

**Appendix I - Drawing numbers**

The following drawings and associated documentation has been submitted by the applicant in support of application reference 21/0055/NM:

18047-G100\_P\_AL\_003 Rev D, 18047-G200\_P\_BI\_001 Rev R7, 18047-JC20\_E\_N\_001 Rev R2, 18047-JC20\_E\_S\_001 Rev R2, 18047-JC20\_E\_W\_001 Rev R3, 18047-JC20\_P\_BI\_001 Rev R2, 18047-JC20\_S\_BB\_001 Rev R1, Area Schedules Sheets 17/12/2020, Demolition Area Schedules Sheets 17/12/2020, Approved Drawings, Covering Letter 29/01/2021.

The following drawings and associated documentation has been submitted by the applicant in support of application reference 21/0628/i106:

**Appendix 2 – Informative(s) for Application Reference 21/0055/NM****Updated Wording of Conditions:****Condition 2**

The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

**G100\_P\_AL\_001, G100\_P\_AL\_002, G100\_P\_AL\_003 Rev D, G200\_P\_BI\_001\_R7, G200\_P\_B2\_001\_R4, G200\_P\_00\_001\_R5, G200\_P\_01\_001\_R4, G200\_P\_02\_001\_R4, G200\_P\_03\_001\_R4, G200\_P\_04\_001\_R4, G200\_P\_05\_001\_R4, G200\_P\_06\_001\_R4, G200\_P\_RF\_001\_R4, G200\_E\_N\_001\_R2, G200\_E\_S\_001\_R1, G200\_E\_W\_001\_R2, G200\_E\_E-001, G200\_S\_AA\_001\_R3, G200\_S\_BB\_001\_R1, G200\_S\_CC\_001\_R1, G200\_S\_DD\_001\_R1, G200\_S\_EE\_001\_R1, G200\_S\_FF\_001\_R1, G200\_S\_GG\_001\_R1, G200\_S\_HH\_001\_R1, G200\_S\_JJ\_001, G200\_S\_KK\_001, JAI2\_P\_BI\_001\_R1, JAI2\_P\_00\_001\_R1, JAI2\_P\_01\_001\_R1, JAI2\_P\_02\_001\_R1, JAI2\_E\_N\_001\_R1, JAI2\_E\_S\_001\_R1, JAI2\_E\_W\_001\_R1, JAI2\_E\_E\_001, JAI2\_S\_BB\_001\_R1, JAI2\_S\_CC\_001\_R1, JAI2\_S\_AA\_001, JAI2\_S\_KK\_001, JC20\_E\_N\_001\_R1, JC20\_P\_00\_001\_R1, JC20\_P\_01\_001\_R1, JC20\_P\_02\_001\_R1, JC20\_P\_BI\_001\_R2, JC20\_E\_N\_001\_R2, JC20\_E\_S\_001\_R2, JC20\_E\_W\_001\_R3, JC20\_S\_BB\_001\_R1, JC20\_S\_CC\_001, G710\_P\_00\_001, G710\_P\_01\_001, G710\_P\_BI\_001, Drawing Issue Sheets (Revision 18.12.2020), Air Quality Assessment (March 2019), Archaeological Desk Based Assessment (March 2019), , Basement Impact Assessment (March 2019), Coach Management Plan (March 2019), HLEF60891 – D001 Rev C, Daylight and Sunlight Report (June 2019), Delivery And Servicing Management Plan (March 2019), Design And Access Statement (March 2019), Design and Access Statement Addendum (July 2019), District Heat Network Statement (24.09.2019), Draft Construction Logistics Plan (March 2019), Energy and Sustainability Statement (March 2019), Technical Note on Ventilation Strategy (March 2019), Executive Summary Building Condition Report (March 2019), Flood Management Plan (04 July 2019), Flood Risk Assessment (March 2019), Flood Risk Assessment Addendum (19 July 2019), Flooding Technical Note (23rd August 2019), Health Impact Assessment (March 2019), Heritage Townscape and Visual Assessment (March 2019), Planning Statement (March 2019), Preliminary Ecological Appraisal (March 2019), Sequential Test (November 2019), NPPF Sequential Test Advice (2nd April 2019), Site Waste Management Plan**

**(March 2019), Social and Community Infrastructure Assessment (March 2019), Statement of Community Involvement (March 2019), Structural Method Statement (March 2019), Sustainability Design and Construction Statement (November 2019), 2017/3742/114 Rev A, Environmental Noise and Vibration Assessment (March 2019), Transport Assessment (March 2019), Travel Plan (March 2019), GM/TCP/1471-02-A, GM/TSP/1471-01-A, Urban Greening Report (19 August 2019), Utility Statement (March 2019), 2017/3742/119, Greenwich Magistrates Court – Service Area Access Control System Procedure, 2017/3742/105 Rev F, 2017/3742/117, 2017/3742/118, GLA Energy Memo: Stage 1 Consultation Applicant Response 9.053 – Greenwich Magistrates Court (04/12/2019), Summary Note on Hotel Demand (October 2019), Greenwich Magistrates Court Consultation Response December 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**

The maximum number of hotel rooms hereby permitted is 293, and the maximum floor space for the flexible commercial use (A1/A2/A3/A4/D1/D2/Ancillary C1) hereby permitted is 285m<sup>2</sup> (GIA).

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

### **Condition 4**

The development shall be constructed in accordance with the phasing shown in drawing no. G100\_P\_AL\_003 Rev D (Phasing Plan).

