

Planning Board 21 May 2024	Agenda Item: 6 Reference No: 23/3976/F Document Link: 23/3976/F
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Applicant: Berkeley Homes (East Thames) Ltd
Agent: Stantec

Site Address: Kidbrooke Village, Phase 5, Building A & B and South Cator Park, Kidbrooke, London, SE3 9YG	Ward: Kidbrooke Village and Sutcliffe Application Type: Full
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I. Planning Board Report Clarifications

- I.1 Since the publication of the Planning Board Report, two comments have been received from members of the public who had previously made submission on this application and seven objections have been received from members of the public who had not previously made submissions.
- I.2 A revised summary of the consultation responses received from an updated total of 85 local residents and businesses, along with the officer comments are set out in the table below, which replaces the paragraph and table included in the Planning Board Report at section 7.6.1:

Summary of Comments	Officers comments
In support	
Support for provision of new housing	Noted
Partial support of scheme in terms of redesign of architectural expression and concept of more active and green frontages	Noted
In objection	
Infrastructure provision to support a growing population	Issues relating to transportation are assessed in sections 15 of this report and issues relating to socio economics are assessed in section 21 of this report

Walking and cycling connectivity and impacts on safety and security	Issues relating to transportation are assessed in section 15 of this report
Loss of trees and greenspace and impact on open space	Issues relating to the quality of the living environment are assessed in sections 12 and 13 of this report and issues related to trees and the natural environment are assessed in section 16 of this report
Negative environmental and ecological impact including wind and microclimate	Issues relating to the quality of the living environment are assessed in sections 14, 16, 17, 18 of this report
Departure from Development Plan	Issues relating to the principle of the development are assessed in section 10 of this report
Impacts of height on townscape, heritage, and the skyline	Issues relating to design and townscape are assessed in section 12 of this report.
Overdevelopment / too dense	Issues relating to density and the quality of the residential environment are assessed in sections 11, 12, and 13 of this report.
Car Parking, Traffic, and servicing	Issues relating to transportation and access are assessed in section 15 of this report.
Loss of privacy, overlooking, and Loss of light	Issues relating to residential amenity are assessed in section 13 of this report.
Request for clarification of what the Kidbrooke Community Association is in reference to	The applicant has confirmed that the Statement of Community Involvement at (table Para 26) lists the Kidbrooke Community Association. This is an oversight; it should read the Kidbrooke Community Forum (as referenced elsewhere in the document). The Kidbrooke Community Forum attended the preview session as referenced in para 41 of the Statement of Community Involvement.
Limited employment benefit	Issues relating to planning balance are assessed in section 27 of this report.
Request for offsite betterment in relation to path servicing properties at Lyme Farm Road / Sunnydale Road	The request for a planning contribution in the form of a footpath to the west of the application site was not considered by Officers to directly related to any

	impacts or negative effects arising from the proposed development and therefore a planning obligation on the development has not been pursued.
Too many market homes	Issues relating to affordable housing are assessed in section 11 of this report.
Negative impacts on heritage	Issues relating to heritage are discussed in section 12 of this report.
Loss of view towards Canary Wharf / Central London and maintaining property values	Impacts on residential amenity including outlook are discussed in section 13 on this report and impacts on property values are not a material planning consideration in this instance.
Concerns about pollution during construction and concerns about light	Pollution is discussed in section 14 of this report.

Residential ancillary space (Block B1)

I.3 An ancillary residential space is proposed within Block B1 which is described in the DAS as a residents' lounge and dry gym / yoga studio. The provision of an ancillary residential space is considered appropriate in the context of the proposed multi-storey residential development and typical of development of this scale. Conditions of consent have been proposed to ensure that this space remains ancillary to the development. Further to this, conditions of consent have been recommended to ensure the amenity of adjacent residential occupiers is appropriately protected from impacts related operations and management, opening hours, noise and vibration, and ventilation. Further, to support that the development is tenure blind, heads of terms are proposed to secure that there is an option for this space to be made available to residents within Blocks A1, A2, B1, B2, and B3 regardless of tenure.

