

LOCAL PLANNING COMMITTEE 25 March 2025	Agenda Item: 7 Reference No: 24/2652/F Web Link: Web documents
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Applicant: Mr Sokoli
Agent: Kingsbury Plans and Design

Site Address: 108 Woolwich High Street, Woolwich, London, SE18 6DN	Ward: Woolwich Arsenal Application Type: Full Planning Permission
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I. Recommendation

I.1 That Full Planning permission be **GRANTED** for

“Retrospective application for rear extension with raised height, internal structural alterations, and removal of unlawful seating enclosure to reinstate garden space with outdoor restaurant seating”

I.2 Subject to the conditions set out in Appendix 2.

I.3 To Authorise the Assistant Director (Planning & Building Control) to make any minor change to the detailed working of the recommended conditions, as set out in the report (Appendix 2), its addendums and the minutes of this Area Committee meeting, where the Assistant Director of Planning & Building Control considers it appropriate, before issuing the decision notice.

2. Summary

2.1 Detailed below is a summary of the application:

The Site	
Site Area (m ²)	532
Local Plan Allocation	- Town Centre - Strategic Development Location
Heritage Assets	- Within Woolwich Conservation Area - Host building is locally listed
Tree Preservation Order	None
Flood Risk Zone	I

Transportation		
Car Parking	No. existing car parking spaces	0
	No. Proposed Car Parking Spaces	0
Cycle Parking	No. Proposed Cycle Parking	None as part of this proposal.
Public Transport	PTAL Rating	6a (indicating an excellent level of connectivity to public transport)

Public Consultation	
Number of representations in Support	0
Number of representations in objection	10 (summarised in detail under section 6.3)

- 2.2 The application has been brought before committee because it has been called in by Cllr Jackie Smith The grounds for the call in were by reason of the suitability of the structure from a design perspective and concerns surrounding noise disturbance.
- 2.3 The report details all relevant national, regional and local policy implications of the scheme, including supplementary planning guidance.
- 2.4 The application is considered to be acceptable and is recommended for approval subject to that set out in section 1 above.

3 Site plan



4 Site and Surroundings

- 4.1 The application site is 108 Woolwich High Street, Woolwich, London, SE18 6DN.
- 4.2 The site is a three-storey end of terrace building situated on the southern side of Woolwich High Street. The main part of the building is three-storeys with a single-storey flat roof extension the rear. The building (see figure 1 below) is a locally listed building and sits just within the eastern boundary of the Woolwich Conservation Area. The existing use of the site is as a restaurant falling within Use Class E. The building is locally listed as part of a row of buildings known as 108-113 (consecutively), these have the below local listing.

Group of early 18th to early 19th century buildings, part of the old centre of Woolwich. Group value. No. 108: 3-storey early 19th century building in yellow stock brick with parapet roof. Later 20th century shop front. No. 109: 3-storey early 19th century building, with rendered front and parapet roof. Moulded stucco surrounds to

upper floor windows and frieze panel between first and second floor windows. Later 19th century shop front, modernised.

No. 110: 3-storey late 18th century building, with rendered front and hipped tiled roof rising from behind parapet. Moulded stucco surrounds to upper floor windows and frieze panel between first and second floor windows. Modern shop front. First floor windows altered. Nos. 111-112: 2-storey early 18th century buildings with modern shop fronts. Upper storey rendered. Modern interlocking concrete tile roofs. Tom Cribb, the bare first prize-fighter and Champion of England lived at No. 111 with his son after his retirement from the ring. No. 113: 3-storey late Victorian building in yellow stock brick with parapet roof. Stucco surrounds to upper floor windows, stucco frieze panel between first and second floor windows and stucco frieze above second floor windows.



Figure 1 – Photo of front of the site.

- 4.3 The unauthorised extensions exist in two parts. The lower area infills a previous sunken courtyard area and sits immediately to the rear of the extension closest to the main building. This contains a flat roof construction and is proposed to be retained and rebuilt under this application with a raised height. This contains steps up to a higher enclosed area which is to be removed as part of the proposal. This area was previously outdoor space. The unauthorised constructions result in the entirety of the site being covered in built form.
- 4.4 The surrounding area is mixed in character with a variety of building types and uses displayed. To the west lies the Woolwich Town Centre and the bulk of the Woolwich Conservation Area. The buildings to the west along Woolwich High Street contain a range of commercial uses on the ground floor and have seen similar single-storey extensions to the rear.
- 4.5 To the north lies the Waterfront Leister Centre and several large residential flatted developments. Beyond this lies the River Thames. To the east and south lies the Callis Yard residential development.



