

**ROYAL BOROUGH OF GREENWICH**

**JOINT MEETING OF THE GREENWICH AND WOOLWICH &  
THAMESMEAD AREA PLANNING COMMITTEES**

**THURSDAY, 10 DECEMBER 2020 AT 6.30 PM**

**MINUTES**

**PRESENT:**

**Members:**

Councillor Stephen Brain (Chair), Councillors David Gardner, Mehboob Khan, Chris Lloyd, Linda Perks, Geoffrey Brighty, Pat Greenwell and Nigel Fletcher

**Officers**

Assistant Director Planning & Building Control; Conservation Policy Officer; Urban Design Manager; and Committee Services Officer

**Item  
No.**

**1 Apologies for Absence**

Apologies for absence were received from Councillors John Hills, Averil Lekau, Mariam Lolavar, Clive Mardner and Maureen O'Mara.

Apologies for leaving early were given by Councillor Geoffrey Brighty.

**2 Urgent Business**

There was no urgent business.

**3 Declarations of Interest**

Councillor Gardner indicated that he was a member of the Charlton Society.

## **Resolved –**

That the list of Councillors' memberships as Council appointed representatives on outside bodies, joint committees and school governing bodies be noted.

### **4 Consultation on draft Appraisals (Supplementary Planning Documents) for the Charlton Riverside Conservation Area and the Thames Barrier & Bowater Road Conservation Area**

The Conservation Policy Officer gave a powerpoint presentation.

In response to questions from the Committee, the Conservation Policy Officer replied that a few of the 12 responses had been from individuals. Atlas and Derrick Gardens had a Residents Association which received an email notifying them of the consultation, the Conservation Policy Officer added that she had also engaged in pre-consultation with them when she had been carrying out the appraisal.

Members commented in support of the appraisal. It was felt that the appraisals strengthened the conservation areas and were extremely important in terms of determination of future planning applications. It was good that Atlas and Derrick Gardens had been included. It was hoped that the inclusion of the Thames Barrier did not mean that developers could use that as a precedent for developments, but equally that did not mean they should end up with faux Victoriana.

Members queried how they could connect Charlton riverside and Charlton hillside, and how they could bring together strategic key views. It was asked if conservation areas could be created further along the river front, and also for Maryon Park. It was suggested that a point be added requiring better maintenance of access to the beaches. It was felt that public art should be given consideration.

In response to further questions from the Committee the Conservation Policy Officer confirmed that there would be a rolling programme of revisiting the appraisals, with exceptions such as the single building in Deptford High Street and Goldie Leigh hospital as they were self contained and not as urgent. She explained that the appraisals would become a material consideration in the planning framework, and would also be incorporated into strategies for their areas, for example the local connection study being undertaken by TfL and the Greater London Authority. With regard to the potential for more conservation areas along the river, the Conservation

Policy Officer noted that part of Woolwich Dockyard was in the Bowater Road conservation area. She advised that the other part was looked at during consideration of the Woolwich Town Centre conservation area, and while there had been some additional local listings of buildings it was not included in the Town Centre conservation area because it did not form part of the character of the town centre. The Conservation Policy Officer advised that the extreme northern part of Maryon Park was included in the conservation area because it formed a green corridor leading from the river; the Park already had a few designations on it but whether it could form its own conservation area was something that could be looked at.

The Conservation Policy Officer said that the appraisals focused attention on dilapidated buildings which needed restoration; it might be possible to look at various funding possibilities for them such as with the local residents associations or possibly through crowdfunding opportunities, and they could also discuss with Historic England when they did their heritage at risk monitoring to see if it was possible to put such buildings on the at risk register. The Conservation Policy Officer noted that the Thames Barrier formed part of the industrial aesthetic of the area, the predominant building materials in the area were not only brick, but a lot of metal, but it was thought it would be unlikely that a developer would replicate the materials of the Thames Barrier in a residential application. The Conservation Policy Officer agreed that public art was an essential strand, as demonstrated for example on the hoardings.

The Conservation Policy Officer informed Members that Officers were not at the stage of compiling the consultation statement, but when it was completed it would go to Cabinet and list every point received and against each point would be the response of the Royal Borough of Greenwich.

The Chair thanked the Conservation Policy Officer for her presentation.

**Resolved -**

That the draft Appraisals (Supplementary Planning Documents) for the Charlton Riverside Conservation Area and for the Thames Barrier & Bowater Road Conservation Area be noted.

The meeting closed at 7.34 pm

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Chair