

PLANNING BOARD RECORD OF DECISIONS
17 MARCH 2020

REF NO.	ITEM NO	REPORT TITLE	RECORD OF DECISION
19/3932/F	5	Garages to the rear of, 2 Southspring, Avery Hill, DA15 8DX	<p>Resolved to grant Planning Permission for the demolition of existing garages and construction of two, two storey dwelling houses (2 x 2 bed)(Use Class C3) and associated landscaping, amenity space, bin and cycle store and two parking spaces.</p> <p>Subject to;</p> <ol style="list-style-type: none"> 1. The conditions in appendix 2 of the main report as to be detailed in the notice of determination; and 2. That the Assistant Director of Planning & Building Control being authorised to make any minor changes to the detailed wording of the recommended conditions as set out in this report and its addendums, where the Assistant Director of Planning & Building Control considers it appropriate, before issuing the decision notice.
18/1594/F	6	Saxon Wharf, Norman Road, Greenwich, SE10	<p>Resolved to grant full planning permission for the demolition of existing structures and the construction of a part 13 / part 17 storey building to provide 401sqm (GEA) of B1 (a, b and c) and A3 floorspace at lower and upper ground floor level and 145 residential units with associated refuse and recycling storage, cycle parking, car parking, access, provision of public realm and landscaping.</p>

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			<p>Subject to:</p> <ol style="list-style-type: none"> <li data-bbox="1032 424 2130 727">1. The prior completion of an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) containing the planning obligations as summarised in Section 31 of the Planning Board Report dated 19 December 2018 with the modifications detailed in the Planning Board on 18 November 2019 as amended by the published addendum and according to the conditions to be detailed in the notice of determination. <li data-bbox="1032 783 2130 1270">2. The Assistant Director of Planning & Building Control being authorised to: <ol style="list-style-type: none"> <li data-bbox="1077 871 2130 1086">a. make any minor changes to the detailed wording of the recommended conditions as set out in this report and its addendums, where the Assistant Director of Planning & Building Control considers it appropriate, before issuing the decision notice; and <li data-bbox="1077 1094 2130 1270">b. finalise the detailed terms of the planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended), as set out in this report (Section 27) and its addendums.

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19/3063/R	7	Plot 202, Parcel 2, Greenwich Millennium Village, 3-5 Peartree Way, Greenwich, SE10	<p>Resolve to grant conditional reserved matters consent according to the conditions, as set out in appendix 2 to the main report and addendum report and, to be detailed in the notice of determination for the submission of Reserved Matters (Appearance, Layout, Scale and Landscaping) pursuant to condition 2 of Planning Permission dated 14/11/2019 (Reference: 19/1545/MA) for the construction of 122 residential dwellings, 152 sqm GEA Class A3 Cafe, 500 sqm Class D1 nursery, plus associated infrastructure, landscape and car parking on Plot 202.</p> <p>That the Assistant Director of Planning & Building Control being authorised to make any minor changes to the detailed wording of the recommended conditions as set out in this report and its addendums, where the Assistant Director of Planning & Building Control considers it appropriate, before issuing the decision notice.</p>
18/4094/MA	8	Former Valley House, 445 Woolwich Road, Charlton, SE7 7AP	<p>Resolve to grant a retrospective Section 73 Minor Material Amendment for an application submitted under Section 73 of the Town & Country Planning Act 1990 for a minor material amendment in connection with the planning permission 16/0132/F, dated 19/09/2016 for the demolition of existing building and construction of buildings up to 7-storeys in height to provide 73 new residential dwellings and one ground floor flexible</p>

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			<p>Use Class A1/A2/A3 or A4 unit with associated car and cycle parking at basement level, access, landscaping and amenity space to allow:</p> <ul style="list-style-type: none"> - A variation of Condition 1 (Approved Drawings) to provide for various internal and external changes to the approved plans including: 22 studio flats to be converted into 1-bed flats, changes in size and layout of approved units, removal of Block A/B concierge, relocation of Block A/B refuse store to basement, changes to wheelchair ramp access on Woolwich Road frontage, removal of access from street to duplexes and replaced by amenity spaces to three apartments, alteration to Block C access to provide ramp to new lobby area, removal of bollards and on-site loading bay, removal of internal lift within Block A, replacement of steel balconies with concrete balconies, relocation and alterations to sub-station resulting in change to Gallions Road facade, provision of external wheelchair ramp and steps at entrance to Block C, changes to windows; alterations to ground floor access arrangements to rear of Blocks A/B and C; addition of balconies to two apartments to rear of Block A (6th floor); changes to roof plant configuration; and changes to floor to ceiling heights within the building revised layout and reduction in size of commercial (Flexible Use Class A1/A2/A3/A4) unit from 275sqm to 257.287sqm; relocation of visitor bike stands; - A variation of Condition 14 (BREEAM) to alter wording from 'Excellent' to 'Very Good'; - Removal of Condition 2 in respect of the affordable housing mix;

