-3007-P02 Northern Block Podium Elevation; 2920-3008-P01 Southern Block Podium Elevation; 2920-3010-P01 Parkside Elevation; 2920-DR-1971-P03 Private Wheelchair Dwelling Part M4(3) Adaptable 2b3p - Type 01 (Levels 01-09); 2920-DR-1972-P02 Private Wheelchair Dwelling Part M4(3) Adaptable 2b3p - Type 02 (GF); 2920-DR-1973-P03 Private Wheelchair Dwelling Part M4(3) Adaptable 1B2P (Level 01); TM360 L00 GMV7A Plot 202 Illustrative GA Plan; TM360 L03 GMV7A Plot 202 Materials GA Plan; TM360 L05 GMV7A Plot 202 Planting Plan; TM360 L06 GMV7A Plot 202 Roof Plan; 02966P\_TCP 01A GMV7A Plot 202 Tree Constraints Plan; 02966P\_TCP 02A GMV7A Plot 202 Tree Constraints Plan; 02966P\_TPP 01C GMV7A Plot 202 Tree Protection Plan; 02966P\_TPP 02C GMV7A Plot 202 Tree Protection Plan; SE1539-GMV7-ICS-01-XX-DR-C-300-P04-S2\_Existing and Proposed Levels Plan; SE1539-GMV7-ICS-01-XX-DR-C-301-P01-S2\_Proposed Drainage Strategy; SE1539-GMV7-ICS-01-XX-DR-C-305-P02-S2\_Vehicle Manoeuvre Plan; SE1539-GMV7-ICS-01-XX-DR-C-306-P04-S2\_Vehicle Manoeuvre Plan - Service Vehicles; Accommodation Schedule – Reserved Matters Issue Ref. 2920-SA-1000-P12 Schedule of Accommodation

### *Submitted documents:*

EIA Screening Letter Ref. LI700003891\_2\_GMV7A Plot 202 EIA Compliance and Screening (Ramboll); Design and Access Statement Ref 2920\_GMV7A Plot 202 Rev P03\_DAS (Jestico & Whiles); Landscape DAS Ref TM360 R03A – GMV7A Plot 202 (Turkington Martin); Arboricultural Implications Assessment Ref. 02966R v3 GMV7A Plot 202 BS5837 AIA (Tamla Trees); Ecological Overshadowing Assessment Ref RI700003981\_2\_GMV Plot 202 (Ramboll); DSO Assessment – Neighbouring Sites Ref. 9187 GMV7A Plot 202 190715 (XCO2)DSO Assessment – Plot 202 Proposed Scheme Ref. 9187 GMV7A Plot 202 190715 (XCO2); Noise Assessment (Internal and facade levels Acoustic

## APPENDICES

Cond87 Report) Ref. 18239-R01-A GMV7A Plot 202 (Sandy Brown Associates); Noise Assessment (Facade sound insulation mark ups – balconies and windows) Ref. 18239-R02-A GMV7A Plot 202 (Sandy Brown Associates); Assessment of Economic Viability and Affordable Housing Provision (BNPPRE); Letter to RBG re GMV7a 202 Viability 16Dec19; 18239-M001-A Building 202 Planning Condition 87 Criterion 5.pdf; 9187\_GMV 202\_Energy Statement\_Rev 04\_200117; 9187\_GMV 202 Energy Statement Addendum\_191211; 9187\_GMV 202\_Sustainability Statement\_200226\_Final; 8184\_GMV 201-205 PV strategy\_200303; ICS3137.07.001 ICS Surface Water Drainage Strategy Block 202 Rev B

*Illustrative details for background information:*

TM360 - R08 Swale play elements; TM360 - R13 Play Area to Public Realm; 2920-Plot 202-Additional balcony screening mark-up; GMV 202\_Daylight Markup\_200217; GMV 202\_Sunlight Markup\_200217; 19\_3063\_R – Response re Condition 68 compliance; 1700003981\_2\_TEC- Ramboll Response 202

## Appendix 2 – Conditions and Informatives

### Condition 1

#### Compliance with the Outline Consent

This approval must be read in conjunction with the outline planning permission Ref No: 19/1545/MA and the conditions attached thereto.

