

Appendix I – Submitted Drawings and Documents*Submitted drawings:*

Drawings

2973-DR-DR-0010 Rev P01; 2973-DR-0020 Rev P01; 2973-DR-1000 Rev P02; 2973-DR-1001 Rev P02; 2973-DR-1002 Rev P02; 2973-DR-1003 Rev P02; 2973-DR-1004 Rev P01; 2973-DR-1005 Rev P02; 2973-DR-3001 Rev P01; 2973-DR-3002 Rev P01; 2973-DR-4001 Rev P01; GMV503-WSP-00-XX-DR-HW-002201 P02; GMV503-WSP-00-XX-DR-HW-002211-P02; GMV500-WSP-00-XX-DR-HW-001205-P02; GMV500-WSP-00-XX-DR-HW-000110-P02; GMV500-WSP-00-XX-DR-C-000600 Rev P03; 55153-DH-M-10-02-003 Rev C;

Submitted documents:

GMV Plot 503 - Affordable Creative, Work & Retail Hub (produced by GMVL, dated 22/12/2020); Commercial Strategy for Plot 503 2020 Review (produced by Knight Frank, dated 30/11/2020); Non-Residential Product (400 & 500 Series) Review (produced by Knight Frank, dated 13/11/2019); Stage 2 Fire Safety Principles (produced by WSP, dated 25/10/2020); Planning Fire Statement (produced by WSP, dated 02/10/2020); Update Phase 1 Habitat Survey and Ecological Assessment (produced by Ramboll, dated 22/11/2019); Schedule of Accommodation (2973-SA-1001 Rev P02); Planning Statement (produced by Gerald Eve dated November 2019); Sustainability Statement (produced by XCO2 dated November 2019); Energy Statement (produced by XCO2, dated November 2019); Daylight, Sunlight and Overshadowing (produced by XCO2, dated November 2019); BS5837 Arboricultural Impact Assessment (produced by Tamla Trees, dated November 2019, Reference 03171R); Landscape Design Report (produced by Turkington Martin, Reference TM411-R12); Statement of Community Involvement (produced by Kanda); EIA Compliance Letter (produced by Ramboll, dated 22/11/2020); Design and Access Statement (produced by Jestico and Whiles, dated November 2019); Construction Logistics Plan (produced by BuroHappold Engineering, dated 18/11/2019, Reference 0043824 Rev 01); Greenwich Millennium Village Parcel 5 (Building 503) Stage 3 acoustic design report (produced by Sandy Brown, dated 15/11/2019, Reference 19290-R01-B); Noise Memo, Response to WBM, Safeguarded Wharf Operators, PLA and First Plan (produced by Sandy Brown, dated 11/09/2020); Wind and Microclimate Analysis Report (produced by XCO2, dated November 2019) and Covering Letter dated 25/11/2019

Appendix 2 – Conditions and Informatives

Conditions

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 and Documents

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

2973-DR-DR-0010 Rev P01; 2973-DR-0020 Rev P01; 2973-DR-1000 Rev P02; 2973-DR-1001 Rev P02; 2973-DR-1002 Rev P02; 2973-DR-1003 Rev P02; 2973-DR-1004 Rev P01; 2973-DR-1005 Rev P02; 2973-DR-3001 Rev P01; 2973-DR-3002 Rev P01; 2973-DR-4001 Rev P01; GMV503-WSP-00-XX-DR-HW-002201 P02; GMV503-WSP-00-XX-DR-HW-002211-P02; GMV500-WSP-00-XX-DR-HW-001205-P02; GMV500-WSP-00-XX-DR-HW-000110-P02; GMV500-WSP-00-XX-DR-C-000600 Rev P03; 55153-DH-M-10-02-003 Rev C; Sustainability Statement (produced by XCO2 dated November 2019); Energy Statement (produced by XCO2, dated November 2019); Landscape Design Report (produced by Turkington Martin, Reference TM411-R12); Stage 2 Fire Safety Principles (produced by WSP, dated 25/10/2020); Planning Fire Statement (produced by WSP, dated 02/10/2020); Update Phase 1 Habitat Survey and Ecological Assessment (produced by Ramboll, dated 22/11/2019); Schedule of Accommodation (2973-SA-1001 Rev P02); Construction Logistics Plan (produced by BuroHappold Engineering, dated 18/11/2019, Reference 0043824 Rev 01); GMV Plot 503 - Affordable Creative, Work & Retail Hub (produced by GMVL, dated 22/12/2020); Commercial Strategy for Plot 503 2020 Review (produced by Knight Frank, dated 30/11/2020); Non-Residential Product (400 & 500 Series) Review (produced by Knight Frank, dated 13/11/2019); Daylight, Sunlight and Overshadowing (produced by XCO2, dated November 2019); Statement of Community Involvement (produced by Kanda); EIA Compliance Letter (produced by Ramboll, dated 22/11/2020); Design and Access Statement (produced by Jestico and Whiles, dated November 2019); Planning Statement (produced by Gerald Eve dated November 2019); and Covering Letter dated 25/11/2019

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 the following documents and any mitigation required therein:

