Appendix 1 - Drawing numbers

The following drawings and associated documentation has been submitted by the applicant in support of application reference 19/1367/F and 19/1495/L:

Appendix 2 – Conditions and Informatives

Conditions and Reasons for Application Reference 19/1367/F:

1 **Expiration of Planning Permission**
   The development to which this permission relates shall begin no later than the expiration of 3 years from the date of this planning permission.

   *Reason: To comply with Section 92 of the Town & Country Planning Act 1990 (As Amended). A period of 3 years is considered to be a reasonable time limit in view of the extent and timescale of the proposal.*

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

   G100_P_AL_001, G100_P_AL_002, G100_P_AL_003, G200_P_B1_001_R5, 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, JA12_P_B1_001_R1, JA12_P_00_001_R1, JA12_P_01_001_R1, JA12_P_02_001_R1, JA12_E_N_001_R1, JA12_E_S_001_R1, JA12_E_W_001_R1, JA12_E_E_001, JA12_S_BB_001_R1, JA12_S_CC_001_R1, JA12_S_AA_001, JA12_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_B1_001_R1, JC20_E_N_001_R1, JC20_E_S_001_R1, JC20_E_W_001_R2, JC20_S_BB_001, JC20_S_CC_001, G710_P_00_001, G710_P_01_001, G710_P_B1_001, Drawing Issue Sheet (Revision 29.11.2019), 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

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

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 C1) hereby permitted is 147m\(^2\).

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

4 Phasing
The development shall be constructed in accordance with the phasing shown in drawing no. G100_P_AL_003 (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 3.16 of the London Plan 2015 and Policies CH1 of Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

5 Materials (Details)
\begin{itemize}
  \item a. Prior to the commencement of above ground works of the relevant 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.
  \item b. The development shall be carried out in accordance with the approved details and retained for the lifetime of the development.
\end{itemize}

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 7.4 and 7.6 of the London
APPENDICES


6 Flood Risk
The development shall be carried out in accordance with the following mitigation measures as listed in section 5.5 of the approved flood risk assessment by RPS, ref. HLEF60891, dated 26 February, 2019:

- Ground floor finished floor levels shall be set no lower than 6.50 mAOD.
- Basement threshold levels shall be set no lower than 6.50 mAOD.
- Finished floor levels of the proposed basement levels shall be set as a minimum as follows:
  - Basement level 1  3.25 m AOD
  - Basement level 2  0.05m AOD.

Reason:
To reduce the risk of flooding to the proposed development and future occupants and to comply with Policy E3 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014), and Policy 5.12 of London Plan (2016).

7 Remediation Strategy
No development 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 1 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 (2019) paragraph 170.

8 Verification Report
No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan 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 1 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 (2019) paragraph 170.

9 Contamination not previously identified
If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: Should remediation be deemed necessary, the applicant should demonstrate that any work has been carried out effectively and the 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 (2019); and with

10 Surface Water Drainage
No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason
To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework (2019).

11 Piling
Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason
To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. Piling and investigation boreholes using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. To ensure compliance with Policy 5.21 of the London Plan (2015) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

12 Unexploded Ordnance (UXO)
1. Prior to the commencement of development, a Preliminary Risk Assessment to identify the risks associated with unexploded ordnance (UXO) threat of the site 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:

- A 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); and the Mayor’s London Plan (2016) Policies 5.21 Contaminated Land and 5.22 Hazardous substances.

13 Asbestos
No demolition or clearance work shall take place on the site until a refurbishment and demolition (R&D) asbestos survey 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).

14 Accessibility
Prior to the commencement of the relevant part of the development (excluding demolition 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 7.2 of the London Plan (2016) and Policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

15 Noise mitigation condition
The recommendations of the Environmental Noise and Vibration Assessment prepared by XCO2 and dated March 2019 shall be implemented in their entirety, prior to occupation and thereafter permanently retained and maintained.