**Reason:** In order to be satisfied that the development of the site is undertaken in a coherent and comprehensive manner and delivers the community uses and to ensure compliance with Policy S1 of the London Plan 2021 and Policy CHI of Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

### **Condition 5**

- a. Prior to the carrying out of the relevant work, the external materials to be used within each phase of development hereby approved, a detailed schedule and specification (including a 1:1 scale composite sample panel to be provided on site) of all external materials and finishes, windows and external doors,

- roof coverings and other site specific features to be used on the building(s) shall be submitted to and approved in writing by the Local Planning Authority.
- b. The development shall be carried out in accordance with the approved details and retained for the lifetime of the development.

**Reason:** To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy D4 of the London Plan (2021) and Policy DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 7**

No development within a Phase approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:
  - all previous uses
  - potential contaminants associated with those uses
  - a conceptual model of the site indicating sources, pathways and receptors
  - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

**Reason:** To reduce risk to controlled waters. Controlled waters are particularly sensitive in this location because the site is located upon Secondary aquifers within Source Protection Zone I associated with the Deptford Pumping Station. Due to the vulnerability of the aquifer every precaution should be taken to prevent any pollution of groundwater. To comply with the National Planning Policy Framework (2021) paragraph 174.

### **Condition 12**

1. Prior to the commencement of development within a Phase (excluding Phase 0), a Preliminary Risk Assessment to identify the risks associated with unexploded ordnance (UXO) threat for the phase shall be submitted to and approved, in writing, by the Local Planning Authority. Any Preliminary Risk Assessment of UXO hazards must be undertaken in compliance with current guidance for managing UXO risks (e.g.C681). The investigation shall include, but not be limited to:
  - Home Office WWII Bomb Census Maps;
  - WWII and post-WWII aerial photography;
  - Official Abandoned Bomb Register;
  - LCC Bomb Damage maps;
  - Information gathered from the National Archives at Kew;
  - Historic UXO information.
2. Should the preliminary risk assessment identify the need for further investigation, the following shall be submitted to and approved, in writing, by the Local Planning Authority:
  - Detailed Risk Assessment and Intrusive UXO Survey, based on (1) to characterise the site and; provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
  - Following the results and outcomes of the Preliminary and Detailed Risk Assessments, a Risk Mitigation Plan giving full details of the mitigation measures required and how they are to be undertaken. This requires the provision of both a Mitigation Implementation and Verification Plan.
  - Details attaining to Operational UXO Emergency Response Plan; and UXO Safety & Awareness Briefings – must also be provided.
  - The identified mitigation must be carried out in accordance with the approved details.
3. On completion of the above (2) a final Verification Report is required to demonstrate that the works set out in (2) have been completed, along with any requirements for longer-term monitoring of risks, maintenance and arrangements for contingency action.

**Reason:** To ensure that appropriate arrangements are in place in the event of the discovery of UXO and to ensure that environmental and health risks have been satisfactorily managed so that the site is deemed suitable for use; in accordance with the aims of the National Planning Policy Framework (NPPF); and with Policies E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 13**

No demolition or clearance work shall take place within a phase on the site until a refurbishment and demolition (R&D) asbestos survey for that phase has been submitted to, and approved in writing by the Local Planning Authority. The R&D survey shall be carried out and then be acted upon by a suitably qualified person in order to deal with any asbestos found on site and shall include a detailed visual and intrusive investigation relating to the removal and disposal of asbestos-based materials. The demolition and disposal of materials from the site shall be carried out in accordance with the approved details.

**Reason:** In order to safeguard the environment, the surrounding area and prospective end users of the land and ensure compliance with Policy E(d) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

### **Condition 14**

Prior to the commencement of the relevant phase (excluding Phase 0) of the development (excluding demolition, site preparation, and piling), full details (including drawings to a scale of 1:20 and showing all fixtures and fittings) of the wheelchair accessible rooms have been submitted to and approved in writing by the Local Planning Authority to demonstrate compliance with Building Regulation requirement M1, M2, M3 (Volume 2 – Buildings other than a dwelling). The wheelchair accessible rooms shall then be implemented in accordance with the approved details.

**Reason:** So that the proposed use is an accessible and inclusive environment for all, including disabled people, in compliance with Policy D3 of the London Plan (2021) and Policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

### **Condition 17**

Prior to demolition or construction works commencing within a phase a Demolition/Construction Management Plan relating to demolition and / or construction works, or part thereof, being carried out within that phase shall be

submitted to and approved in writing by the Local Planning Authority, for a management scheme to control and minimise noise and vibration attributable to construction on the development site, and include:

- Haulage routes
- Hours of work
- Likely noise levels to be generated from plant and construction works
- Details of any noise screening measures
- Proposals for monitoring noise and procedures for controlling excessive noise and vibration

Note: it is expected that vibration over 1mm/s measured as a peak particle velocity at residential properties would constitute unreasonable vibration. Reference shall be made to: The Councils' Construction Site Noise Code of Practice [http://www.royalgreenwich.gov.uk/downloads/file/470/noise\\_from\\_major\\_construction\\_sites\\_leaflet](http://www.royalgreenwich.gov.uk/downloads/file/470/noise_from_major_construction_sites_leaflet) BRE four part Pollution Control Guides 'Controlling particles and noise pollution from construction sites'.