Reason: In the interests of good planning.

### Condition 2

#### Approved Plans

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

2920-DR-0100 P03 Existing Site Location Plan; 2920-DR-0101 P03 Existing Site Plan; 2920-DR-0200 P03 Proposed Site Location Plan; 2920-DR-0201 P03 Proposed Site Plan; 2920-DR-1000-P07 Ground Floor Plan; 2920-DR-1001-P05 First Floor Plan; 2920-DR-1002-P04 Second Floor Plan; 2920-DR-1003-P04 Third Floor Plan; 2920-DR-1004-P04 Fourth Floor Plan; 2920-DR-1005-P04 Fifth Floor Plan; 2920-DR-1006-P06 Sixth Floor Plan; 2920-DR-1007-P04 Seventh Floor Plan; 2920-DR-1008-P04 Eighth & Ninth Floors Plan; 2920-DR-1010-P02 Tenth Floor Plan; 2920-DR-1011-P01 Roof Plan; 2920-3001-P01 West Elevation; 2920-3002-P01 South Elevation; 2920-3003-P04 East Elevation; 2920-3004-P01 North Elevation; 2920-3005-P02 Western Block Podium Elevation; 2920-3006-P01 Eastern Block Podium Elevation; 2920-3007-P02 Northern Block Podium Elevation; 2920-3008-P01 Southern Block Podium Elevation; 2920-3010-P01 Parkside Elevation; 2920-DR-1971-P03 Private Wheelchair Dwelling Part M4(3) Adaptable 2b3p - Type 01 (Levels 01-09); 2920-DR-1972-P02 Private Wheelchair Dwelling Part M4(3) Adaptable 2b3p - Type 02 (GF); 2920-DR-1973-P03 Private Wheelchair Dwelling Part M4(3) Adaptable 1B2P (Level 01); TM360 L00 GMV7A Plot 202 Illustrative GA Plan; TM360 L03 GMV7A Plot 202 Materials GA Plan; TM360 L05 GMV7A Plot 202 Planting Plan; TM360 L06 GMV7A Plot 202 Roof Plan; 02966P\_TCP 01A GMV7A Plot 202 Tree Constraints Plan; 02966P\_TCP 02A GMV7A Plot 202 Tree Constraints Plan; 02966P\_TPP 01C GMV7A Plot 202 Tree Protection Plan; 02966P\_TPP 02C GMV7A Plot 202 Tree Protection Plan; SE1539-GMV7-ICS-01-XX-DR-C-300-P04-S2\_ Existing and Proposed Levels Plan; SE1539-GMV7-ICS-01-XX-DR-C-301-P01-S2\_ Proposed Drainage Strategy; SE1539-GMV7-ICS-01-XX-DR-C-305-P02-S2\_ Vehicle Manoeuvre Plan; SE1539-GMV7-ICS-01-XX-DR-C-306-P04-S2\_ Vehicle Manoeuvre Plan - Service Vehicles; Accommodation Schedule – Reserved Matters Issue Ref. 2920-SA-1000-P12 Schedule of Accommodation

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  
Time Limit**

The development to which this permission relates must be begun not later than the expiration of five (5) 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 4  
Noise Mitigation**

The development hereby permitted shall be carried out in strict accordance with: Building 202 facade sound insulation mark ups – balconies and windows (Sandy Brown – 18239-R02-A – 12.07.19); Planning condition 87: Internal and facade sound levels (Sandy Brown Associates – 18239-R01-A 12.07.19) and A review of Planning Condition 87: Criterion 5 (Sandy Brown Associates – M001-A 22.11.19)

Reason - To safeguard the amenities of neighbouring properties and the area generally and ensure compliance with Policies E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

**Condition 5  
Tree Protection**

The development hereby permitted shall be carried out in strict accordance with:

BS5837 Arboricultural Implications Assessment Ref. 02966Rv3 GMV7A (Plot 202) (Tamlia Trees)

Reason - To improve the character and amenities of the area and ensure compliance with Policies 7.19 and 7.21 of the London Plan (2011) and Policy OS4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014)

**Condition 6  
Overheating**

Prior to first installation, details of how the risks of overheating have been suitably addressed, to include the details of the mechanical ventilation system and the air source heat pumps including the resulting scheme, along with machinery/apparatus location, specification and operational details; management plan for the operation of the technologies submitted to and approved in writing by the Local Planning Authority. The submitted details shall include both detailed plans and a servicing plan including times, location, frequency, method of servicing along with a noise assessment regarding the operation of the technology.