Reason: In order to safeguard the amenities of residential properties and ensure compliance with policy 7.15 of the London Plan (2016) and Policies DH(b) and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

16 Plant Noise
a. Prior to the installation of plant and equipment hereby permitted, provide an Acoustic Report including:
   • Survey of existing background/ambient sound level,
   • Manufacturers noise specification (Sound power/Sound pressure level, octave band spectral levels) of proposed plant and equipment such as air handling units, boilers, lifts, mechanical ventilation
   • The proposed operational hours of the plant,
   • Proposed mitigation measures to ensure the existing background sound level will not increase when measured at one metre from the façade of the
nearest noise sensitive premises. In order to achieve this, the plant shall be designed/selected, or the noise from the plant should be attenuated, so that it is 10dB below the existing background level (LA90 15min). The measurements and assessment shall be made in accordance to the latest British Standard 4142, and shall be submitted to and approved by the Local Planning Authority.

b. The approved measures shall be implemented prior to occupation of the development and shall be permanently maintained thereafter.

Reason: In order to safeguard the amenities of residential properties and ensure compliance with policy 7.15 of the London Plan (2016) and Policies DH(b) and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

17 Demolition/Construction Noise Impacts

Prior to demolition/construction works commencing a Demolition/Construction Management Plan 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 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 7.15 of the London Plan (2016) and its Sustainable Design and Construction SPG 2014 and policy E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).
18 CHP, Biomass and Boiler Condition
The CHP plant thereby approved must not exceed the Band B Emission Standards for Solid Biomass Boilers and CHP Plant as listed in Appendix 7 of the London Plan’s Sustainable Design and Construction SPG document. Prior to the development commencing, evidence to demonstrate compliance with these emission limits will be submitted to the Local Planning Authority for approval.

Reason: To comply with the London Plan’s SPG on Sustainable Design and Construction and Policy 7.14 of the London Plan in relation to air quality and Policy E(c) of the RB Greenwich Core Strategy.

19 Air Quality
The recommendations of the Air Quality Assessment prepared by XCO2 and dated March 2019 shall be implemented in their entirety, prior to occupation and thereafter permanently retained and maintained.


20 Demolition/Construction Air Quality Impacts; Major Sites
Prior to construction works commencing; a Construction Management Plan 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;
- A demolition asbestos survey;
• Proposals for monitoring dust and preventing or controlling unacceptable releases, including asbestos;
• Wheel washing facilities, location and facilities for discharging the water.
• 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 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 1 Pre-project planning and effective management; ‘Controlling particles, vapour and noise pollution from construction sites’.


21 Construction Plant and Machinery (NRMM)

a) All Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at http://nrmm.london/. Proof of registration must be submitted to the Local Planning Authority.

b) The NRMM used during the demolition and construction phases must be carried out in accordance with the approved details.

c) An inventory of all Non-Road Mobile Machinery (NRMM) must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.
Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

22 Odour from fixed plant & equipment – Flexible A3 Use
Details shall be submitted for approval of the Local Planning Authority before the development is commenced, for the installation, operation, and maintenance of the best practicable odour abatement equipment including an extract system, the height of the discharge, and the efflux velocity of the effluent at the point of discharge. The system, as approved, shall be completed before occupation and thereafter permanently retained and maintained.

Reason: To prevent nuisance and protect environmental health and local amenity and ensure compliance with E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

23 Flood Evacuation Plan
The Flood Evacuation Plan (Flood Management Plan – RPS 4th July 2019) hereby approved 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 risk of flooding to users of the building and to ensure compliance with policy 5.12 of the London Plan (2016) and policy E2 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

24 Drainage Strategy
The drainage strategy including the maintenance plan hereby approved (within the submitted Flood Risk Assessment – RPS (March 2019) shall be implemented in full accordance with the approved details from the first occupation of the development and shall be adhered to for the lifetime of the development.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community and ensure compliance with Policy 5.13 of the London Plan (2016) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

25 Coach Management Plan
The Coach Management Plan (RGP – March 2019) hereby approved shall be implemented in full accordance with the approved details from the first occupation of the development and shall be adhered to for the lifetime of the development.
Reason: To promote the use of sustainable travel, ensure satisfactory vehicle management, mitigate any impact from the development hereby approved and to comply with London Plan policy 6.3 and Core Strategy policies DH(b), E(a) and IM4.

