

**PLANNING BOARD RECORD OF DECISIONS**  
**17 DECEMBER 2019**

REF NO.	ITEM NO	REPORT TITLE	RECORD OF DECISION	REASONS FOR REFUSAL
19/1367/F & 19/1495/L	4	<b>Site at former Greenwich Magistrates Court (including rear car park), 7-9 Blackheath Road, &amp; 2 Greenwich High Road, Greenwich, SE10 8PE – Ref:</b>	<p>Resolved to grant planning permission for application reference 19/1367/F for the redevelopment of the site, including the refurbishment of the existing Grade II Listed Magistrates Court and part demolition of existing structures, for a new hotel including ancillary facilities, flexible Class A1 / A2 / A3 / A4 / D1 / D2 / ancillary C1 floorspace, a publicly accessible square with associated soft and hard landscaping, ancillary refuse and recycling storage, cycle parking, wheelchair parking, coach and taxi drop off bays and servicing arrangements.</p> <p>Subject to:</p> <ul style="list-style-type: none"> <li>(i) 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;</li> </ul>	

Ref No.	Item No	Report Title	Record of Decision	Reasons for Refusal
			<p>(ii) To resolve to grant conditional planning permission 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 and its addendums.</p> <p>(iii) To authorise the Assistant Director of Planning &amp; Building Control to:</p> <ul style="list-style-type: none"> <li>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 &amp; Building Control considers it appropriate, before issuing the decision notice; and</li> <li>b. finalise the detailed terms of the planning obligations pursuant to</li> </ul>	

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			<p>Section 106 of the Town and Country Planning Act 1990 (as amended), as set out in this report and its addendums.</p> <p>(iv) 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 &amp; 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"> <li>• In the absence of a legal agreement to secure financial and non-financial contributions including for Employment, Skills and Training, Highways, and Energy, the</li> </ul>	

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			<p>development is contrary to policies IM1 and EA(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).</p> <p>(v) The Conditions set out in appendix 2 of the main report and amendments as set out in the addendum report.</p> <p>Resolved to grant Listed Building Consent for application reference 19/1495/L for the same description stated in section 1.1 of the main report, subject to:</p> <p>(i) The conditions set out in Appendix 2, subject to the Assistant Director of Planning &amp; Building Control being authorised to make any appropriate amendments arising following negotiations or in the light of legal advice;</p> <p>(ii) An amendment to Condition 10 - Removal, relocation and re-use of</p>	

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			<p>significant furniture and partitioning; to add that 'all significant furnishing and fixtures shall either be retained on site or re-used elsewhere in the listed building'</p> <p><b>Reason</b> – to ensure greater safeguarding of the special architectural or historic interest of the designated heritage asset.</p>	
19/1081/F	5	<p><b>Abbey Wood Post Office, 90 Abbey Wood Road, Abbey Wood, SE2 9NN</b></p>	<p>Resolved to grant planning permission for the redevelopment of the site to provide a part 4/ part 5-storey building comprised of shared-workspace (Use Class B1), and 30 self-contained flats (16 x 1 bed, 9 x 2 bed, 5 x 3 bed) (Use Class C3) as well as three residential disabled off-street car parking spaces</p> <p>Subject to:</p> <ol style="list-style-type: none"> <li>1. The Conditions set out in appendix 2 of the main report and amendments as set out in the addendum report.</li> <li>2. The prior completion of an agreement under Section 106 of the Town and</li> </ol>	

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			<p>Country Planning Act 1990 (as amended) containing the planning obligations as summarised in the heads of terms set out in this report, its addendums, and the minutes of this Planning Board meeting.</p> <p>3. To authorise the Assistant Director of Planning &amp; Building Control to:</p> <ol style="list-style-type: none"> <li>1. 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 &amp; Building Control considers it appropriate, before issuing the decision notice; and</li> <li>2. 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 section this report and its addendums.</li> </ol> <p>4. In the event that the Section 106 Agreement is not completed within</p>	

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			<p>three (3) months of the date of this Planning Board meeting, to authorise the Assistant Director of Planning &amp; 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"> <li data-bbox="1077 826 1659 1415">• In the absence of a legal agreement to secure Affordable Housing and financial and non-financial contributions including for Employment, Skills and Training, Highways, Energy and delivering public realm improvements, 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, IM1 and EA(c) of the Royal</li> </ul>	

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			<p>Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014) and the Planning obligations (s106) Guidance SPD (adopted July 2015).</p>	
<p><b>19/2676/MA</b></p>	<p><b>6</b></p>	<p><b>Aldi Stores Ltd, 7 Twin Tumps Way, Thamesmead, SE28 8RD</b></p>	<p>Resolved to grant permission for the Minor Material Amendment, as outlined below:</p> <p>An application submitted under Section 73 of the Town &amp; Country Planning Act 1990 for a minor material amendment in connection with the planning permission dated 09/01/2019 (Reference: 18/1959/F) for the demolition of existing building and construction of a new food store to allow the variation of Condition 23(a) (Landscape Strategy) to remove bullet point 6 (Additional landscaping features along the southern boundary to soften the elevation fronting Central Way).</p> <p>Subject to:</p> <p>i. The prior completion of an agreement under Section 106 of the Town and</p>	

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			<p>Country Planning Act 1990 (as amended) containing the planning obligations as summarised in the heads of terms set out in this report (Section 9), its addendums, and the minutes of this Planning Board meeting.</p> <p>ii. Authorisation for the Assistant Director of Planning &amp; Building Control to:</p> <p>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 &amp; Building 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 9) and its addendums.</p>	

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			<p>iii. 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 &amp; 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"> <li>• In the absence of a legal agreement to secure financial and non-financial contributions including Highways Improvements and Employment, Skills and Training, the development fails to mitigate its impact on local services and infrastructure, contrary to policies IM1 and EA(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014) and</li> </ul>	

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			the Planning obligations (s106) Guidance SPD (adopted July 2015).	