Reason: In order that the local planning authority may be satisfied as to the amenity standards achieved in the scheme and to comply with policy 5.9 of the London Plan and policies DHI and H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

**Condition 7  
Secure by Design Homes 2019**

The development hereby permitted shall be carried out in accordance with 'Secured by Design Homes 2019'.

Reason: In order to ensure that the development is designed to provide for and improve personal safety and security in compliance with CHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**Condition 8  
Cranes and Scaffolding**

No cranes or scaffolding shall be erected on the site unless and until construction methodology and diagrams clearly presenting the location, maximum operating height, radius and start/finish dates for the use of cranes during the Development has been submitted to and approved by the Local Planning Authority, the Local Planning Authority having consulted London City Airport.

For reasons of public safety and environmental protection regarding London City Airport in compliance with Policy IM(d) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**Condition 9****Management of the Non-residential floorspace**

The non-residential floorspace shall not be occupied until a management plan, to include the following details has been submitted to, as relevant to each unit, and approved in writing by, the Local Planning Authority:

- a) Details of the refuse and recycling provision, times of collection and details of the refuse collection / servicing strategy to avoid conflict with surrounding uses
  - b) Management responsibilities;
  - c) Operating Hours
  - d) Details of outdoor seating area serving the café and times of use
  - e) Details of times of use of outdoor amenity space for the nursery
- 2) No music, amplified sound system or other form of loud noise (such as singing or chanting) shall be used or generated which is audible outside the premises or within adjoining buildings.
  - 3) The management plan as approved shall be implemented prior to occupation of the Development and shall thereafter be retained and maintained in accordance with the details approved under (1).

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Policy 7.15 of the London Plan (2016) and Policies CHI and E(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

**Condition 10****Removal of Permitted Development Rights – Nursery and Café**

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting these Orders with or without modification), the nursery and A3 café use hereby approved shall not be used for any other uses (including any other purpose in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: In order to safeguard the provision of necessary amenity spaces and to safeguard amenity of residents in compliance with Policy 7.15 of the London Plan (2016) and Policies, H5, CHI and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Polices (2014).

## **Condition 11 Nursery**

The nursery shall serve no more than 75 children and shall comply with the following space requirements: Children under two years: 3.5 m<sup>2</sup> per child; Two-year olds: 2.5 m<sup>2</sup> per child and Children aged three to five years: 2.3 m<sup>2</sup> per child.

Reason: In order to ensure that the details of the development are within the parameters assessed in the Environmental Statement and in compliance with Policy CHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) as well as Statutory framework for the early years foundation stage (Published March 2017) and Ofsted Registration.

## **Condition 12 Internal fit out of nursery**

Prior to above ground works, full details of the internal fit out of the nursery shall be submitted to and approved by the Local Planning Authority. The details shall include:

- a) Evidence that the premises, including overall floor space and outdoor spaces, are fit for purpose and suitable for the age of children cared for and the activities provided on the premises and to show that the premises has been organised in a way that meets the needs of children.
- b) Details of the number of staff and children, to comply with a ratio of Minimum Staff : Child ratios 0 -2yo 1:3 / 2yo+ 1:4 / 3yo+ 1:8 or any subsequent requirement and shall be consistent with Condition 12 above.
- c) Details of the provision of adequately equipped areas to provide healthy meals, ie kitchen. There must be suitable facilities for the hygienic preparation of food for children, if necessary including suitable sterilisation equipment for babies' food ie separate preparation area in baby room;
- d) Sleep areas for children which are accessible;
- e) Separate baby room for children under the age of two;
- f) Suitable hygienic changing facilities for changing any children who are in nappies;
- g) Details to demonstrate an adequate number of toilets and hand basins available (1:10);
- h) Separate toilets for adults;
- i) Site location of room by age eg ground floor, upper floors, stair access;
- j) Details of an area where staff may talk to parents and/or carers confidentially;
- k) Details of an area for staff to take breaks away from children's areas;
- l) Evidence of safe and secure access from road and traffic;