26 Deliveries and Servicing
The development shall not be occupied until a Delivery and Servicing Plan has been submitted to and approved in writing by the local planning authority.

The plan shall identify where delivery / service vehicles will service the site from and demonstrate the expected number and time of delivery and servicing trips to the site, with the aim of reducing the impact of servicing activity.

The approved Delivery and Servicing Plan shall be implemented in full accordance with the approved details from the first occupation of the development and shall be adhered to for the lifetime of the development.


27 Travel Plan
Prior to occupation of the development a detailed site specific Travel Plan incorporating measures to promote and maximise the use of sustainable travel (including public transport, walking, cycling and use of the river) and monitoring arrangements for the construction of the development and its operational phase has been submitted to, and approved by, the Local Planning Authority.

The Travel Plan shall be implemented in accordance with the approved details.


28 Electrical Vehicle Charging Points (EVCP)
Details of the electric vehicle charging points (EVCP) to be provided within the scheme shall be submitted to and approved by the Local Planning Authority prior to first occupation of the relevant part of the development. A total of 3 electrical vehicle (EV) spaces shall be provided. Ducting to allow for future ECVP provision shall be installed for the remaining spaces. The submitted details shall thereafter be implemented in strict accordance with the approved details, prior to the commencement of the uses on the site. The EVCP shall thereafter be retained for the lifetime of the relevant part of the development.

29 Accessibility Details
Prior to the commencement of the relevant phase of the development hereby approved (excluding operations, including site preparation, vegetation removal, demolition and piling), 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.


30 Construction Logistics Plan
No development 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 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 6.3 of the London Plan (2016) and Policies E(c) and IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

31 Sustainable Design and Construction Standards
Prior to the first use of the commercial units within the approved development, the approved non-residential units shall incorporate sustainability measures as detailed in the approved Sustainability Design and Construction Statement prepared by XCO2 (November 2019).
Reason: In the interest of addressing climate change and to secure sustainable development in accordance with policies 5.1, 5.2, 5.3, 5.6, 5.7 and 5.9 of the London Plan 2016, Policy DH1 Design.

32 BREEAM Non-Residential Standards
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 of the non-residential buildings, 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: 5.1; 5.2; 5.3; and 5.9 of the London Plan (2016); and policies DH1 and E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

33 Ultra-Low NOx Boilers
Ultra-low NOx boilers (<40 mgNOx/kWh) to serve the energy requirements of the development, including both new constructed and refurbished components, shall be installed as set out in the Mayor’s Sustainable Design and Construction SPG, April 2014.

Reason: To minimise the impact of building emissions on local air quality in the interests of health, in accordance with policies 3.2 and 7.14 of the London Plan (2016); the Mayor’s Sustainable Design and Construction SPG (2014); and policies DH1, E(c) and E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).
34 Overheating & Cooling
Prior to first use of the non-residential units, including both new constructed and refurbished components, within the development, the approved non-residential spaces shall incorporate and maintain mitigation measures that will assist with reducing the risk of overheating, follow the Mayor’s Cooling Hierarchy and comply with CIBSE TM49 & TM52 criteria, as stated within the approved Overheating Report V0 (09 August 2019), prepared by RPS Group Plc.

Reason: To ensure that the development hereby approved is energy efficient and to reduce the risk of overheating in line with policy 5.9 of the London Plan 2016 and policies DH1 and E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

35 Energy Strategy
A) Within three-months of the practical completion of the development, including both new constructed and refurbished components, Energy Performance Certificates and detailed modelling output reports showing clearly the BER/TER from the “as built stage” to confirm compliance in terms of savings achieved through energy efficiency measures shall be submitted to the Local Planning Authority for written approval.

B) Prior to the final completion of the development, including both new constructed and refurbished components, the approved development shall incorporate and maintain measures to achieve a site wide reduction in regulated CO2 emissions of at least 41.4% (based on SAP10 carbon emission factors and equal to 377 tonnes CO2/yr) beyond Building Regulations Part L 2013 through the following carbon emission savings as detailed in the approved Energy and Sustainability Statement (Final, 20 September 2019) and additional supporting information submitted by email (4th, 25th, 29th October & 14th November 2019, prepared by XCO2:

1) energy saving measures to achieve at least annual carbon dioxide emission savings of 173 tonnes CO2 equating to 19% in regulated carbon dioxide (CO2) emissions over the compliant BR Part L 2013 base case.