Figure 2 – Aerial view of site surrounded in red.

- 4.6 The site sits with a strategic development area.

4.7 The site has a PTAL rating of 6a indicating an excellent level of accessibility to public transport.

4.8 The site lies within Flood Zone 1.

4. Relevant Planning History

<i>App Number:</i>	15/0758/F	<i>Decision:</i>	Refused	<i>Decision Date:</i>	01/06/2015
<i>Address:</i>	108 Woolwich High Street, Woolwich, London, SE18 6DN				
<i>Description:</i>	Change of use of Restaurant (A3) to a Day Nursery (DI).				
<i>Reason for refusal:</i>	<ol style="list-style-type: none"> 1. The proposed use, by reason of its location being situated on a heavily trafficked classified road with a bus stand and waiting restrictions together with the lack of provision of a safe pick up and drop off point for the parents and children, is likely to give rise to short term, indiscriminate parking within the vicinity of the premises, detrimental to the free flow of traffic on Woolwich High Street and impact on the pedestrians movement and safety, contrary to Policy 6.3 of the London Plan and Policy DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014). 2. The proposed development, by reason of its internal layout would fail to demonstrate that a high quality, safe and secure environment for the children would be provided on site. As such the proposal would be contrary to Policy 3.18 of the London Plan, Policies CHI and DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014). 3. The proposed development, by reason of its close proximity to residential accommodation above 108 and 109 Woolwich High Street, lack of sound insulation details or the proposed hours of operation would fail to demonstrate that the proposed development would not have adverse impact on neighbours amenities in terms of noise and disturbance, contrary to Policy 7.15 of the London Plan and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014). <p>The proposed development, fails to demonstrate that adequate cycle</p>				

	parking facilities can be provided within the site, contrary to Policy 6.9 of the London Plan and Policy IM(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).
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<i>App Number:</i>	14/2904/F	<i>Decision:</i>	Refused	<i>Decision Date:</i>	17/12/2014
<i>Address:</i>	108 Woolwich High Street, Woolwich, London, SE18 6DN				
<i>Description:</i>	Change of use from a restaurant (A3) to a daycare nursery (D1).				
<i>Reason for refusal:</i>	<ol style="list-style-type: none"> 1. The proposed use, by reason of its location being situated on a heavily trafficked classified road with a bus stand and waiting restrictions together with the lack of provision of a safe pick up and drop off point for the parents and children, is likely to give rise to short term, indiscriminate parking within the vicinity of the premises, detrimental to the free flow of traffic on Woolwich High Street and impact on the pedestrians movement and safety, contrary to Policy 6.3 of the London Plan and Policy DHI of the Core Strategy. 2. The proposed development, by reason of its limited floor space, poor internal layout and excessive number of children would fail to demonstrate that a high quality, safe and secure environment for the children would be provided on site. As such the proposal would be contrary to Policy 3.18 of the London Plan, Policies CHI and DHI of Core Strategy. 3. The proposed development, by reason of its close proximity to residential accommodation above 108 and 109 Woolwich High Street, lack of sound insulation details or the proposed hours of operation would fail to demonstrate that the proposed development would not have adverse impact on neighbours amenities in terms of noise and disturbance, contrary to Policy 7.15 of the London Plan and Policy E(a) of the Core Strategy. 4. The proposed development, fails to demonstrate that adequate cycle parking facilities can be provided within the site, contrary to Policy 6.9 of the London Plan and Policy IM(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014). 				

<i>App Number:</i>	I11/1787/F	<i>Decision:</i>	Approved	<i>Decision Date:</i>	10/01/2012
<i>Address:</i>	108 Woolwich High Street, Woolwich, London, SE18 6DN				
<i>Description:</i>	Change of use from A1 to A3(Restaurant) including installation of a ventilation system.				