**Reason:** To prevent nuisance, protect environmental health and local amenity and to comply with Policy D14 of the London Plan (2021) and its Sustainable Design and Construction SPG 2014 and policy E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 19**

Prior to the commencement of demolition or construction works within a phase; a Construction Management Plan relating to demolition and/or construction works, or part thereof, being carried out within that phase shall be submitted to and approved in writing by the Local Planning Authority for a management scheme to control and minimise emissions of air pollutants attributable to the construction of the development. This should include a risk assessment and a method statement in accordance with the control of dust and emissions from Construction and Demolition Best Practice Guidance published by the Greater London Authority:

- Proposals for monitoring dust / particulates and procedures to be put in place where agreed dust / particulates levels are exceeded;
- A dust risk assessment shall be undertaken; to include dust suppression methods to be used including details of equipment during the different stages of the development;
- Site plan identifying location of site entrance, exit, wheel washing, hard standing hoarding (distinguishing between solid hoarding and other barriers such as heras and monarflex sheeting), stock piles, dust suppression, location of water supplies and location of nearest neighbouring receptors;

- Confirmation if a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation;
- Bonfire policy;
- Proposals for monitoring dust and preventing or controlling unacceptable releases, including asbestos;
- Wheel washing facilities, location and facilities for discharging the water.

Note: It is expected that vibration over 1 mm/s measured as a peak particle velocity at residential properties would constitute unreasonable vibration. Reference shall be made to: The Mayor of London's 'The control of dust and emissions from construction and demolition' Supplementary Planning Guidance <https://www.london.gov.uk/file/18750/download?token=zV3ZKTpP>: BRE four part Pollution Control Guide, Part I Pre-project planning and effective management; 'Controlling particles, vapour and noise pollution from construction sites'.

**Reason:** To prevent nuisance, protect environmental health and local amenity and to comply with Policy SI 1 of the London Plan (2021) and its Sustainable Design and Construction SPG 2014 and Policy E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 28**

Prior to the commencement of any above ground superstructure works and excluding site preparation, vegetation removal, demolition and piling within a phase of the development hereby approved, full details of access and circulation arrangements for people with mobility difficulties for all rooms, entrance ways, access ways, lifts and sanitary facilities within the development shall be submitted to, and approved in writing by, the Local Planning Authority.

For the avoidance of doubt, this shall include large scale plans illustrating any change in gradients on all routes through the site.

The scheme shall be implemented in accordance with the approved details and retained for the lifetime of the development.

**Reason:** To facilitate movement by those with mobility difficulties and to comply with Policy D5 of the London Plan (2021) and Policies DH1 and IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).



**Condition 29**

No development within a phase shall commence until a detailed Construction Logistics Plan (CLP) has been submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London. The CLP shall include measures to dissuade construction workers from parking in the vicinity of the development. The CLP shall in all respects be implemented in accordance with the details approved pursuant to this condition.

The development of the phase shall be carried out in accordance the approved details.

**Reason:** In order to safeguard residential amenity and pedestrian and traffic safety and ensure compliance with Policy T4 of the London Plan (2021) and Policies E(c) and IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**Condition 31**

The non-residential development, including both new constructed and refurbished components, should be registered with Building Research Establishment (BRE), and achieve BREEAM Rating Excellent.

- i. Within 3 months of commencement (excluding demolition and site preparation works) of the non-residential buildings within a phase, including both new constructed and refurbished components, a BREEAM Design Stage Assessment, copy of the summary score sheets and related Certifications verified by the BRE shall be submitted to the Local Planning Authority for written approval.
- ii. Within 3 months from the date of first use of the non-residential buildings, including both new constructed and refurbished components, BREEAM 'Post Construction Stage' Assessment, copy of the summary score sheets and related Certifications verified by the BRE should be submitted to the Local Planning Authority for written approval confirming the BREEAM standard and measures have been implemented.

Following any approval of a 'Post Construction Stage' assessment and certificate of the development, the approved measures and technologies to achieve the BREEAM Excellent or higher standard shall be retained in working order for the lifetime of the development.

**Reason:** In the interest of addressing climate change and securing sustainable development in accordance with Policies: SI 1, SI 2, and SI 4 of the London Plan (2021); and Policies DHI and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

**Condition 38**

Prior to the commencement of above ground superstructure works within a Phase of the development hereby approved, a Site Waste Management Plan providing full details of the refuse storage, recycling facilities and refuse collection arrangements shall be submitted to, and approved in writing by, the Local Planning Authority. Such details shall include but are not limited to:

- Separate storage areas for bulk storage and bin storage;
- Turning areas to allow the refuse trucks to move in forward motion when entering and existing the road;
- Bin store arrangements for front gardens of houses and ground floor units.
- Provision of bin storage for each non-residential unit; including location of any communal collection points for each of the units; details of any enclosures to be provided for all of the external communal collection points; details of management arrangements for movement of refuse to any collection points;

The storage and recycling facilities shall in all respects be constructed in accordance with the approved details, before the relevant phase of the development is first occupied.