2) installation of a hybrid system consisting of VRF Air Source Heat Pumps (ASHPs) to provide space heating and cooling in each hotel bedroom with SCOP of 3.24 and SEER of 5.34 and communal ASHP (water based) and gas boilers to provide the non-domestic hot water with SCOP of 3.56, and overall achieve at least annual carbon dioxide emission savings of 80.8 tonnes CO2 equating to at least 11% in regulated carbon dioxide (CO2) emissions over the Be Lean case of the Energy Hierarchy.
3) incorporation of solar PV panels with at least 76.37kWp capacity to provide at least 46MWh of electricity and achieve at least annual carbon dioxide emission savings of 10.72 tonnes CO2 equating to 2.3% in regulated carbon dioxide (CO2) emissions savings over the Be Lean stage of the Energy Hierarchy.

C) Measures to reduce the carbon dioxide emissions associated with other energy uses not covered by Building Regulations (un-regulated) should be incorporated prior to occupation and maintained in the development in perpetuity.

The development shall be carried out strictly in accordance with the details so approved.

Reason: To ensure that the development, including both new constructed and refurbished components hereby approved, is energy efficient and to contribute to the avoidance of need for new fossil fuel or other primary energy generation capacity and to reduce emissions of greenhouse gases and to minimise the impact of building emissions on local air quality in the interests of health, in accordance with policies 3.2, 5.3, 5.5, 5.6, 5.7 and 7.14 of the London Plan 2016 and Policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

36 On-site renewable energy technologies – evidence of installation
Evidence that the scheme of renewable energy provision has been installed in accordance with the condition 35, including evidence of commissioning and a copy of the building’s Energy Performance Certificates, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.

Reason: To contribute towards carbon dioxide emissions reduction and to comply with London Plan Policy 5.7 (Renewable Energy) and Policy E1 (Carbon Emissions) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

37 On-site renewable energy technologies – monitoring
To monitor the effectiveness of the renewable energy technologies incorporated into the development including ASHPs and Solar PV as per condition 35, a monitoring agreement will be signed with the Local Planning Authority prior to first use of the development, including both new constructed and refurbished components, to comply with the prevailing monitoring requirements which will include the installation of on-site automatic meter reading (AMR) devices by the developer.
Reason: To contribute towards carbon dioxide emission reduction and to comply with London Plan Policy 5.7 (Renewable Energy) and Policy E1 (Carbon Emissions) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

38 **Energy Centre – District Hot Water**

The allocated space within the Development for an energy centre, hereby approved, shall be constructed in line with the approved ‘19079 Greenwich Magistrates Court - District Heat Network Statement Rev A (10 October 2019), prepared by Applied Energy Building Services Consulting and planning drawings, and retained prior to the first occupation of the development and shall thereafter serve the non-residential components of the Development, including both new constructed and refurbished components.

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

Reason: To secure the space allocated for an energy centre for the site is designed in a manner which allows for the future connection to an offsite district heat network, and to ensure that the development contributes to reducing the use of fossil fuel or other primary energy generation capacity, and to reduce emissions of greenhouse gases in accordance with policies 5.3, 5.5 and 5.6 of the London Plan 2016, Policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and the Mayor’s Sustainable Design and Construction SPG (2014).

39 **Site Waste Management Plan**

Prior to the commencement of above ground works for 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 exiting 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 5.16 of the London Plan (2016) and Policies H5 and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

40 Landscaping Details

Prior to the commencement of any above ground works 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 which form part of the approved scheme shall be completed prior to occupation of the development.

All 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 or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development 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 DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

41 Boundary Treatments
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.

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 DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

42 Secured by Design
Prior to the first occupation of the development hereby permitted details of Secured by Design measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall achieve Secured by Design ‘Silver’ standard as a minimum and aim to achieve the Secured by Design ‘Gold’ standard where feasible. The Secured by Design measures shall be implemented in accordance with the approved details, completed prior to the first occupation of the development and retained for the lifetime of the development.