Enforcement history:

<i>Investigation number:</i>	E/21/0397	<i>Decision:</i>	Pending	<i>Date:</i>	Pending
<i>Address:</i>	108 Woolwich High Street, Woolwich, London, SE18 6DN				
<i>Description:</i>	Construction of a large wooden structure in the rear garden and operating outside of agreed hours. Operating as shisha bar with loud music				
<i>Officer comment:</i>	This application seeks to retain the lower extension albeit at a greater height and remove the upper extended area. A Shisha lounge is not part of this application.				

5. **Proposals (in detail)**

- 5.1 The proposal seeks retrospective planning permission for a single-storey rear extension which will be partially rebuilt with a raised height with associated internal structural alterations. The proposal also includes the removal of the upper extended area which is currently used as a seating enclosure. This area will be returned to garden space to provide outdoor restaurant seating. Figure 3 below shows the area to be retained and the area to be demolished.



Figure 3 – Area shaded in blue to retained and the area in green to be lost.

5.2 The extension to be retained measures 15m in depth. The height is to be increased by 0.9m over and above the existing height to an overall height of 3.5m. The extension infills the entire width between the existing flat roof single-storey element which used as a function room and the shared boundary measuring approximately 6m in width.

- 5.3 The retained area will be used for additional seating in association with the existing restaurant use. The upper extension is to be demolished in its entirety and will be for additional outdoor seating in association with the existing restaurant. Figure 4 shown image of the additional dining space within the extension to be retained. Materials to be match the existing building are to be used.



Figure 4 – Shows existing extension to be retained and extended as part of the proposal;

- 5.4 The proposal also includes the provision of five (5) rooflights within the roof. Internal additional works include the demolition of the diving wall between the existing function room and the extension to be retained under this application.

5.5 A site visit was conducted by officers on the 17th January 2025.

6. Consultation

6.1 The application, since being submitted in November 2024 has been the subject of two full public consultations. This was required due to changes made to the description of development as well as revisions made to the plans to make it clear that the newly restored garden area would be used for additional outdoor seating.

6.2 The most recent round of consultation comprised of a site notice erected on the 13th February 2025 and one hundred and sixty (160) neighbour notification letters sent to adjacent occupiers on the 6th February 2025. The application was also advertised in the local press on the 20th November 2024.

6.3 A total of ten (10) representations were received from the neighbour consultation, all in objection to the proposed development.

6.4 A summary of the neighbour objections is provided below:

Summary of Comments	Officers comments
<ul style="list-style-type: none">The initial address related to the previous name of the restaurant “Fusion” which is incorrect given the new name of the restaurant is the “Osiris Lounge”.	The address of the development has removed all mention of the restaurant name and is now simply “108 Woolwich High Street, Woolwich, London, SE18 6DN”. This change was made prior to the most recent consultation.
<ul style="list-style-type: none">The application has been made retrospectively. The extension as constructed for the purposes of providing a sheltered shisha bar and to provide live music.The applicant is responsible for historic abuses of his license agreement.	This application is purely for the retention of the lower unauthorised extension which will be rebuilt in a more permanent manner. The existing use of the site is as a restaurant (Use Class E) and should the applicant wish to operate a Shisha Lounge from the site a change of use application would be required given this falls within use class Sui Generis. The unauthorised use of the site has a Shisha Lounge is a matter for the Councils planning enforcement department and is not a material consideration when assessing this application.

	<p>A condition has been recommended for the decision notice preventing amplified music from being played in the retained outdoor seating area. A condition has also been recommended requiring full details of sound proofing to be submitted to and approved in writing by the Local Planning Authority.</p> <p>Matters relating to the occupiers of the restaurant breaching their license with regard to hours of opening and noise are a matter for the Councils Noise Officer and Licensing team.</p>
<ul style="list-style-type: none"> • The sides of the upper extension are covered in plastic sheeting which may constitute a fire risk. 	<p>The proposal includes the demolition of the upper extension which contains plastic sheeting around the exterior walls. The lower element of the unauthorised extension is to be retained. The materiality proposed is indicated to be rendered cement blocks which is not considered to pose any fire risk concerns.</p>
<ul style="list-style-type: none"> • The proposal does not include sound proofing. 	<p>The proposal does include some details of sound proofing however further details of this are required by way of condition to ensure the use of the retained extension does not continue to impact neighbours by way of noise and disturbance.</p> <p>The Environmental Health Officer has recommended that a noise management plan is submitted to and approved in writing by the Local Planning Authority and a condition relating to this has been recommended for the decision notice.</p> <p>Noise related concerns are assessed within the neighbour amenity section of the report below (section 11)</p>

