

Appendix I – Drawing Numbers

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

1027-BP-EXIST, 1027-07PL (Rev. A), 1027-08PL (Rev. A), Location Plan (1:500),
Design and Access Statement, PTAL Output Document, Site Location Plan (1:1250)

Appendix 2 – Conditions and Informatives

I. Conditions and Reasons for Application Reference 20/3775/F:

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

1027-BP-EXIST, 1027-07PL (Rev. A), 1027-08PL (Rev. A), Location Plan (1:500), Design and Access Statement, PTAL Output Document, Site Location Plan (1:1250)

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

02. The premises shall only be used as a house in multiple occupation (C4) for a maximum of six residents.

Reason: To allow the Local Planning Authority to assess the impact of any further intensification of use on the living environment of occupiers, amenity of neighbouring residents and the character of the area, in accordance with policies D3 and D6 of the London Plan (2021), policies H1, DH1 and DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), Residential Extensions, Basements and Conversions Guidance SPD (Dec 2018) (SPD) and Royal Borough of Greenwich Standards for Houses in Multiple Occupation (Standards for HMOs)

03.a) Within one month of the date of this decision, the layout and details of the refuse storage units, recycling facilities and refuse collection storage, including plan, elevation and materiality details, associated with the use hereby approved shall be submitted to the local planning authority for subsequent approval. The refuse storage must at a minimum have 5 x 240L bins.

b) The storage and recycling facilities shall in all respects be constructed in accordance with the approved details prior to the occupation of the development and maintained for the lifetime of the development.

Reason: To ensure that adequate refuse/recycling facilities are proposed and to ensure that the appearance of any storage facilities would be acceptable in design terms. This is to ensure compliance with Policies SI7 and SI8 of the London Plan (2021) and Policies H5, DH1 and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

- 04.a) Within one month of the date of this decision, details of the cycle parking associated with the use hereby permitted shall be submitted to the local authority for subsequent approval. 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).

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.

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 D14 – Noise

Housing Policies

Policy H9 - Ensuring the best use of stock

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

H2 Housing Mix

H5 Housing Design

Design and Heritage Policies

DH1 Design

DH(a) Residential Extensions

DH(b) Protection of Amenity for Adjacent Occupiers

Environment and Climate Change Policies

E(a) Pollution

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:

- Royal Borough of Greenwich Standards for Houses in Multiple Occupation (April 2017)
- 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)