I.4 In relation to the above, the following term is proposed to be added to the heads of terms set out in section 23 of the Planning Board Report for ref: 23/3976/F:

Residential ancillary space

- The 143m² Residents Ancillary Space in Building B1 shall be made available, subject to relevant terms of use and/or agreed contribution to service charge, for residents in Blocks A1, A2, B1, B2, and B3 regardless of tenure, unless otherwise agreed.

I.5 In relation to the above, the following conditions are proposed to be added in addition to the conditions of consent set out in Appendix 2 of the Planning Board Report for ref: 23/3976/F:

Condition 73

Full details of an Operations and Management Strategy (including, but not limited to, details of the specific use/uses proposed, management arrangements for the operation of the use/uses, management contact details) for any use falling within the 143m² residential ancillary space in Block B1 shall be submitted to, and approved in writing by, the Local Planning Authority, prior to the occupation of the relevant part of the development. The use shall be implemented in strict accordance with the approved details and shall be ancillary to the proposed development.

Reason 73

In order to maintain the character and amenities of the area and to ensure compliance with Policies E(a), DH1 and DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 74

Details of the 143m² residential ancillary space in Block B1 including the use, hours of operation, and any servicing arrangements shall be submitted to, and approved by, the Local Planning Authority prior to commencement of such uses and thereafter shall be complied with.

Reason 74

To safeguard the amenities of neighbouring occupiers, particularly residents, and the area more generally and to ensure compliance with Policy D14 of the London Plan (2021) and Policies E(c) and IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 75

No above ground works shall take place until a detailed scheme of noise insulation measures for all divisions (walls and/or floors) separating 143m² residential ancillary space in Block B1 /residential areas has been submitted to and been 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 is at least +10dB above the Approved Document E standard (Dwelling houses and flats) for airborne sound insulation and -10dB for impact sound insulation. The approved scheme shall be implemented prior to the commencement of the use and be permanently retained thereafter.

Reason 75

In the interest of the prospective residential occupiers of the accommodation and ensure compliance with Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 76

Prior to the installation of any extract ventilation systems as part of the 143m² residential ancillary space in Block B1, full details shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include proposed odour control measures, fan location and duct discharge positions. The development shall be implemented in accordance with details so approved.

Reason 76

In the interests of the amenities of neighbouring properties and the area generally and to ensure compliance with Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 77

a. Prior to commencement of works for uses within the 143m² residential ancillary space in Block B1, a noise and vibration assessment shall be undertaken to demonstrate there will be no adverse impacts on existing noise sensitive receptors. The assessment should address but not limited to:

- Ventilation
- Free weights/cardio machines
- Group exercises
- Airborne noise breakout
- Flanking transmission Impact/structure borne noise transmission
- Amplification systems

b. Details of the noise and vibration assessment and proposed sound insulation scheme to be implemented between the development and the adjoining premises shall be submitted to and approved by the Local Planning Authority. The sound insulation scheme shall be designed to ensure that noise from within the building does not cause a disturbance

to surrounding occupiers. Sound insulation should be at least 10dB above the Building Regulations requirement.

c. Prior to occupation of the development a post completion assessment shall be submitted to the satisfaction of the local planning authority and shall demonstrate that the noise mitigation measures agreed have been installed. The noise attenuation shall be permanently maintained thereafter.

Reason 77 To ensure that the use is compatible to the site and ensure compliance with Policy D14 of the London Plan (2021), Policies DH(b) and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

Sustainability conditions

1.6 Subject to further discussion with the Council's sustainability consultant, it has been agreed that the proposed condition below is not necessary in this instance to secure compliance with the submission materials. Accordingly, in the interest of proper planning and Paragraph 57 of the National Planning Policy Framework, the below condition has been removed from Appendix 2 of the Planning Board Report as it is not considered necessary in this instance and the condition numbers have been updated and is set out in full in the Revised Appendix 2 of this addendum report.