Reason: To ensure that Secured by Design principles are implemented into the development in accordance with policies 7.3 of the London Plan (2016) and policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

43 Network Upgrades
Prior to the first occupation of the relevant phase of development hereby approved, details of confirmation of either of the following, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water:

- all water network upgrades required to accommodate the additional flows from the development have been completed; or
- an infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where an infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed infrastructure phasing plan.
Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

44 Archaeological Investigation
No demolition or development below existing ground level 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 7.8 of the London Plan (2016) and policy DH(m) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

45 Landscape and Ecological Management Plan
Notwithstanding the Urban Greening Report prepared by RPS Group Plc V5 (19th August 2019), prior to the commencement of development 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) Detailed phase II roosting bats and nesting birds surveys which include: bat exit / re-entry and nesting bird checks.

B) 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.

C) 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.

D) 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.

E) 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.

F) Evidence that the ecological measures approved under parts (a) to (e) 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 5.11 (Green Roofs and Development Site Environs) and 7.19 (Biodiversity and Access to Nature) and Core Strategy policy OS4 (Biodiversity).

46 Bird/Bat Boxes
A) Six months prior to first use of the non-domestic units, including both new constructed and refurbished components, within the approved development, details of the number, location (including eastings and northings) and design of the bird/bat boxes to be provided as part of the development hereby approved shall be submitted to and approved in writing by the local planning authority in accordance with the approved Preliminary Ecological Appraisal prepared by REC Rev 1 (10th January 2019).

B) Following the approval of (A), evidence that the boxes 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-domestic units, including both new constructed and refurbished components, within the approved development.

C) The bird/bat boxes shall be retained for the lifetime of the development in accordance the approved details above.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policy OS4 (Biodiversity) of the Core Strategy 2014.
47 Basement Impact Assessment

No development shall commence until a Basement Impact Assessment has been submitted to, and approved in writing by, the Local Planning Authority. The Basement Impact Assessment shall include full details of the following:

- The impact of basement construction on groundwater levels and flows, including residual impacts due to the action of the basement development as an obstruction to groundwater flow;
- The likely quality of groundwater that will require management during basement excavation, and may also impact the quality of the water managed via the built basement seepage management and pumping systems;
- Details of proposed mitigation measures to address any identified impacts.

Reason: To ensure that any impacts upon groundwater in terms of flood risk and groundwater quality are properly mitigated in accordance with policies 5.12 and 5.14 of the London Plan (2016) and policies E2 and E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

48 Bar, Café and Restaurant to remain ancillary to hotel

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the bar, café and restaurant facilities within the development hereby approved shall only be used for purposes ancillary to the use of the site as a hotel.

Reason: The application has been assessed only in terms of this restricted use and any other use may have an adverse effect on the character and amenity of the area, amenity for neighbouring occupiers and may generally be unsuitable for its location contrary to policies 4.7, 7.4 and 7.6 of the London Plan (2016) and policies TC1, DH1, DH(b) and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

49 Use of ground floor of retained corner building

Notwithstanding the details and drawings hereby approved, the retained and refurbished former school board building at the south-western corner of the site shall not be occupied until a scheme detailing its ground floor use is submitted to, and approved by, the local planning authority.

Reason: The application has been assessed only in terms of this restricted use and any other use may have an adverse effect on the character and amenity of the area, amenity for neighbouring occupiers and may generally be unsuitable for its location contrary to policies 4.7, 7.4 and 7.6 of the London Plan (2016) and policies TC1, DH1, DH(b) and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).
50 Opening Hours of Ancillary Facilities
Notwithstanding the details hereby approved, no use of the ancillary facilities of the hotel shall commence until the hours of use of the ancillary facilities of the hotel are submitted to, and approved by, the local planning authority. The use shall only operate within the hours as may be approved.