m) Details of adequate and secure storage for prams and buggies

The above details must meet all statutory requirements of the Early Years Foundation Stage and Ofsted registration and inspection framework as well as health and safety legislation (including fire safety and hygiene requirements) or any subsequent requirements.

The scheme shall then be implemented in accordance with the approved details.

Reason: To accord with policy CHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) as well as Statutory framework for the early years foundation stage (Published March 2017) and Ofsted Registration.

### **Condition 13**

#### **Noise – occupation of Plot 202 after Plots 301 and 201**

Plot 202 shall not be occupied until Plot 201 and 301 are complete, in accordance with the Sandy Brown Planning condition 87: Internal and facade sound levels (18239-RO1-A); the Sandy Brown Building 202 facade sound insulation mark ups – balconies and windows (18239-RO2-A) and the Sandy Brown A review of Planning Condition 87: Criterion 5 (Memo MOOI-A dated 22.11.2019) reports.

Reason 87: To safeguard the amenities of future residents, neighbouring properties and the area generally and ensure compliance with Policy 7.15 of the London Plan (2016) and Policy E(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

### **Condition 14**

#### **Escape Route (Nursery)**

For the avoidance of doubt, the access route from the nursery's outdoor amenity area onto the central podium terrace shall be for emergency access only and not any other purposes. The nursery shall not have access to the central podium space for general use.

Reason: To safeguard the amenities of future residents, neighbouring properties and the area generally and ensure compliance with Policy 7.15 of the London Plan (2016) and Policy E(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).



**Condition 15****Wheelchair Adaptable Dwellings Marketing – M4(3)(2)(a)**

- a. Prior to the commencement of the residential part of the development, full details of accessible marketing strategy shall be submitted to, and approved in writing by, the Local Planning Authority. The wheelchair adaptable dwellings shall be marketed as such for a period of six months.
- b. On completion of the marketing period above, evidence of response to the marketing strategy shall be submitted to and approved by, the Local Planning Authority in consultation with the Council's Occupational Therapist. Any allocated wheelchair adaptable units must comply with the provisions of M4(3)(2)(a) wheelchair adaptable at final completion.
- c. If, after the end of the marketing period, the units are not to be occupied by wheelchair users, installation of a standard kitchen will be acceptable. A bath can also be installed over the installed level access shower.

Reason: To accord with policy 3.8 of the London Plan (March 2016) and policy H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**Condition 16****Nursery Management Plan - Outdoor Activity**

The nursery shall not be occupied until full details of the outdoor activity management plan shall be submitted to and approved by the Local Planning Authority. The plan shall ensure outdoor activities are planned and taken on a daily basis (unless circumstances make this inappropriate, for example unsafe weather conditions). The plan shall accord with the Early Years Foundation Stage and Ofsted registration and inspection framework as well as health and safety legislation (including fire safety and hygiene requirements) or any subsequent requirements.

Reason: To accord with policy CHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) as well as Statutory framework for the early years foundation stage (Published March 2017) and Ofsted Registration.

**Condition 17****Podium Play Space**

Notwithstanding the details shown on TM360SKP31# or any other drawing or document hereby approved showing details of the podium, full details of the podium play provision and landscaping shall be submitted to and approved by the Local Planning Authority prior to occupation. The details shall demonstrate that

the play provision has been optimised, taking account of all necessary health and safety requirements. The play equipment shall be implemented prior to occupation and maintained therein in accordance with the details approved.

