

**Appendix I - Drawing Numbers (Ref: 24/3752/F)**

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

Planning statement, No.704 LE001, No.704 E001, No.704 E002, No.704 E003, No.704 E004, No.704 LP001, No. 704 P001, No.704 P002, No.704 P003, No.704 P004 dated 19/08/2024.

## **Appendix 2 – Conditions and Informatives**

### **I. Conditions and Reasons for Application Reference 24/2093/F:**

1. 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 1: As required by Section 91 of the Town and Country Planning Act 1990.

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

Planning statement, No.704 LE001, No.704 E001, No.704 E002, No.704 E003, No.704 E004, No.704 LP001, No. 704 P001, No.704 P002, No.704 P003, No.704 P004 dated 19/08/2024.

Reason 2: 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.

3. The materials to be used for the external surfaces of the extension hereby permitted shall match those used on the existing dwelling. All new works and works of making good to the retained fabric shall be finished to match the adjacent work unless otherwise stated on the approved drawings and retained for the lifetime of the development.

Reason 3: To ensure that the high design quality demonstrated in the plans and submission is delivered so that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy D3 of the London Plan (March 2021), Policies DH1 and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and the Council's Urban Design Guide SPD (2023).

4. Prior to the occupation of the development hereby approved, details of secure and dry cycle storage facilities shall be submitted to and approved in writing by the LPA.

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 thereafter.

Reason 4: To promote sustainable travel and to ensure compliance with Policy T6 of the London Plan (2021) and IM4, IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

5. The HMO (C4) hereby approved shall provide accommodation for a maximum capacity of 5 persons. Further planning permission would be required to increase this capacity.

Reason 5: In order to ensure that an appropriate quality of accommodation is provided and to safeguard the amenity of neighbouring properties, in accordance with Policy D6 and D14 of the London Plan (2021), Policies DH1, H5, E(a) and DH(b) of the Royal Greenwich Local Plan (2014) and the Royal Borough of Greenwich Standards for Houses in Multiple Occupation (2019).

6. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no extensions or alterations to the building(s) hereby approved shall be carried out without the prior written permission of the local planning authority.

Reason 6: In order that, in view of the nature of the development hereby permitted, the local planning authority may have the opportunity of assessing the impact of any further development and to comply with Policy D3 of the London Plan (2021), Policies DH1, H5 and DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

7. Prior to the occupation of the development hereby approved, and notwithstanding those submissions hereby approved, full details of refuse storage units so as to store five (5) x 240L refuse and recycling bins shall be provided to, and approved in writing by, the Local Planning authority. Details should include location, plan and elevation drawings of the storage, as well as the proposed materiality of the bin storage units.

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

Reason 7: In order that the Council may be satisfied with the details of the proposal and to ensure compliance with Policies D3 and S18 of the London Plan (2021) and Policies H5 and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

8. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the use of the flat roofed extension hereby approved shall be as set out in the application and no development for the formation of any door providing access to the roof shall be carried out, nor shall the roof area be used as a balcony, roof garden or similar amenity area.

Reason 8: In order to prevent any unacceptable loss of privacy to adjoining properties and the area generally and to comply with Policy DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) and the Council's Urban Design SPD (2023).

**2. Informative(s) for Application Reference 24/3752/F:**

01. 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, no pre-application advice was sought. However, as the proposal was clearly in accordance with the Development Plan, permission could be granted without any further discussion.

02. The premises should be registered with Royal Borough of Greenwich Council as a House in Multiple Occupation (HMO).

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

### **1. National Planning Policy Framework (NPPF – 2024)**

- Chapter 5 – Delivering a Sufficient Supply of Homes
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places

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

#### **Good Growth Policies**

G4 – Delivering the homes Londoner’s need

#### **Design Policies**

Policy D3 – Optimising site capacity through the design led approach

Policy D5 – Inclusive Design

Policy D6 – Housing Quality and Standards

Policy D14 – Noise

#### **Housing Policies**

Policy H8 - Loss of existing housing and estate redevelopment

Policy H9 - Ensuring the best use of stock

#### **Sustainable Infrastructure Policies**

Policy SI7 - Reducing waste and supporting the circular economy

Policy SI8 – Waste Capacity and Net Waste Self Sufficiency

#### **Transport Policies**

Policy T2 – Healthy Streets

Policy T4 – Assessing and Mitigating Transport Impacts

Policy T5 - Cycling

Policy T6 - Car Parking

Policy T6.1 – Residential 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
H(a)	Protection of Existing Housing

**Design and Heritage Policies**

DH1	Design
DH(a)	Residential Extensions
DH(b)	Protection of Amenity for Adjacent Occupiers

**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 2019)
- New Developments: Guidance Notes for the Storage and Collection of Waste and Recycling Materials for the Royal Borough of Greenwich (May 2018)
- Royal Borough of Greenwich Urban Design Guide (SPD) (2023)