Reason: To safeguard the amenities of neighbouring properties, particularly residential properties and the area generally and to ensure compliance with policy DH(b) the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

51 Amplified Music/Sound
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.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

52 Lighting Strategy
Prior to the commencement of the relevant works 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 DH1, E(a) and OS(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

53 North Elevation Windows
All windows on the north elevation of Block 2 will be non-openable, and obscured using black painted glass with no light spillage.

Reason: To safeguard the amenity of neighbouring commercial premises in accordance with policies DH1, of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).
Conditions and Reasons for Application Reference 19/1495/L:

1 **Listed Building Consent 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 **Works to match**
   All new external works and finishes and works of making good to the retained fabric of the Grade II listed building shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile. All such works and finishes shall be maintained as such thereafter.

   **Reason:** In order to safeguard the special architectural or historic interest of the designated heritage asset in accordance with the NPPF 2012, Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy 7.8 of the London Plan 2016, Policies DH3 and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

3 **Flooring**
   All historic floor shall be retained in situ. Any new floor shall exactly match the historic floors in terms of size, material, finish, laying pattern and fixing method.

   **Reason:** In order to safeguard the special architectural or historic interest of the heritage asset in accordance with Policy 16 of the National Planning Policy Framework 2019, Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy 7.8 of the London Plan 2016 and policies DH3 and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

4 **Fixings**
   No new grilles, security alarms, floodlighting, security lighting, video cameras, satellite dishes or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

   **In order to safeguard the special architectural or historic interest of the heritage asset in accordance with Policy 16 of the National Planning Policy Framework 2019, Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy 7.8 of the London Plan 2016 and policies DH3 and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.**
5 Method Statement for Demolition (Precautions)
No demolition shall take place on site until a method statement for demolition, including details of the precautions taken to secure and protect the exterior features of the grade II listed building against accidental loss or damage during the building work, have been submitted to, and approved in writing by, the Local Planning Authority. The demolition shall be operated in accordance with the details so approved for the duration of the works. No such features shall be disturbed or removed temporarily or permanently except as indicated in the approved method statement and drawings (as applicable).

Reason:
In order to safeguard the special architectural or historic interest of the designated heritage asset in accordance with the NPPF 2012, Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy 7.8 of the London Plan 2016, Policies DH3 and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

6 Method Statement (Repairs and Making Good)
No demolition shall take place on site until a method statement detailing methods of repair and making good to the retained fabric of the grade II listed building Hall abutting aforementioned building has been submitted to, and approved in writing by, the Local Planning Authority. The repair and making good works shall be operated in accordance with the details approved.

Reason:
In order to safeguard the special architectural or historic interest of the designated heritage asset in accordance with the NPPF 2012, Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy 7.8 of the London Plan 2016, Policies DH3 and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

7 Detailed Drawings (Appurtenances)
Drawings at a scale of 1:20 with detailed drawings at a minimum of 1:10 or 1:1, as appropriate of all elevations for the new building shall be submitted to, and approved in writing by, the Local Planning Authority prior to the relevant part of the works commencing on site. The drawings shall show all appurtenances on the external elevations including but not limited to:

a) grilles, security alarms, video cameras, aerials, satellite dishes, all lighting including but not limited to floodlighting, security lighting, and or other appurtenances fixed on the external faces of the building;
b) plumbing, pipes, soil stacks, flues, vents, grilles, air bricks and ductwork fixed on the external faces of the building;

c) air conditioning units, plant rooms, plant equipment and the like;

d) balustrades, railings and the like;

e) Junctions between the historic fabric of 57 and 59 Blackheath Park and the new building.

Reason:
In order to safeguard the special architectural or historic interest of the designated heritage asset in accordance with the NPPF 2012, Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy 7.8 of the London Plan 2016, Policies DH3 and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

8 Detailed Drawings (Materials, Doors and Windows)
Details in respect of the following shall be submitted to and approved in writing by the Royal Borough of Greenwich as the local planning authority before any work is commenced:

a) Plans, elevations and sections of proposed windows and doors at a scale of 1:10 or 1:5 as appropriate. Plan and section details shall indicate reveal depth.

b) Details of proposed materials, samples and manufacturers specification as appropriate.