Greenwich Millennium Village Parcel 5 (Building 503) Stage 3 acoustic design report (produced by Sandy Brown, dated 15/11/2019, Reference 19290-R01-B); Noise Memo, Response to WBM, Safeguarded Wharf Operators, PLA and First Plan (produced by Sandy Brown, dated 11/09/2020)

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 the following documents and any mitigation required therein:

BS5837 Arboricultural Impact Assessment (produced by Tamla Trees, dated November 2019, Reference 03171R)

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

Wind/Microclimate

The development hereby permitted shall be carried out in strict accordance with the following documents and any mitigation required therein:

Wind and Microclimate Analysis Report (produced by XCO2, dated November 2019)

Reason - To improve the character and amenities of the area and ensure compliance with Policies 7.6 and 7.7 of the London Plan (2011) and Sustainable Design and Construction, Supplementary Planning Guidance (April 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

Management of the Non-residential floorspace

- 1) The non-residential floorspace shall not be occupied until a management plan, to include the following details has been submitted to and approved in writing by, the Local Planning Authority:
 - i) Details of the refuse and recycling provision, times of collection and details of the refuse collection / servicing strategy to avoid conflict with surrounding uses
 - ii) Management responsibilities;
 - iii) Operating Hours
- 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 9

Removal of Permitted Development Rights

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 B1 Office and A1-A4

use hereby approved in accordance with Condition 2 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, CH1 and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Polices (2014).

Condition 10

Noise – Internal Noise Limit

Prior to commencement of Building 503, full details demonstrating that an internal noise limit of 40 dB LAeq,15min due to external noise ingress will be met in the commercial offices spaces, shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the PLA and Safeguarded Wharf Operators). The development should thereafter be fully implemented in accordance with the approved details and such approved details shall thereafter be permanently retained.

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, CH1 and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Polices (2014).

Condition 11

Noise – Compliance Testing

Prior to first occupation of Building 503:

(a) a scheme for testing the internal noise environment of the office spaces, to demonstrate compliance with the internal noise limit required by Condition 10, shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the PLA and Safeguarded Wharf Operators) and the scheme for testing shall thereafter be implemented.

(b) the results of noise testing undertaken pursuant to part (a) above, demonstrating compliance with the noise limit required by Condition 10, shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the PLA and Safeguarded Wharf Operators).

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, CH1 and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Polices (2014).

Condition 12**Sealed Facades**

All windows in Building 503 shall be sealed shut on the North, East and South facades.

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 13**Open Space and Landscaping**

Notwithstanding the details shown on Drawing 2973-DR-0020 Rev P01; 2973-DR-1000 Rev P02 or Landscape Design Report (produced by Turkington Martin, Reference TM411-R12) (or any other drawing or document hereby approved showing details of the open space and landscaping), full details of the open space and landscaping shall be submitted to and approved by the Local Planning Authority prior to occupation. The details shall demonstrate that the design of the open space and landscaping has been optimised, taking account of all necessary health and safety requirements. The open space and landscaping shall be implemented prior to occupation and maintained therein in accordance with the details approved.

Reason: 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 14**District Heating Network**

Prior to the first occupation of Plot 503, the connection of the units to the site wide district-heating network Energy Centre located in Block 504 shall be provided, made operational and retained thereafter.

Reason: In the interest of securing the centralised energy centre for the site and its sustainable connection to the development in accordance with policies 5.2 Minimise Carbon Dioxide Emissions, 5.3 Sustainable Design and Construction, 5.6 Decentralised Energy: Heating, Cooling and Power, 5.7 Renewable Energy and 5.9 Overheating and Cooling of the London Plan 2016, policies DHI and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), the Mayor's Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014) or subsequent versions of the above related documents.

Condition 15**Flood Evacuation Plan**

Prior to the first occupation of the development an evacuation plan covering flood evacuation and escape routes, signage within and outside buildings, shall be submitted to and approved in writing by the Local Planning Authority. The evacuation plan and measures identified within it shall be fully implemented in accordance with the approved details prior to the occupation of the development and shall be retained for the lifetime of the development.

Reason: To minimise the risks of flooding to users of the buildings and to comply with policy 5.12 of the London plan (2016), Policy SI 12 of the Draft London Plan (2019) and E2 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 16**Solar Panels**

Prior to first occupation of the building hereby approved (Plot 503), the additional PV panels required to reach a minimum of 22.8% reduction in CO₂ from renewable sources as identified in Energy Statement produced by XCO₂ (Dated November 2019) shall be installed and be operational. Evidence that the scheme of renewable energy provision has been installed and is achieving the required CO₂ reductions shall be submitted to and approved in writing by the local planning authority prior to first occupation of the building hereby approved at Plot 503.

Reason: To ensure compliance with the requirements of the outline consent; to contribute towards carbon dioxide emission reduction and to comply with Policy 5.7 of the London Plan (2011) and Policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014)

Informatives

- 1) The applicant is reminded that under Planning Reference 19/4075/R, the residential accommodation in Plots 401-405 cannot be occupied until Plot 503 has been completed to shell and core construction
- 2) An undertaking should be given that, access for fire appliances as required by Part B5 of the current Building Regulations Approved Document and adequate water supplies for fire fighting purposes, will be provided.

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:

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

- EAI 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)

APPENDICES

- 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