<ul style="list-style-type: none"> • General noise concerns relating to the use of the retained structure and newly opened garden area. 	This is assessed within the impact on neighbour amenity section of the report below (section 11)
<ul style="list-style-type: none"> • Unacceptable impact on highway safety and traffic flow. 	This is assessed within the highways and parking section of the report below (section 12)
<ul style="list-style-type: none"> • Security concerns. 	It is not considered that the proposal would give rise to any additional associated security concerns for adjacent occupiers.

Councillors

- 6.5 As part of the second round of consultation, three (3) ward councillors were consulted on the 6th February 2025. As a result of this, the application was called in to be decided at local planning committee by Cllr Smith by reason of the structure appearing as too large and its use has led to noise related impacts. Both of these concerns are addressed within the design/heritage section (section 10) and impact on neighbour amenity section of the report below (section 11).
- 6.6 Cllr Smith also raised concerns with regard to fire safety. Having reviewed the plans, given the proposal relates to an extension of an existing restaurant building it is not considered that the proposal would lead to any fire safety concerns at planning stage. Fire safety concerns pertaining to the materials used would be an issue that is addressed at building control stage.

Responses from Council Departments

- 6.7 A summary of the consultation responses received along with the officer comments are set out in table below:

Details of Representation and date received	Summary of Comments	Officers' comments
Conservation:	<p><i>Description of site and proposal</i></p> <p><i>This is a retrospective application for a raised</i></p>	The design and heritage impacts of the proposal are assessed within section 10 of the report below.

extension with a raised height, internal structural alterations, and removal of unlawful seating enclosure to reinstate garden area with outdoor restaurant seating.

108 Woolwich High Street is in a prominent position within the street scene due to its corner location with its front and side elevation being visually dominant within the three-storey building. The locally listed late Victorian/early Edwardian building includes an early single storey to the rear. In addition, the unauthorised work includes two further single storey extensions adjoining the original rear extension.

The application has no impact from the public domain.

Relevant Legislation, Policies and Guidance

Of particular importance is the Planning (Listed Buildings and Conservation Areas) Act 1990. Para 72(1) requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of a conservation area.

Policy HCI of the London Plan (2021) states 'Development proposals affecting assets, and their settings, should conserve

	<p><i>their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also actively managed.</i></p> <p><i>Development proposals should be avoiding harm and identify enhancement opportunities by integrating heritage considerations early in the design process'.</i></p> <p><i>Policies DH3 and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) sets out the framework for decision making in planning applications relating to listed buildings.</i></p> <p><i>A core principle of the National Planning Policy Framework 2024 (NPPF) is heritage assets to be conserved in a manner appropriate to their significance. Chapter 16, paragraphs 202 - 221 set out how potential impacts on heritage assets shall be considered. This assessment takes account of the relevant considerations of these paragraphs, including para 203 of the NPPF which requires the significance of heritage assets to be sustained and enhanced and para 212 of the NPPF requiring great weight to given</i></p>	
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to the asset's conservation. Also relevant in this instance is para 213 of the NPPF , which requires clear and convincing justification for any harm to, or loss of, the significance of a designated heritage asset and para 215 of the NPPF ,which address harm, specifically where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset , this harm should be weighed against the public benefit of the proposal including, where appropriate, securing its optimum viable use.

Comments on proposed alterations

The unauthorised two structures consume most of the rear space and represent over-development of the site. The proposal includes the removal of the furthest addition and the retention of the extension nearest to the host building.

The retrospective application accords with the above legislation and policies. I therefore recommend approval of the application.

Conclusion and Recommendation

The removal of the rear

	<i>extension is supported and will provide an open space which is appropriate for such a large original garden area. In my view the retention of the extension nearest to the host building will not be detrimental to the character and appearance of the locally listed building or conservation area.</i>	
Environmental Health - Noise:	<i>With regards to the above case, the only observation would be any potential noise from the outdoor seating area affecting receptors. This should be appropriately managed by a management plan.</i>	The noise related impacts are assessed within the impact on neighbour amenity section of the report below within section 11.
Environmental Health - Contaminated Land:	<p><i>On reviewing the information on the RBG Planning Portal – I have no further comment – other than an informative should be applied for the duration of the development:</i></p> <p><u><i>3. Unsuspected Contamination</i></u></p> <p><i>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</i></p>	Taking in account the retrospective nature of the application, the implementation of the suggested conditions relating to land contamination and a construction management plan is considered onerous in this instance.