**Reason:** In order that the Council may be satisfied with the details of the proposal and to ensure compliance with Policy SI 8 of the London Plan (2021) and Policies H5 and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**Condition 39**

Prior to the commencement of any above ground superstructure works within a Phase (excluding Phase 0), a detailed Landscaping Strategy shall be submitted and approved in writing by the Local Planning Authority. The Landscaping Strategy shall be based on the principles secured within the Landscape Strategy hereby approved, for all the hard and soft landscaping, including any part of the site not occupied by buildings, including details of:

- Open space
- Species and size of plants for all soft landscaping areas
- Areas of paving
- Car parking areas
- Amenity areas – including details of measures to protect the privacy of adjacent residential units
- Pedestrian linkages
- Public art
- Lighting

- Bollards
- Street furniture (including waste bins)
- Cycle linkages
- Wayfinding
- Permeability of all hard surfaces
- Materials

All hard landscaping works for each phase of the approved scheme shall be completed prior to occupation of the respective phases.

All relevant planting, seeding or turfing comprised in the approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the buildings within each phase or the completion of the relevant phase, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the landscaping work die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

**Reason:** In order that the Local Planning Authority may be satisfied as to the details and quality of the landscaping scheme, to ensure the development provides a high quality environment for future occupiers and to comply with Policy DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

#### **Condition 40**

Details of the proposed boundary treatments including gates, walls and fences shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the relevant works (excluding Phase 0).

The approved boundary treatments shall be implemented prior to occupation of the buildings and retained for the lifetime of the development.

**Reason:** To ensure that the boundary treatment is of adequate design in the interests of visual and residential amenity and to comply with Policy DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

#### **Condition 43**

No demolition or development below existing ground level within a Phase (excluding Phases 0 and 1) shall take place until a written scheme of investigation (WSI) for has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition or development below existing ground level shall take place other than in accordance with the

agreed WSI, which shall include the statement of significance and research objectives, and

- A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Note: The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

**Reason:** Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF, Policy HCI of the London Plan (2021) and Policy DH(m) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

#### **Condition 44**

Notwithstanding the Urban Greening Report prepared by RPS Group Plc V5 (19th August 2019), prior to the commencement of development within a Phase (excluding Phase 0) an ecological management plan, including mitigation measures during demolition and construction, long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the Local Planning Authority. Development proposals must ensure no net loss of biodiversity and wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity with best endeavours to achieve the required Urban Greening Factor (UGF) score of 0.3 for the approved site. The submitted report shall include:

- A. Details of all features of ecological value on the site and setting out measures for their protection during construction works. Any mitigation measures identified therein shall be implemented in accordance with the approved details.

- B. A detailed method statement for the removal or long-term management /eradication of butterfly bush and chick weed on the site. The method statement shall include proposed measures to prevent the spread of butterfly bush and chick weed during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981.
- C. Details to protect the established vegetation from any damage that could be caused during demolition and construction. All works should be undertaken by a suitably qualified and experienced specialist contractor and should conform to current industry best practice, i.e. BS 3998: 2010 'Tree Work - Recommendations'. The details should ensure that existing commuting/foraging routes currently utilised by bats and other wildlife are maintained.
- D. Details from a suitably qualified ecologist specifying how the landscape features have been developed for biodiversity and ecological enhancement. The mitigation and enhancement should include the following:
- i. Native and/or nectar producing and/or deciduous plant and tree species preferably of local provenance;
  - ii. Diversity grassland areas such as lawns with low growing native herbs, unmown grass verges, wildflower mixes on amenity and recreational open spaces and/or meadow areas;
  - iii. Dense areas of shrubbery;
  - iv. Habitat areas identified in the Greenwich Biodiversity Action Plan;
  - v. Living roofs and walls;
  - vi. Bird and bat sensitive lighting;
  - vii. Street trees; and
  - viii. Artificial nesting and roosting sites (including bird and bat boxes).

Where habitats are created as mitigation for development, management plans for the habitat shall also be provided detailing how the areas are to be managed in the longer term. Once approved the mitigation and management plans shall be undertaken in accordance with the approved details.

- E. Evidence that the ecological measures approved under parts ( a ) to ( d ) have been installed in accordance with the details above should be submitted to and approved by the local planning authority prior to first use of the non-residential buildings within the development.

**Reason:** To ensure the protection of wildlife and supporting habitat, to prevent the spread of invasive plants and to secure opportunities for the enhancement of the ecological value of the site in line with London Plan Policies G1 (Green

Infrastructure) and G6 (Biodiversity and Access to Nature) and Core Strategy Policy OS4 (Biodiversity).

**Condition 50**

Prior to the commencement of the relevant works (excluding Phase 0) details of a lighting strategy for the site shall be submitted to and approved in writing by the Local Planning Authority.

**Reason:** In the interests of visual amenity, community safety and to prevent light pollution and adverse impacts on wildlife in accordance with Policies DHI, E(a) and OS(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Appendix 3 - National, regional and local planning policies and Supplementary Planning Guidance / Documents**

#### The NPPF (2021)

The National Planning Policy Framework (NPPF) confirms that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Of relevance in this instance is:

- Chapter 4 Decision Making
- Chapter 6 Building a strong, competitive economy
- Chapter 12 Achieving well-designed places
- Chapter 16 Conserving and enhancing the historic environment

#### The London Plan (2021)

In March 2021 the London Plan (March 2021) was adopted. The policies relevant to this application are:

- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D8 Public realm
- Policy D9 Tall buildings
- Policy D10 Basement development
- Policy D11 Safety, security and resilience to emergency
- Policy D14 Noise
- Policy HC1 Heritage conservation and growth
- Policy SI 1 Improving air quality
- Policy SI 2 Minimising greenhouse gas emissions
- Policy SI 4 Managing heat risk
- Policy SI 8 Waste capacity and net waste self-sufficiency
- Policy T4 Assessing and mitigating transport impacts
- Policy G1 Green Infrastructure
- Policy G6 Biodiversity and Access to Nature