Condition to be remove:

Condition 63

~~Post-construction renewable/low-carbon energy equipment monitoring~~

- ~~A. Prior to completion of construction the Applicant shall enter into a Legal Agreement "Renewable/low-carbon Energy Monitoring Contract" with the Council that requires the installation of Automatic Meter Reading devices in the form of GPRS smart meters and dataloggers that transmit the relevant kWh data daily to the Council's chosen system for a period of 5 years following installation and full operation of the renewable/low-carbon energy equipment. The monitoring shall identify the performance/efficiency of the energy equipment and confirm that it is operating correctly and delivering the agreed carbon reduction.~~
- ~~B. Upon final completion of the development and prior to occupation, the developer must submit to the Council proof of a~~

~~contractual arrangement with a certified contractor that provides for the ongoing, commissioning, maintenance, and repair of the renewable/low-carbon energy equipment for a period of five years from the point that the building is occupied and the equipment fully operational. Any repair or maintenance of the energy equipment must be carried out within one month of a performance problem being identified.~~

~~**Reason:** To monitor the effectiveness and continued operation of the renewable/low-carbon energy equipment in order to confirm compliance with energy policies and establish an in-situ evidence base on the performance of such equipment in accordance with London Plan (2021) policy SI2 (“Be Seen” stage of the energy hierarchy), and Policy 2.5.36 (Best Practice) of the Mayor’s Sustainable Design & Construction SPG, and Council Core Strategy policy EI (Carbon Emissions).~~

Heads of terms, conditions, and conclusions

- 1.7 All heads of terms recommended in the main report and all conditions recommended in the appendices of the main report remain unchanged, and the applicant has agreed to the recommended conditions and heads of terms.
- 1.8 The conclusions included at Paragraph 27 ‘Conclusion and Planning Balance’ and all others paragraphs and information not referenced in this addendum remain the same.

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Revised Appendix 2 – Conditions and Informatives

Conditions for Application Reference 23/3976/F:

Condition 1

Expiration of Planning Permission

The development to which this permission relates must be begun not later than the expiration of three (3) years beginning the on the date of determination of the application for planning permission 23/3976/F.

Reason: To comply with Section 91 of the Town & Country Planning Act 1990 (As Amended). A period of 3 years is considered to be a reasonable time limit in view of the extent and timescale of the proposal.

Condition 2

Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

Submission Documents

No.	Document	Author
01	Covering Letter dated 8 th December 2023	Stantec
02	Application Form & Notice Certificates	Stantec
03	Planning Statement dated 8 th December 2023	Stantec
04	Architectural Drawings	JCA
05	Landscape Drawings	HTA
06	Accommodation Schedule, dated 07.12.2023, 0782-JCA-XX-XX-SH-A-06700 Rev P01	JCA
07	Design and Access Statement, dated 08.12.2023, 0782-JCA-XX-XX-RP-06800 Rev P01	JCA & HTA
08	Environmental Statement (ES): Non-Technical Summary (Version 1.0 dated December 2023)	Plowman Craven
09	Vol I - Environmental Statement (ES) – December 2023 Including the following chapters:	Plowman Craven
	• Chapter 1: Introduction	Plowman Craven
	• Chapter 2: Approach to the Assessment	Plowman Craven
	• Chapter 3: Alternatives	Plowman Craven
	• Chapter 4: The Proposed Development	Plowman Craven