	<p><i>the local planning authority. The remediation strategy shall be implemented as approved.</i></p> <p><i>Reason: 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) 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.</i></p> <p><i>I would also advise that RBG Building Control are contacted for any S. 81 Notice requirements prior to demolition e.g. for matters attaining to potential asbestos in buildings - asbestos survey and removal by qualified persons; and in addition, structural/foundation aspects. Please note I have included my colleague Mark Edwards on this email, who may wish to comment on acoustics and other aspects pertaining to the CMP.</i></p> <p><i>Please note, the above is subject to any provisions RBG Planning/Building Control, or the Environment Agency may</i></p>	
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	<i>have attaining to this site and other conditions.</i>	
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Responses from amenity groups

6.8 A summary of the consultation responses received from amenity groups along with the officer comments are set out in table below:

Group	Summary of Comments
Friends of Plumstead Common:	No response received.
Positive Plumstead Project:	No response received

7. Planning Context

7.1 This application needs to be considered in the context of a range of national, regional and local planning policies and Supplementary Planning Guidance / Documents.

- **National Planning Policy Framework (NPPF – 2024)**
- **The London Plan (March 2021)**
- **The Royal Greenwich Local Plan: Core Strategy with Detailed Policies (“Core Strategy” – 2014)**
- **Royal Borough of Greenwich Urban Design Guide (2023)**
- **Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)**
- **Greenwich Local Heritage List (Updated July 2023)**
- **Woolwich Conservation Area Map (2019)**
- **Woolwich Conservation Area Appraisal (2022)**

7.2 For full details relevant policies, SPDs and other documents, refer to Appendix 3.

8. Material Planning Considerations

8.1 This section of the report provides an analysis of the specific aspects of the proposed development and the principal issues that need to be considered in the determination of the planning application (Ref: 24/2652/F):

- Principle of development (section 9)
- Design and heritage (section 10)

- Impact on neighbouring amenity (section 11)
- Transport, highways and parking Impacts (section 12)
- Biodiversity Net Gain (section 13)
- Community Infrastructure Levy (CIL) (section 14)
- RBG CIL (section 15)
- Public Sector Equality Deputy (PSED) and Human Rights (section 16)
- Implications for disadvantaged groups (section 17)
- Planning balance and conclusions (section 18)

9. Principle of Development

- 9.1 The overriding objective of the Royal Greenwich policy framework is to deliver high quality development which improves the quality and distinctive identity of places and contributes to their success and the area's popularity as somewhere to live, work and stay.
- 9.2 Policy TCI of the adopted Core Strategy (2014) (CS) promotes the regeneration and revitalisation of Royal Greenwich's network of centres and neighbourhood parades and seeks to manage Royal Greenwich's town centres as distinctive destinations for shopping, leisure, living and working.
- 9.3 Policy TC2 of the CS seeks to promote Woolwich Town Centre and improve the quality of its retail offering and seeks to support additional improved retail floorspace.
- 9.4 The provision of extra internal and external space for a Class E unit within a town centre location is supported and would ensure that the existing restaurant is able to grow and provide an improved offering for habitants within Woolwich and the borough generally.
- 9.5 The proposal is therefore supported in principle subject to the other material planning considerations assessed below elsewhere within this report.

10. Design and heritage

- 10.1 The National Planning Policy Framework (NPPF) (2024) states that the creation of a high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve (Chapter 12 – para 131). Paragraph 135 states further that planning decision should ensure that developments are:

- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

10.2 Paragraph 139 goes on to state that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- 1. Development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- 2. Outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

10.3 Chapter 16 of the NPPF identifies the significance of heritage assets and places an importance on their conservation. Paragraph 212 states that when assessing planning applications affecting heritage assets (in this instance, the

host and adjacent locally listed buildings and Woolwich Conservation Area), great weight should be placed on their conservation, with clear and convincing justification being required for any harm to, or loss of, the assets significance (paragraph 213). Paragraph 214 of the NPPF states that where development proposals will lead to less than substantial harm to designated heritage assets, this harm should be weighed against the public benefits of the proposal. These paragraphs follow the statutory requirement, under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, for special attention to be paid to the preservation and enhancement of the character and appearance of Conservation Areas and Listed Buildings.