Reason:
In order to safeguard the special architectural or historic interest of the designated heritage asset in accordance with the NPPF 2012, Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy 7.8 of the London Plan 2016, Policies DH3 and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

9 Building Record of the listed building
No demolition works shall take place unless and until a photographic record of the application site has been submitted to, and approved in writing by the the local planning authority in consultation with Historic England. Upon receipt of the record, the local planning authority shall disseminate it to the Heritage Centre for its safekeeping.

Reason:
To ensure that an appropriate record is made of the building’s architectural and historic significance in the interest of capturing a documentary record to help the understanding of our past and to assist in future planning, in accordance with the
10 Removal, relocation and re-use of significant furniture and partitioning

No works to the listed building shall be carried out until full details are submitted to, and approved by, the local planning authority in consultation with Historic England for the following:

- any removal, relocation and reuse of all significant furniture; and
- partitioning within the Court Room to accommodate bar use.

The works shall be carried out strictly in accordance with the details as may be approved.

Reason:
In order to safeguard the special architectural or historic interest of the designated heritage asset in accordance with the NPPF 2012, Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy 7.8 of the London Plan 2016, Policies DH3 and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.
3. Informative(s) for Application Reference 19/1367/F:

1. Thames Water Informatives:
   A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water’s Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed online via www.thameswater.co.uk/wastewaterquality.

   You are advised that with regards to condition 43 (Network Upgrade) that you can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning.

   You are advised that there are water mains crossing or close to the development. Thames Water do NOT permit the building over or construction within 3 metres of water mains. If you are planning significant works near their mains (within 3 metres) they will need to check that your development does not reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services they provide in any other way. You are advised by Thames Water to read their guide to working near or diverting their pipes https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes.

   The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide ‘working near our assets’ to ensure your workings are in line with the necessary processes you need to follow if you’re considering working above or near our pipes or other structures. https://developers.thameswater.co.uk/Developing-a-largesite/Planning-your-development/Working-near-or-diverting-our-pipes. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk.
Appendix 3 – National, regional and local planning policies and Supplementary Planning Guidance / Documents.

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

**London’s Economy**
- 4.1 Developing London’s Economy
- 4.5 London’s visitor infrastructure
- 4.7 Retail and Town Centre Development
- 4.8 Supporting successful and diverse retail sector and related facilities and services
- 4.11 Encouraging a connected economy
- 4.12 Improving opportunities for all

**London’s response to climate**
- 5.1 Climate change mitigation
- 5.2 Minimising Carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.4A Electricity and gas supply
- 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 Assessment
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Waste net self-sufficiency
- 5.17 Waste capacity
- 5.18 Construction, excavation, and demolition waste
- 5.21 Contaminated Land

**London’s Transport**
- 6.1 Strategic approach to transportation
- 6.3 Assessing effects of development on transport capacity
- 6.5 Funding Crossrail and other strategically important transport infrastructure
- 6.7 Better streets and surface transport
- 6.9 Cycling
- 6.10 Walking
6.12 Road Network Capacity
6.13 Parking

London’s Living Places and Spaces
7.1 Building London’s neighbourhoods and communities
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
7.13 Safety Security and resilience to emergency
7.14 Improving air quality

Implementation, Monitoring and Review
8.2 Planning Obligations
8.3 Community Infrastructure Levy

2. The Royal Greenwich Local Plan: Core Strategy with Detailed Policies (“Core Strategy” – 2014) – The main Core Strategy policies relevant to this application are:

Economic Activity and Employment Policies
EA1 Economic Development
EA5 Tourism
EA(c) Skills and Training

Town Centres Policies
TC1 Town Centres

Design and Heritage Policies
DH1 Design
DH2 Tall Buildings
DH3 Heritage Assets
DH(b) Protection of Amenity for Adjacent Occupiers
DH(h) Conservation Areas
DH(i) Locally Listed Buildings

Open Space Policies
OS4  Biodiversity
OS(f)  Ecological Factors

**Environment and Climate Change Policies**
E1  Carbon Emissions
E2  Flood Risk
E3  Residual 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
CH(a)  Loss of Community Facilities

**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

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

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