

## **Appendix I - Drawing Numbers**

The below lists all of the drawings taken into consideration in this assessment:

Location Plan, 001, 002, 003, 004, 005, 006, 00A, 00C, 00D, 00B, Heritage Statement

## Appendix 2 – Conditions and Informatives

### I. Conditions and Reasons for Application Reference 24/2652/F:

- I. The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

Location Plan, 001, 002, 003, 004, 005, 006, 00A, 00C, 00D, 00B and Heritage Statement

*Reason: In the interests of good planning and to ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.*

2. Within six (6) months of the date of this permission, the unauthorised upper extension to be removed as part of the development hereby approved shall be demolished in its entirety in compliance with the approved plans and returned to open garden space.

*Reason: In the interests of good planning and to ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and to ensure that all breaches of planning control and unauthorised development is removed from the site.*

3. a) Prior to works commencing on the retained extension, full specification details of the materials (including samples) to be used in the proposed development, including photo specification, colour specification, colour code references (where applicable) and material finish details for all of the approved works shall be submitted to, and approved in writing by, the local authority.
- b) The development shall be carried out and retained for the lifetime of the development in accordance the approved details.

*Reason: To ensure that the high design quality demonstrated in the plans and submission is delivered so that local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policies D3 and HCI of the London Plan (2021), Policies DH1, DH3, DH(h) and DH(j) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).*

4. Prior to works commencing on the retained extension, full details of sound proofing for the amended retained lower extension shall be submitted to and approved in writing by the Local Planning Authority. The scheme of noise insulation measures shall be prepared by a suitably qualified consultant/engineer and shall demonstrate that the proposed sound insulation will 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.

The development shall then be carried out in full accordance with these details and retained thereafter.

Reason: In order to safeguard the amenities of occupants of the residential properties and to ensure compliance with Policies D3 and D14 of the London Plan (2021) and Policies DH1 and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

5. A) Within six (6) months of the date of this permission, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

B) The development shall be fully implemented in accordance with the approved Noise Management Plan referred to in part a with any additional noise mitigation measures required fully implemented and retained thereafter within six (6) months of the date of this permission.

Reason: To safeguard the amenities of neighbouring properties and the area generally and to ensure compliance 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).

6. The use of the outdoor restaurant seating area hereby approved shall be restricted to the hours of 10:00 to 19:00 on Mondays to Sunday (including public holidays).

Reason: So as to ensure that the development does not result in unacceptable noise pollution impacts and so as to ensure that the development would be 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).

7. The playing of live music or the use of amplified equipment shall not take place from any external areas of the site.

Reason: In order to safeguard the amenity of the adjacent residential occupiers and to ensure compliance with policy D14 of the London Plan (March 2021) and DH(b) and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

8. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting these Order with or without modifications, the extension and outdoor seating area hereby approved shall be used as part of the existing restaurant use of the ground floor of the site (Use Class E) and for no other purpose.

Reason: To ensure the protection of the neighbouring amenity of the adjacent occupiers so as to comply with Policy DH(b) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

2. Informative(s) for Application Reference 24/2652/F:

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.

Works of demolition and construction shall be carried out during normal working hours, i.e. 08:00 to 18:00 hours Monday to Friday, and 08:00 to 13:00 hours on Saturdays, with no noisy working audible at the site boundary being permitted on Sundays or Bank Holidays. Reference shall be made to: The Councils' Construction Site Noise Code of Practice [http://www.royalgreenwich.gov.uk/downloads/file/469/noise\\_from\\_smallscale\\_building\\_works\\_leaflet](http://www.royalgreenwich.gov.uk/downloads/file/469/noise_from_smallscale_building_works_leaflet).

### **Appendix 3 - National, regional and local planning policies and Supplementary Planning Guidance / Documents.**

**National Planning Policy Framework (2024)** – The following chapters are of consideration:

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and enhancing the historic environment

**The London Plan (March 2021)** – The following policies are of consideration:

#### ***Spatial Development Patterns***

- SD6 – Town Centres and High Streets
- SD7 – Town Centres: Development principals and development plan documents
- Policy SD8 – Town Centre network

#### ***Design Policies***

- Policy D3 – Optimising site capacity through the design led approach
- Policy D14 – Noise

#### ***Heritage and Culture***

- Policy HCI – Heritage and Conservation and Growth
- Policy HC6 – Supporting the night-time economy

#### ***Transport Policies***

- Policy T2 – Healthy Streets
- Policy T4 – Assessing and Mitigating Transport Impacts
- Policy T6 - Car Parking

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

- TC1 Town Centres
- TC2 Woolwich Town Centre
- DH1 Design
- DH3 Heritage Assets
- DH(b) Protection of Amenity for Adjacent Occupiers
- DH(h) Conservation Areas

DH(j) Locally Listed Buildings  
E(a) Pollution

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

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

- 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)
- Royal Borough of Greenwich Urban Design Guide (2023)