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			<ul style="list-style-type: none"> - A variation of Condition 32 (Use of commercial floor space) to reflect the reduction in the amount of commercial floorspace and; - A variation of Condition 49 (Mechanical Ventilation and Plant) with regard to the timing of the submission of details to ensure that no Class A3 or A4 use commences until details of the extract and ventilation system for the commercial unit have been submitted and approved. <p>Subject to:</p> <p><u>An additional condition in relation to wheelchair access as set out in the tabled addendum report;</u></p> <ol style="list-style-type: none"> 1. The prior completion of an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) containing the planning obligations as summarised in the heads of terms set out in this report (Section 27), its addendums, and according to the conditions to be detailed in the notice of determination. 2. The Assistant Director of Planning & Building Control being authorised to: <ol style="list-style-type: none"> a. make any minor changes to the detailed wording of the recommended conditions as set out in this report and its addendums, where the Assistant Director of Planning & Building

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			<p>Control considers it appropriate, before issuing the decision notice; and</p> <p>b. finalise the detailed terms of the planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended), as set out in this report (Section 27) and its addendums.</p> <p>3. That in the event that the Section 106 Agreement is not completed within three (3) months of the date of this Planning Board meeting, to authorise the Assistant Director of Planning & Building Control to consider whether permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits which would have been secured, and if so, to determine the application with reasons for refusal which will include the following:</p> <ul style="list-style-type: none"> • In the absence of a legal agreement to secure Affordable Housing financial and non-financial contributions including for Employment, Skills and Training, Highways and Air Quality the development fails to maximise the delivery of affordable housing and fails to mitigate its impact on local services, amenities and infrastructure contrary to policies H3, EA(c), IM1, IM4, IM(a), IM(b) and E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014) and the Planning obligations (s106) Guidance SPD (adopted July 2015).

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19/0939/F	9	1 Boord Street, Greenwich, London, SE10 0PU	<p>Resolved to grant full planning permission for the construction of a building of up to 18-storeys (plus basement level and rooftop plan enclosure), to provide a 300 bed hotel with ancillary A1/A2/A3/B1/D2 provision, associated access, car and cycle parking, servicing and delivery areas, following the demolition of existing buildings.</p> <p>Subject to:</p> <ol style="list-style-type: none"> 1. Referral of the application to the Mayor of London as required under the terms of the Town and Country Planning (Mayor of London) Order 2008. 2. Conditional planning permission being subject to the prior completion of an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) containing the planning obligations as summarised in the heads of terms set out in this report (Section 25), its addendums, and according to the conditions, as set out in Appendix 2 to the main report and the addendum report, to be detailed in the notice of determination. 3. The Assistant Director of Planning & Building Control being authorised to: <ol style="list-style-type: none"> (a) make any minor changes to the detailed wording of the recommended conditions as set out in this report and its addendums, where the Assistant Director of Planning & Building

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			<p>Control considers it appropriate, before issuing the decision notice; and</p> <p>(b) finalise the detailed terms of the planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended), as set out in this report (Section 25) and its addendums.</p> <p>4. That in the event that the Section 106 Agreement is not completed within three (3) months of the date of this Planning Board meeting, to authorise the Assistant Director of Planning & Building Control to consider whether permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits which would have been secured, and if so, to determine the application with reasons for refusal which will include the following:</p> <p>(i) In the absence of a legal agreement to secure a connection to the nearby district heating network, the proposal would fail to achieve sufficient carbon dioxide reductions, and would therefore be contrary to Policies 5.2 and 5.3 of the London Plan and Policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies.</p> <p>(ii) In the absence of a legal agreement to secure street-level upgrades and improvements to the public realm, the proposal would fail to improve the pedestrian environment and</p>

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			<p>appearance of the local streetscene, thereby failing to encourage active modes of transport, contrary to Policies 7.2, 7.4 and 7.5 of the London Plan and Policy DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies.</p> <p>(iii) In the absence of a legal agreement to protect the delivery of the Silvertown Tunnel DCO, the proposal would potentially prejudice a nationally significant infrastructure project, and would therefore be contrary to Policies 6.1, 6.4, 6.11 and 6.12 of the London Plan and Policy IM3 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies.</p> <p>(iv) In the absence of a legal agreement to secure contributions for employment, skills and training, the proposal would fail to provide training and skills opportunities for local people, and would therefore be contrary to Policy EA(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies.</p>