Reason 16: In order to improve the character and amenities of the area and ensure compliance with Policy 7.19 of the London Plan (2016) and Policies DHI and CHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

**Condition 18**  
**Swale Details**

Notwithstanding the details shown on TM360L05 Rev A and TM360R03A Landscape Design & Access Statement or any other drawing or document hereby approved showing species to be planted in the Swale, full details of the landscaping, species mix and any fencing shall be submitted to and approved by the Local Planning Authority prior to occupation. The details shall demonstrate that the swale provides a suitable mix of species to optimise the ecological value of the swale and shall include native species. The details shall be informed by a suitably qualified Ecologist. The swale shall be implemented prior to occupation and maintained therein in accordance with the details approved.

Reason 16: In order to improve the character and amenities of the area and ensure compliance with Policy 7.19 of the London Plan (2016) and Policies DHI and CHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

## **Appendix 3 – Planning Context**

### **National Planning Policy Framework (NPPF – 2019)**

### **Technical Housing Standards – Nationally Described Space Standard**

(Department for Communities and Local Government – March 2015)

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

In addition to the above, Officers also have regard to the Draft London Plan, which has completed the Examination in Public and has now reached an advanced stage in the adoption process. As such the Draft London Plan is a material consideration in the determination of planning applications and decision makers can now attach more weight to its policies. The draft London Plan however does not hold full weight until formally adopted and until this time applications will continue to be determined in accordance with the current Local Plan and policies.

#### **London's Places**

2.13 Opportunity Areas and Intensification Areas

#### **London's People**

3.2 Improving Health and Addressing Health Inequalities

3.4 Optimising Housing Potential

3.5 Quality and Design of Housing Development

3.6 Children's and Young People's Play and Informal Recreation Facilities

3.7 Large Residential Developments

3.8 Housing Choice

3.9 Mixed and Balanced Communities

3.10 Definition of affordable housing

3.11 Affordable housing targets

3.12 Negotiating affordable housing on individual, private residential and mixed use schemes

3.13 Affordable Housing thresholds

#### **London's Economy**

4.12 Improving opportunities for all

#### **London's response to climate**

5.2 Minimising carbon dioxide emissions

- 5.3 Sustainable design and construction
- 5.6 Decentralised energy in development proposals
- 5.7 Renewable energy
- 5.9 Overheating and cooling
- 5.10 Urban greening
- 5.11 Green roofs and development site environs
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.17 Waste capacity
- 5.18 Construction, excavation, and demolition waste
- 5.21 Contaminated land

### **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 Lifetime Neighbourhoods
- 7.2 An inclusive design
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.7 Location and design of tall and large buildings
- 7.8 Heritage assets and archaeology
- 7.12 Implementing the London View Management Framework
- 7.13 Safety security and resilience to emergency
- 7.14 Improving air quality
- 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
- 7.19 Biodiversity and access to nature

### **Implementation, Monitoring and Review**

## 8.2 Planning Obligations

**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
- H2 Housing Mix
- H3 Affordable Housing
- H5 Housing Design
- H(e) Children’s Play Areas

### **Economic Activity and Employment Policies**

- EA1 Economic Development
- EA(c) Skills and Training

### **Design and Heritage Policies**

- DH1 Design
- DH2 Tall Buildings
- DH(b) Protection of Amenity for Adjacent Occupiers
- DH(m) Archaeology

### **Open Space Policies**

- OS4 Biodiversity
- OS(f) Ecological Factors

### **Environment and Climate Change Policies**

- E1 Carbon Emissions
- E2 Flood Risk
- E(a) Pollution
- E(c) Air Pollution
- E(e) Contaminated Land
- E(f) Living Roofs and Walls

### **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

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

- Draft London Plan
- Royal Borough of Greenwich Planning Obligations SPG (February 2008)
- Mayors Housing SPG (March 2016)
- Mayors Affordable Housing and Viability SPG (August 2017)
- Sustainable Design and Construction – The London Plan SPG (April 2014)
- Shaping Neighbourhoods: Play and Informal Recreation SPG (September 2012)
- Mayor of London – Shaping Neighbourhoods: Character and Context SPG (June 2014)
- Accessible London: Achieving an Inclusive Environment SPG (October 2014)
- Mayor's London View Management Framework SPG (March 2012)
- Mayor of London - Homes for Londoners Affordable Housing and Viability Supplementary Planning Guidance 2017