- 10.4 This same requirement is in place at the local level, through Policy D3 and HCI of the London Plan (2021) (LP) and Policies DH3, DH(h) and DH(j) of the CS.
- 10.5 Policy D3 of the LP states that development proposals should be of high quality, enhancing local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.
- 10.6 Policy DHI of the CS requires new development to be of a high quality, which should positively contribute to the improvement of both the built and natural environment. As such, developments should seek to complement the architecture of surrounding buildings, the established layout and character of the area and the appearance of the street scene through design solutions which respect the scale, height, bulk and massing of the existing built form in the area, whilst seeking to use appropriate materials and external finishes.
- 10.7 The extension to be retained currently occupies an area that was previously a sunken courtyard with very limited visibility from the surrounding area. The area is well concealed from the public realm by the surrounding single-storey extensions to the north and east which also form part of the host building. To the west exists a boundary wall that separates the site from a car parking serving the Callis Yard development.
- 10.8 Whilst the proposal would increase the height of the existing extension, this would only be by 0.9m. The increase in height would therefore be minimal and would not give rise to any additional impacts on the character and appearance of the surrounding area and would remain concealed from view from much of the public realm.

- 10.9 Whilst the proposal would be visible from the residential development to the east and the rears of the buildings along Woolwich High Street to the north, the rears of Woolwich High Street (all of which are also locally listed buildings) have all exclusively been extended to a similar depth with flat roofs being a common design feature. As such, similar development at the host site is not considered to be out of character with the surrounding area and would not result in any detrimental impacts on the surrounding conservation area or the setting of these locally listed buildings.
- 10.10 It should be noted that the reason for the local listing of the application building relates to the frontage of the building and group value of all the buildings within which the site forms a part of. These buildings formed part of the old centre of Woolwich and have existed as shops since their construction. Development to the rear of the site in the form proposed in no way compromises the appearance of the shop front or the roof and fenestration of the main bulk of the building.
- 10.11 The proposed rooflights are considered to be appropriate in scale however limited details on their materiality have been provided. Whilst the plans indicate that matching materials are to be utilised, given the site falls within a conservation area and comprises of a locally listed building, a condition has been recommended requiring full details of materiality of all aspects of the scheme to be submitted to and approved in writing by the local planning authority.
- 10.12 At present, the unauthorised structure occupies the entirety of the space to the rear of the site and therefore represent an over-development of the site. The proposal includes the removal of the furthest addition and the retention of the extension nearest to the host building albeit of a higher height than what is there currently.
- 10.13 Given this forms a much larger part of the site and is in an elevated position as opposed to the area to be retained, this has a greater visibility from the surrounding public realm. The proposed to remove this part of the site is therefore supported. No other unit within the locally listed block of building has been extended to such a degree and as such the return to open garden space would be to the benefit of both the setting of the host and adjacent locally listed buildings and the surrounding Woolwich Conservation Area generally.

- 10.14 The application has been reviewed by the Councils Heritage Officer who has stated that the removal of the rear extension is supported and will provide an open space which is appropriate for such a large original garden area. In their view the retention of the extension nearest to the host building, albeit with a higher height, will not be detrimental to the character and appearance of the locally listed building or conservation area.
- 10.15 Overall, the proposed development is considered to bring forward an acceptable impact on the character of the surrounding area as well as the setting of the surrounding designated and non-designated heritage assets. As such, it is considered that the development would be in accordance with the NPPF (2024), Policies D3 and HCI of the adopted London Plan (2021), and Policies DH1, DH3, DH(h) and DH(j) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014), the Councils Urban Design Guide (2023), Woolwich Conservation Area Map (2019) and the Woolwich Conservation Area Appraisal (March 2022).