#### The Royal Borough of Greenwich Adopted Core Strategy (July 2014)

The Royal Greenwich Local Plan: Core Strategy with Detailed Policies was adopted by the Council on 30th July 2014. The Core Strategy and the London Plan are the borough's statutory development plans. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Core Strategy as they relate to this application:

Policy EA1	Economic Development
Policy EA5	Tourism
Policy EA(c)	Skills and Training
Policy TCI	Town Centres
Policy DH1	Design
Policy DH2	Tall Buildings
Policy DH3	Heritage Assets
Policy DH(b)	Protection of Amenity for Adjacent Occupiers
Policy DH(h)	Conservation Areas
Policy DH(i)	Locally Listed Buildings
Policy OS4	Biodiversity
Policy OS(f)	Ecological Factors
Policy E1	Carbon Emissions
Policy E2	Flood Risk
Policy E3	Residual Flood Risk
Policy E(a)	Pollution
Policy E(c)	Air Pollution
Policy E(e)	Contaminated Land
Policy E(f)	Living Roofs and Walls
Policy CH1	Cohesive Communities
Policy CH2	Healthy Communities
Policy CH(a)	Loss of Community Facilities
Policy IM1	Infrastructure
Policy IM4	Sustainable Travel
Policy IM(a)	Impact on the Road Network
Policy IM(b)	Walking and Cycling
Policy IM(c)	Parking Standards

Supplementary Planning Guidance/Documents:

- RBG Planning Obligations SPD (July 2015).
- Ashburnham Triangle Character Appraisal (2008)



**Appendix 4 - Amendments to Planning Conditions**

<b>Relevant Condition</b>	
Condition 2 Approved Drawings	<p>The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:</p> <p>G100_P_AL_001, G100_P_AL_002, G100_P_AL_003 Rev A <b>D</b>, G200_P_BI_001_R5 <b>R7</b>, G200_P_B2_001_R4, G200_P_00_001_R5, G200_P_01_001_R4, G200_P_02_001_R4, G200_P_03_001_R4, G200_P_04_001_R4, G200_P_05_001_R4, G200_P_06_001_R4, G200_P_RF_001_R4, G200_E_N_001_R2, G200_E_S_001_R1, G200_E_W_001_R2, G200_E_E-001, G200_S_AA_001_R3, G200_S_BB_001_R1, G200_S_CC_001_R1, G200_S_DD_001_R1, G200_S_EE_001_R1, G200_S_FF_001_R1, G200_S_GG_001_R1, G200_S_HH_001_R1, G200_S_JJ_001, G200_S_KK_001, JAI2_P_BI_001_R1, JAI2_P_00_001_R1, JAI2_P_01_001_R1, JAI2_P_02_001_R1, JAI2_E_N_001_R1, JAI2_E_S_001_R1, JAI2_E_W_001_R1, JAI2_E_E_001, JAI2_S_BB_001_R1, JAI2_S_CC_001_R1, JAI2_S_AA_001, JAI2_S_KK_001, JC20_E_N_001_R1, JC20_P_00_001_R1, JC20_P_01_001_R1, JC20_P_02_001_R1, JC20_P_BI_001_R2, JC20_E_N_001_R1 <b>R2</b>, JC20_E_S_001_R1 <b>R2</b>, JC20_E_W_001_R2 <b>R3</b>, JC20_S_BB_001 <b>R1</b>, JC20_S_CC_001, G710_P_00_001, G710_P_01_001, G710_P_BI_001, Drawing Issue Sheets (Revision <del>29.11.2019</del> <b>18.12.2020</b>), Air Quality Assessment (March 2019), Archaeological Desk Based Assessment (March 2019), , Basement Impact Assessment (March 2019), Coach Management Plan (March 2019), HLEF60891 – D001 Rev C, Daylight and Sunlight Report (June 2019), Delivery And Servicing Management Plan (March 2019), Design And Access Statement (March 2019), Design and Access Statement Addendum (July 2019), District Heat Network Statement (24.09.2019), Draft Construction Logistics Plan (March 2019), Energy and Sustainability Statement (March 2019), Technical Note on Ventilation Strategy (March 2019), Executive Summary Building Condition Report (March 2019), Flood Management Plan (04 July 2019), Flood Risk Assessment (March 2019), Flood Risk Assessment Addendum (19 July 2019), Flooding Technical Note (23rd August 2019), Health Impact Assessment (March 2019), Heritage Townscape and Visual Assessment (March 2019), Planning Statement (March 2019), Preliminary Ecological Appraisal (March 2019), Sequential Test</p>

