

Appendix I - Drawing numbers

The following drawings and associated documentation has been submitted by the applicant in support of application reference 24/3979/F:

E 00, E 01, E 02, E 03, E 04, E 05, P 01 [dated 13/02/2025], P 02 [dated 12/02/2025], P 03 [dated 12/02/2025], P 04 [dated 12/02/2025], P 05 [dated 13/02/2025], P 06 [dated 07/01/2025], P 07 [dated 07/001/2025], Planning Statement [dated 13/02/2025]

APPENDED

Appendix 2 – Conditions and Informatives

Conditions and Reasons for Application Reference 24/3979/F:

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

Condition 2

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

E 00, E 01, E 02, E 03, E 04, E 05, P 01 [dated 13/02/2025], P 02 [dated 12/02/2025], P 03 [dated 12/02/2025], P 04 [dated 12/02/2025], P 05 [dated 13/02/2025], P 06 [dated 07/01/2025], P 07 [dated 07/001/2025], Planning Statement [dated 13/02/2025]

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.

Condition 3

Prior to the first occupation of the development hereby approved, and notwithstanding those submissions hereby approved, the waste bins shall bring forward two (2) 240L bins for general waste, two (2) 240L bins for recycling waste, and two (2) 240L bin for food waste. These bins shall continue to be made available for prospective tenants of the property for the lifetime of the development thereafter.

Reason 3:

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

Condition 4

Prior to the first occupation of the development hereby approved, and notwithstanding those submissions hereby approved, six (6) secure and dry cycle

parking spaces shall be provided on site in accordance with the recommendations of the LCDS. The cycle parking spaces shall be retained on site for the lifetime of the development thereafter.

Reason 4:

So as to ensure the development is implemented in accordance with approved plans and 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).

Condition 5

The HMO (Use Class C4) hereby approved shall provide accommodation for an absolutely maximum capacity of six (6) persons.

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 D13 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).

Condition 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).

Condition 7

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 extensions 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 7: 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).

Condition 8

Unless otherwise set out in the submissions hereby approved, the materials to be used for the external surfaces of the development hereby permitted shall match those of the existing building. 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 8: 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 Policy D3 of the London Plan (2021), Policies DH1 and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) and the Council's Urban Design Guidance SPD (2023).

Informative(s) for Application Reference 24/3979/F

Informative 1

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.

Informative 2

The premises should be registered with Royal Borough of Greenwich Council as a House in Multiple Occupation (HMO). It is expected that the applicant will need to apply for a HMO license to register the proposed HMO prior to the occupation of the development.

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

Policy GG4 – Delivering the home’s Londoner’s need

Design Policies

Policy D3 – Optimising site capacity through the design led approach

Policy D6 – Housing Quality and Standards

Policy D13 – Agent of Change

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

Policy H1 – New Housing

Policy H2 – Housing Mix

Policy H5 – Housing Design

Policy H(a) – Protection of Existing Housing

Design and Heritage Policies

Policy DH1 – Design

Policy DH(a) – Residential Extensions

Policy DH(b) – Protection of Amenity for Adjacent Occupiers

Environment and Climate Change Policies

Policy E(a) – Pollution

Infrastructure and Movement Policies

Policy IM4 – Sustainable Travel

Policy IM(a) – Impact on the Road Network

Policy IM(b) – Walking and Cycling

Policy IM(c) – Parking Standards

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

- Royal Borough of Greenwich Standards for Houses of 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)