11. Impact on neighbour amenity

- 11.1 Policy DH(b) of the CS requires new development to demonstrate that there would be no significant loss of amenity to adjacent or nearby properties, by reducing the amount of daylight, sunlight, privacy or outlook they enjoy, by creating an unneighbourly sense of enclosure, or by unacceptably impacting the wind environment or microclimate.
- 11.2 Policy E(a) of the CS states that planning permission will not normally be granted where a proposed development or change of use would generally have a significant adverse effect on the amenities of adjacent occupiers or uses, and especially where proposals would be likely to result in the unacceptable emission of noise, light, vibrations, odours, fumes, dust, water and Soil pollutants or grit.
- 11.3 Policy D14 of the LP sets out that development proposals should seek to proactively manage noise impacts in a variety of ways where possible. Proposals should use good design to mitigate and minimise existing and potential nuisances generated by uses and activities located in the area.
- 11.4 The extension to be retained exists within an existing sunken area of the site and whilst the height is to be increased as part of the additional works sought as part of this proposal, this would not be to the degree whereby there would be any unacceptable loss of amenity for adjacent occupiers.

- 11.5 There are no residential dwellings immediately to the west of the site. Whilst the area to the immediate south and east are residential in character, given the separation distances involved and the limited height value of the retained extension the proposal would not give to rise to any unacceptable loss daylight/sunlight, outlook, privacy or increase in sense in enclosure impacts. This is particularly due to the area immediately to the east of the site exists as a car parking area as opposed to any outdoor amenity space associated with the adjacent residential development.
- 11.6 The larger structure sited on higher land is to be removed as part of the proposed development. This area is to be returned to outdoor garden space and outdoor restaurant seating is proposed for this area. The application has been the subject of several objections relating to noise related impacts and concern regarding this arrangement.
- 11.7 It is understood that the site has had several licensing issues associated with noise and breach of opening hours associated with both previous and existing occupiers. It is noted that the existing Use Class E premises is unrestricted by way of any planning conditions which relate to hours of operation or use of the rear garden. As such, this proposal however represents an opportunity for the Local Planning Authority to have further control over opening hours as well as noise mitigation which currently do not exist for the premises.
- 11.8 The use of the garden space for outdoor seating is not problematic given the existing use of the site as a restaurant and that no conditions restrict the use of the rear garden for such purposes. Conditions have however been recommended for the decision notice limiting the use of the outdoor garden space for between 10.00 to 19:00 hours Monday to Sunday in order to ensure that use of the garden space does not fall within anti-social hours.
- 11.9 A condition has also been recommended that prohibits the playing of live music or the use of amplified equipment from any outdoor areas of the site. A further condition has been recommended requiring a Noise Management Plan to be submitted to and approved in writing by the Local Planning Authority. It is considered with the implementation of these conditions that the use of the outdoor garden space for restaurant seating would not result in any excessive adverse noise and disturbance for adjacent occupiers and can offer the Local Authority suitable control over the site and the existing use.
- 11.10 It is also noted from objections that several noise complaints from adjacent occupiers have been made to the Council over the use of the unauthorised extensions. In order to ensure that noise spillage is kept to a minimum, a

condition has been recommended requiring full details of sound proofing of the retained albeit extended addition to be submitted to and approved in writing by the Local Planning Authority. Any sound insulation is expected to achieve a level of protection which does not cause the existing background noise level to increase when measured at one metre from the façade of the nearest noise sensitive premises.

11.11 Concerns have also been raised with regard to the potential use of the site as a Shisha Lounge. Given the lawful use of the site is a restaurant falling within Use Class E, any use of the site for the purposes of the consumption of Shisha would require planning permission given this use calls within Use Class Sui Generis. A condition has been attached limiting the use of the entirety of the site to Use Class E to further emphasise the site cannot lawfully be used lawfully as a Shisha Lounge.

11.12 As such, whilst there would be some noise impacts associated with the use of the site as a restaurant inclusive of outdoor seating upon adjacent occupiers, it is considered that the conditions limiting of the hours of use to daytime hours, the additional acoustic mitigation sought and the requirements for a noise management plan to be submitted would sufficiently overcome these concerns and the proposal is therefore considered appropriate with regard to impacts of noise.

11.13 Given the site sits within a town centre location and the limiting uplift in capacity for the existing restaurant on the site, it is not anticipated that any associated comings and goings would be to the degree whereby this would cause any issue for adjacent occupiers. It is also considered that in determining this application represents an opportunity to better manage what is currently an unrestricted Use Class E commercial premises.

