

## Appendix I – Conditions and Informatives

### I. Conditions and Reasons for Application Reference 20/0053/F:

01. The development to which this permission relates must be begun not later than the expiration of three (3) years beginning with the date on which the permission is granted.

*Reason: As required by Section 91 of the Town and Country Planning Act 1990.*

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

1959\_EI\_SLP (Rev. A), 1959\_EI\_10, 1959\_EI\_20, 1959\_TI\_10,  
1959\_TI\_11, 1959\_TI\_20, 1959\_TI\_30, Design and Access Statement

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

03. Prior to the commencement of the use, details of the cycle parking associated with the use hereby permitted shall be submitted to, and approved in writing by, the local planning authority. Details shall include the following:
- Detailed drawings (elevations and plans at a suitable scale) to show the appearance, siting and design of the covered and secure cycle storage facilities.
  - Type of cycle parking mechanism proposed.

All cycle parking spaces shall be provided in full accordance with the details hereby approved prior to the occupation of the development hereby and maintained in perpetuity.

*Reason: To promote sustainable travel and to ensure that the appearance of any storage facilities would be acceptable in design and heritage terms. To ensure compliance with policies 6.9, 7.4, 7.6 and 7.8 of the London Plan (2016) and DH1, DH3, DH(a) and DH(h) IM4, IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).*

- 04.a) Prior to the commencement of the use, the layout and details of the refuse storage, recycling facilities and refuse collection associated with the use hereby approved shall be submitted to, and approved in writing by, the local planning authority. The refuse storage must at a minimum have 5 x 240L bins.

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

*Reason: To ensure that adequate refuse/recycling facilities are proposed and to ensure that the appearance of any storage facilities would be acceptable in design and heritage terms. This is to ensure compliance with policies 5.16, 7.4, 7.6 and 7.8 of the London Plan (2016) and policies H5, DH1, DH3, DH(a) and DH(h) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).*

## **2. Informative(s) for Application Reference 20/0053/F:**

01. Positive and Proactive Statement: The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place which resulted in further information being submitted.
02. The premises should be registered with Royal Borough of Greenwich Council as a House in Multiple Occupation (HMO).

## **Appendix 2 – National, regional and local planning policies and Supplementary Planning Guidance / Documents.**

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

### **London's People**

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Development
- 3.8 Housing Choice

### **London's response to climate**

- 5.15 Water use and supplies
- 5.16 Waste net self-sufficiency
- 5.17 Waste capacity

### **London's Transport**

- 6.3 Assessing effects of development on transport capacity

### **London's Living Places and Spaces**

- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage assets and archaeology
- 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscape

**2. The Intend to Publish London Plan (December 2019)** – The following policies are of consideration:

- Policy D4 - Delivering good design
- Policy D14 - Noise
- Policy H9 - Ensuring the best use of stock
- Policy T5 - Cycling
- Policy T6 - Car Parking

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

**Housing Policies**

H1	New Housing
H2	Housing Mix
H5	Housing Design

**Design and Heritage Policies**

DH1	Design
DH3	Heritage Assets
DH(b)	Protection of Amenity for Adjacent Occupiers
DH(h)	Conservation Areas

**Environment and Climate Change Policies**

E(a)	Pollution
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**Infrastructure and Movement Policies**

IM4	Sustainable Travel
IM(a)	Impact on the Road Network
IM(b)	Walking and Cycling
IM(c)	Parking Standards

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

- Royal Borough of Greenwich Standards for Houses in Multiple Occupation (April 2017)
- New Developments: Guidance Notes for the Storage and Collection of Waste and Recycling Materials for the Royal Borough of Greenwich (May 2018)
- Residential Extensions, Basements and Conversions Guidance SPD (Dec 2018)