	(November 2019), NPPF Sequential Test Advice (2nd April 2019), Site Waste Management Plan (March 2019), Social and Community Infrastructure Assessment (March 2019), Statement of Community Involvement (March 2019), Structural Method Statement (March 2019), Sustainability Design and Construction Statement (November 2019), 2017/3742/114 Rev A, Environmental Noise and Vibration Assessment (March 2019), Transport Assessment (March 2019), Travel Plan (March 2019), GM/TCP/1471-02-A, GM/TSP/1471-01-A, Urban Greening Report (19 August 2019), Utility Statement (March 2019), 2017/3742/119, Greenwich Magistrates Court – Service Area Access Control System Procedure, 2017/3742/105 Rev F, 2017/3742/117, 2017/3742/118, GLA Energy Memo: Stage I Consultation Applicant Response 9.053 – Greenwich Magistrates Court (04/12/2019), Summary Note on Hotel Demand (October 2019), Greenwich Magistrates Court Consultation Response December 2019.
Condition 3 Quantum of Development	The maximum number of hotel rooms hereby permitted is 293, and the maximum floor space for the flexible commercial use (A1/A2/A3/A4/D1/D2/Ancillary CI) hereby permitted is <del>147m<sup>2</sup></del> <b>285m<sup>2</sup> (GIA)</b> .
Condition 4 Phasing	The development shall be constructed in accordance with the phasing shown in drawing no. G100_P_AL_003 Rev A <b>D</b> (Phasing Plan).
Condition 5 Materials (Details)	<p>a. <del>Prior to the commencement of above ground works of</del> <b>carrying out of the relevant work the external materials to be used within</b> the relevant a phase of development hereby approved, a detailed schedule and specification (including a 1:1 scale composite sample panel to be provided on site) of all external materials and finishes, windows and external doors, roof coverings and other site specific features to be used on the building(s) shall be submitted to and approved in writing by the local planning authority.</p> <p>b. The development shall be carried out in accordance with the approved details and retained for the lifetime of the development.</p>
Condition 7 Remediation Strategy	No development <b>within a Phase</b> approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority: <p>I. A preliminary risk assessment which has identified:</p>

	<ul style="list-style-type: none"> <li>• all previous uses</li> <li>• potential contaminants associated with those uses</li> <li>• a conceptual model of the site indicating sources, pathways and receptors</li> <li>• potentially unacceptable risks arising from contamination at the site.</li> </ul> <p>2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.</p> <p>3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.</p> <p>4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.</p> <p>Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.</p>
Condition 12 Unexploded Ordnance (UXO)	<p>1. Prior to the commencement of development <b>within a Phase (excluding Phase 0)</b>, a Preliminary Risk Assessment to identify the risks associated with unexploded ordnance (UXO) threat <del>of the site</del> <b>for the phase</b> shall be submitted to and approved, in writing, by the Local Planning Authority. Any Preliminary Risk Assessment of UXO hazards must be undertaken in compliance with current guidance for managing UXO risks (e.g.C681). The investigation shall include, but not be limited to:</p> <ul style="list-style-type: none"> <li>• Home Office WWII Bomb Census Maps;</li> <li>• WWII and post-WWII aerial photography;</li> <li>• Official Abandoned Bomb Register;</li> <li>• LCC Bomb Damage maps;</li> <li>• Information gathered from the National Archives at Kew;</li> <li>• Historic UXO information.</li> </ul>

	<p>2. Should the preliminary risk assessment identify the need for further investigation, the following shall be submitted to and approved, in writing, by the Local Planning Authority:</p> <ul style="list-style-type: none"> <li>• Detailed Risk Assessment and Intrusive UXO Survey, based on (1) to characterise the site and; provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.</li> <li>• Following the results and outcomes of the Preliminary and Detailed Risk Assessments, a Risk Mitigation Plan giving full details of the mitigation measures required and how they are to be undertaken. This requires the provision of both a Mitigation Implementation and Verification Plan.</li> <li>• Details attaining to Operational UXO Emergency Response Plan; and UXO Safety &amp; Awareness Briefings – must also be provided.</li> <li>• The identified mitigation must be carried out in accordance with the approved details.</li> </ul> <p>3. On completion of the above (2) a final Verification Report is required to demonstrate that the works set out in (2) have been completed, along with any requirements for longer-term monitoring of risks, maintenance and arrangements for contingency action.</p>
Condition 13 Asbestos	<p>No demolition or clearance work shall take place <b>within a phase</b> on the site until a refurbishment and demolition (R&amp;D) asbestos survey <b>for that phase</b> has been submitted to, and approved in writing by the Local Planning Authority. The R&amp;D survey shall be carried out and then be acted upon by a suitably qualified person in order to deal with any asbestos found on site and shall include a detailed visual and intrusive investigation relating to the removal and disposal of asbestos-based materials. The demolition and disposal of materials from the site shall be carried out in accordance with the approved details.</p>
Condition 14 Accessibility	<p>Prior to the commencement of the <b>relevant part phase (excluding Phase 0)</b> of the development (excluding demolition, <b>site preparation</b>, and piling), full details (including drawings to a scale of 1:20 and showing all fixtures and fittings) of the wheelchair accessible rooms have been submitted to and approved in writing by the Local Planning Authority to demonstrate compliance with Building Regulation requirement M1, M2, M3 (Volume 2 – Buildings other than a dwelling).</p> <p>The wheelchair accessible rooms shall then be implemented in accordance with the approved details.</p>