11.14 Overall, it is considered that the proposed development is therefore in accordance with Policy D14 of the London Plan (2021) and Policies DH(b) and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

12. Transport, highways and parking impacts

12.1 Policy T2 of the LP states that development proposals should deliver patterns of land use that facilitate residents making shorter, regular trips by walking or cycling. This policy also states that development proposals should reduce the dominance of vehicles on London's streets whether stationary or moving.

- 12.2 Policy T6 of the LP states that car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport, with developments elsewhere designed to provide the minimum necessary parking.
- 12.3 Policy IM4 of the Core Strategy supports the development of an integrated and sustainable transport system that is extensive in coverage and meets the needs of residents, businesses, workers and visitors in Royal Greenwich. It requires all development in Royal Greenwich to contribute to improved accessibility and safety and to reduce the use of the private car and the need to travel
- 12.4 The site sits within the Woolwich Arsenal Controlled Parking Zone with restrictions Monday to Saturday 8.30am to 6.30pm. There is no off-street parking associated with the restaurant and given the sites excellent PTAL rating and town centre location this is supported by local and national policy.
- 12.5 Noting the highly sustainable location, it is not anticipated that the additional capacity of the existing restaurant would give rise to any additional car parking stress within the surrounding streets given the lack of obvious available on-street parking options within the immediately surrounding area.
- 12.6 Additionally, it is not considered that that the modest uplift in capacity would give rise to any excessive traffic or highway safety related impacts.
- 12.7 As such, in line with the lack of objections from the Councils highways Officer, the proposal would be in accordance with Policies T2 and T6 of the London Plan (2021) and Policies IM4 and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

13. Biodiversity Net Gain

- 13.1 Biodiversity Net Gain (BNG) came into force on the 2nd April 2024 and is a way of creating and improving natural habitats
- 13.2 BNG makes sure development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development.
- 13.3 It is noted that the applicant has incorrectly stated within the application form that the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would not apply by reason of the application being submitted before this was

required. Given BNG requirements for minor developments was adopted in April 2024 and the application was submitted after this date in September, the application would need to adhere to BNG requirements should it not meet one of the exemptions.

- 13.4 However, in this particular instance whilst the proposal would fall under the 'small site' definition, given the development does not impact a priority habitat and impacts less than 25 square metres of on-site habitat and 5 metres of on-site linear habitats such as hedgerows as a result of the site being covered by existing hardstanding with no biodiversity value it is considered the development falls within the applicable list of exemptions and does not need to comply with the BNG requirements.

14. Community infrastructure Levy (CIL)

- 14.1 The current is not liable to this requirement.

15. RBG CIL

- 15.1 The current application is not liable to this requirement.

16. Public Sector Equality Deputy (PSED) and Human Rights

- 16.1 Under the Equalities Act 2010, the Council must have due regard to the need to eliminate discrimination, harassment or victimisation of persons by reason of age, disability, pregnancy, race, religion, sex and sexual orientation. This planning application has been processed and assessed with due regard to the PSED. The application proposals are not considered to conflict with the Duty.

- 16.2 The application has also been considered in the light of the Human Rights Act 1998 and it is considered that the analysis of the issues in this case, as set out in this report and recommendation, is compatible with the Act.

17. Implications for disadvantaged groups

- 17.1 There are no specific implications identified.

18. Conclusions

- 18.1 The proposed development would not result in a significantly detrimental effect on the character and appearance of the streetscene, the surrounding

area generally or the host locally listed building, adjacent locally listed buildings and surrounding Woolwich Conservation Area.

18.2 The proposed development would not result in any unacceptable impacts to the amenity enjoyed by neighbouring occupiers subject to the discharge of the recommended conditions.

18.3 The submissions would not have an unacceptable impact on the local highway network or car parking pressure within the immediate area.

18.4 Accordingly, it is recommended that permission be granted for application reference 24/2652/F, in line with Section I of this report.

Background Papers:

- National Planning Policy Framework (2024)
- The London Plan (2021)
- Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)
- Royal Borough of Greenwich Urban Design Guide (2023)
- Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
- Greenwich Local Heritage List (Updated July 2023)
- Woolwich Conservation Area Map (2019)
- Woolwich Conservation Area Appraisal (2022)
- Responses from consultations

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