<p>Condition 17 Demolition / Construction Management Plan</p>	<p>Prior to demolition <b>or /</b> construction works commencing <b>within a phase</b> a Demolition/Construction Management Plan <b>relating to demolition and / or construction works, or part thereof, being carried out within that phase</b> shall be submitted to and approved in writing by the Local Planning Authority, for a management scheme to control and minimise noise and vibration attributable to construction on the development site, and include:</p> <ul style="list-style-type: none"> <li>· Haulage routes</li> <li>· Hours of work</li> <li>· Likely noise levels to be generated from plant and construction works</li> <li>· Details of any noise screening measures</li> <li>· Proposals for monitoring noise and procedures for controlling excessive noise and vibration</li> </ul> <p>Note: it is expected that vibration over 1mm/s measured as a peak particle velocity at residential properties would constitute unreasonable vibration. Reference shall be made to: The Councils' Construction Site Noise Code of Practice <a href="http://www.royalgreenwich.gov.uk/downloads/file/470/noise_from_major_construction_sites_leaflet">http://www.royalgreenwich.gov.uk/downloads/file/470/noise_from_major_construction_sites_leaflet</a> BRE four part Pollution Control Guides 'Controlling particles and noise pollution from construction sites'.</p>
<p>Condition 19 Demolition / Construction Air Quality Impacts; Major Sites</p>	<p>Prior to <del>construction works commencing</del> <b>the commencement of demolition or construction works within a phase</b>; a Construction Management Plan <b>relating to demolition and/or construction works, or part thereof, being carried out within that phase</b> shall be submitted to and approved in writing by the Local Planning Authority for a management scheme to control and minimise emissions of air pollutants attributable to the construction of the development. This should include a risk assessment and a method statement in accordance with the control of dust and emissions from Construction and Demolition Best Practice Guidance published by the Greater London Authority:</p> <ul style="list-style-type: none"> <li>· Proposals for monitoring dust / particulates and procedures to be put in place where agreed dust / particulates levels are exceeded;</li> <li>· A dust risk assessment shall be undertaken; to include dust suppression methods to be used including details of equipment during the different stages of the development;</li> <li>· Site plan identifying location of site entrance, exit, wheel washing, hard standing hoarding (distinguishing between solid hoarding and other barriers such as heras and monarflex</li> </ul>

	<p>sheeting), stock piles, dust suppression, location of water supplies and location of nearest neighbouring receptors;</p> <ul style="list-style-type: none"> <li>· Confirmation if a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation;</li> <li>· Bonfire policy;</li> </ul> <p><del>A demolition asbestos survey</del></p> <ul style="list-style-type: none"> <li>· Proposals for monitoring dust and preventing or controlling unacceptable releases, including asbestos;</li> <li>· Wheel washing facilities, location and facilities for discharging the water.</li> </ul> <p><del>Haulage Routes</del></p> <p><del>Hours of Work</del></p> <p><del>Likely noise levels to be generated from plant and construction works</del></p> <p><del>Details of any noise screening measures</del></p> <p><del>Proposals for monitoring noise and procedures for controlling excessive noise and vibration. Note: It is expected that vibration over 1 mm/s measured as a peak particle velocity at residential properties would constitute unreasonable vibration.</del></p> <p>Reference shall be made to: The Mayor of London's 'The control of dust and emissions from construction and demolition'</p> <p>Supplementary Planning Guidance  <a href="https://www.london.gov.uk/file/18750/download?token=zV3ZKTp">https://www.london.gov.uk/file/18750/download?token=zV3ZKTp</a>  P: BRE four part Pollution Control Guide, Part I Pre-project planning and effective management; 'Controlling particles, vapour and noise pollution from construction sites'.</p>
Condition 28 Accessibility Details	<p>Prior to the commencement of <b>any above ground superstructure works and excluding site preparation, vegetation removal, demolition and piling within a</b> the relevant phase of the development hereby approved, (<del>excluding operations, including site preparation, vegetation removal, demolition and piling</del>) full details of access and circulation arrangements for people with mobility difficulties for all rooms, entrance ways, access ways, lifts and sanitary facilities within the development shall be submitted to, and approved in writing by, the Local Planning Authority.</p> <p>For the avoidance of doubt, this shall include large scale plans illustrating any change in gradients on all routes through the site.</p> <p>The scheme shall be implemented in accordance with the approved details and retained for the lifetime of the development.</p>

Condition 29 Construction Logistics Plan	<p>No development <b>within a phase</b> shall commence until a detailed Construction Logistics Plan (CLP) has been submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London. The CLP shall include measures to dissuade construction workers from parking in the vicinity of the development. The CLP shall in all respects be implemented in accordance with the details approved pursuant to this condition.</p> <p>The development <b>of the phase</b> shall be carried out in accordance the approved details.</p>
Condition 31 BREEAM Non-Residential Standards	<p>The non-residential development, including both new constructed and refurbished components, should be registered with Building Research Establishment (BRE), and achieve BREEAM Rating Excellent.</p> <ul style="list-style-type: none"> <li>iii. Within 3 months of commencement (<b>excluding demolition and site preparation works</b>) of the non-residential buildings <b>within a phase</b>, including both new constructed and refurbished components, a BREEAM Design Stage Assessment, copy of the summary score sheets and related Certifications verified by the BRE shall be submitted to the Local Planning Authority for written approval.</li> <li>iv. Within 3 months from the date of first use of the non-residential buildings, including both new constructed and refurbished components, BREEAM 'Post Construction Stage' Assessment, copy of the summary score sheets and related Certifications verified by the BRE should be submitted to the Local Planning Authority for written approval confirming the BREEAM standard and measures have been implemented.</li> </ul> <p>Following any approval of a 'Post Construction Stage' assessment and certificate of the development, the approved measures and technologies to achieve the BREEAM Excellent or higher standard shall be retained in working order for the lifetime of the development.</p>
Condition 38 Site Waste Management Plan	<p>Prior to the commencement of above ground <b>superstructure</b> works <b>within a phase of</b> for the development hereby approved, a Site Waste Management Plan providing full details of the refuse storage, recycling facilities and refuse collection arrangements</p>

	<p>shall be submitted to, and approved in writing by, the Local Planning Authority. Such details shall include but are not limited to:</p> <ul style="list-style-type: none"> <li>· Separate storage areas for bulk storage and bin storage;</li> <li>· Turning areas to allow the refuse trucks to move in forward motion when entering and existing the road;</li> <li>· Bin store arrangements for front gardens of houses and ground floor units.</li> <li>· Provision of bin storage for each non-residential unit; including location of any communal collection points for each of the units; details of any enclosures to be provided for all of the external communal collection points; details of management arrangements for movement of refuse to any collection points;</li> </ul> <p>The storage and recycling facilities shall in all respects be constructed in accordance with the approved details, before the relevant phase of the development is first occupied.</p>
<p>Condition 39 Landscaping Details</p>	<p>Prior to the commencement of any above ground <b>superstructure works within a Phase (excluding Phase 0)</b>, a detailed Landscaping Strategy shall be submitted and approved in writing by the Local Planning Authority. The Landscaping Strategy shall be based on the principles secured within the Landscape Strategy hereby approved, for all the hard and soft landscaping, including any part of the site not occupied by buildings, including details of:</p> <ul style="list-style-type: none"> <li>• Open space</li> <li>• Species and size of plants for all soft landscaping areas</li> <li>• Areas of paving</li> <li>• Car parking areas</li> <li>• Amenity areas – including details of measures to protect the privacy of adjacent residential units</li> <li>• Pedestrian linkages</li> <li>• Public art</li> <li>• Lighting</li> <li>• Bollards</li> <li>• Street furniture (including waste bins)</li> <li>• Cycle linkages</li> <li>• Wayfinding</li> <li>• Permeability of all hard surfaces</li> <li>• Materials</li> </ul> <p>All hard landscaping works for each phase of the approved scheme shall be completed prior to occupation of the respective phases.</p>



	<p>All relevant planting, seeding or turfing comprised in the approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the buildings within each phase or the completion of the relevant phase, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the landscaping work die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.</p>
Condition 40 Boundary Treatment	<p>Details of the proposed boundary treatments including gates, walls and fences shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the relevant works <b>(excluding Phase 0)</b>.</p> <p>The approved boundary treatments shall be implemented prior to occupation of the buildings and retained for the lifetime of the development.</p>
Condition 43 Archaeological Investigation	<p>No demolition or development below existing ground level <b>within a Phase (excluding Phases 0 and 1)</b> shall take place until a written scheme of investigation (WSI) for has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition or development below existing ground level shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and</p> <p>A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works</p> <p>B. The programme for post-investigation assessment and subsequent analysis, publication &amp; dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.</p> <p>Note: The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.</p>

<p>Condition 44 Landscape and Ecological Management Plan</p>	<p>Notwithstanding the Urban Greening Report prepared by RPS Group Plc V5 (19th August 2019), prior to the commencement of development <b>within a Phase (excluding Phase 0)</b> an ecological management plan, including mitigation measures during demolition and construction, long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the Local Planning Authority. Development proposals must ensure no net loss of biodiversity and wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity with best endeavours to achieve the required Urban Greening Factor (UGF) score of 0.3 for the approved site. The submitted report shall include:</p> <p>A) Details of all features of ecological value on the site and setting out measures for their protection during construction works. Any mitigation measures identified therein shall be implemented in accordance with the approved details.</p> <p>B) A detailed method statement for the removal or long-term management /eradication of butterfly bush and chick weed on the site. The method statement shall include proposed measures to prevent the spread of butterfly bush and chick weed during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981.</p> <p>C) Details to protect the established vegetation from any damage that could be caused during demolition and construction. All works should be undertaken by a suitably qualified and experienced specialist contractor and should conform to current industry best practice, i.e. BS 3998: 2010 'Tree Work - Recommendations'. The details should ensure that existing commuting/foraging routes currently utilised by bats and other wildlife are maintained.</p> <p>D) Details from a suitably qualified ecologist specifying how the landscape features have been developed for biodiversity and ecological enhancement. The mitigation and enhancement should include the following: i. Native and/or nectar producing and/or deciduous plant and tree species preferably of local provenance; ii. Diversity grassland areas such as lawns with low growing native herbs, unmown grass verges, wildflower mixes on amenity and</p>

	<p>recreational open spaces and/or meadow areas; iii. Dense areas of shrubbery; iv. Habitat areas identified in the Greenwich Biodiversity Action Plan; v. Living roofs and walls; vi. Bird and bat sensitive lighting; vii. Street trees; and viii. Artificial nesting and roosting sites (including bird and bat boxes).</p> <p>Where habitats are created as mitigation for development, management plans for the habitat shall also be provided detailing how the areas are to be managed in the longer term. Once approved the mitigation and management plans shall be undertaken in accordance with the approved details.</p> <p>E) Evidence that the ecological measures approved under parts ( a ) to ( d ) have been installed in accordance with the details above should be submitted to and approved by the local planning authority prior to first use of the non-residential buildings within the development.</p>
Condition 50 Lighting Strategy	<p>Prior to the commencement of the relevant works (<b>excluding Phase 0</b>) details of a lighting strategy for the site shall be submitted to and approved in writing by the Local Planning Authority.</p>