No.	Document	Author
	• Chapter 5: Construction	Plowman Craven
	• Chapter 6: Noise and Vibration	SOL Acoustics
	• Chapter 7: Air Quality (16.04.2024)	Plowman Craven
	• Chapter 8: Transport and Accessibility	ARUP
	• Chapter 9: Flood Risk and Drainage	Create
	• Chapter 10: Ground Conditions	Plowman Craven
	• Chapter 11: Archaeology and Cultural Heritage	Plowman Craven
	• Chapter 12: Daylight, Sunlight and Overshadowing (External Levels)	GIA
	• Chapter 13: Wind Microclimate	RWDI
	• Chapter 14: Ecology	Plowman Craven
	• Chapter 15: Socio-Economics	Plowman Craven
	• Chapter 16: Climate Change	Plowman Craven
	• Chapter 17: Effect Interactions	Plowman Craven
	• Chapter 18: Summary of Effects, Mitigation and Monitoring	Plowman Craven
	• Chapter 19: Summary of Residual Effects	Plowman Craven
	Vol 2 - Townscape and Visual Impact Assessment NU2214RE01.2, dated December 2023	Neaves Urbanism
10	Response to RPS Review Report of the Environmental Statement Addendum, dated March 2024	Plowman Craven
11	Environmental Statement Appendices 3A 1.1 Statement of Competence 2.1 Scoping Report for Environmental Impact Assessment 2.2 Scoping Report – RBG Development Management Delegated Report 5.1 Construction Management Plan and Construction Logistics Plan 6.1 Noise Assessment 7.1 Air Quality – Glossary of Terms 7.2 Air Quality Model 7.3 Modelling Procedure and Input Data 7.4 Air Quality Positive Statement 9.1a Flood Risk Assessment and Drainage Strategy – Vol 1	Plowman Craven

No.	Document	Author
	9.1b Flood Risk Assessment and Drainage Strategy – Vol 2 10.1 Phase I Contaminated Land Assessment – Vol 1 10.1b Phase I Contaminated Land Assessment – Vol 2 10.1c Phase I Contaminated Land Assessment – Vol 3 11.1 Gazetteer of Heritage Assets and Event 12.1 Overviews and Window Maps (GIA) 12.2 Daylight and Sunlight Results (GIA) 12.3 Transient Overshadowing Assessment 13.1 Pedestrian Level Wind Microclimate Assessment 14.1 Preliminary Ecological Appraisal 14.2 Bat Roost Inspection Survey Report 14.3 Bat Roost Characterisation Survey Report 14.4 Biodiversity Net Gain Feasibility Report 3B • Transport Assessment	
12	Transport Assessment and Travel Plan, dated 4 th December 2023	Arup
13	Statement of Community Consultation, December 2023	Chess Engage
14	Flood Risk Assessment (FRA) and Drainage Statement, reference GGB/VL/P22-2634/02, dated December 2023	Create
15	Energy Statement, V2 dated 06.12.2023	Hodkinson
16	Sustainability Statement, V2 dated 07.12.2023	Hodkinson
17	Overheating Statement, V2 dated 06.12.2023	Hodkinson
18	Circular Economy Statement V5 dated 01.03.2024	Hodkinson
19	Whole life cycle assessment V3 dated 08.12.2023	Hodkinson
21	Fire Statement, V02 dated 06.12.2023	Semper
22	Foul Sewerage and Utilities Statement, dated 08.12.2023	OCSC
23	Site Waste Management Plan Rev 01 December 2023	WSP
24	Health Impact Assessment V02 dated 08.12.2023	Hodkinson
25	CIL Additional Information Form, dated 08.12.2023	QUOD

No.	Document	Author
26	Arboricultural Impact Assessment, Rev A, November 2023	Aspect
27	Accessibility Statement, Rev 03 dated 06.12.2023	David Bonnett Associates
28	Draft Construction Management Plan and Construction Logistics Plan, Rev A dated 04.12.2023	Berkeley Homes
29	Supplementary Policy Note On The London Wildlife Trust Nature Pavilion dated 15.06.2020 (submitted under Ref: 19/3415/F).	
30	Active Travel Zone Assessment dated 2022	WSP

Architectural Drawings

SITE DRAWINGS

Title	Drawing No.	
Site Location Plan	0782-JCA-ST-R1-DR-A-06000	P01
Site Plan Existing	0782-JCA-ST-R0-DR-A-06010	P01
Site Plan Constraints	0782-JCA-ST-R0-DR-A-06011	P01
Site Plan Proposed Level 00	0782-JCA-ST-00-DR-A-06012	P01
Site Plan Proposed	0782-JCA-ST-R0-DR-A-06013	P01
Site Elevations Proposed	0782-JCA-ST-ZZ-DR-A-06020	P01
Site Section Proposed	0782-JCA-ST-ZZ-DR-A-06021	P01
Phasing Plan	0782-JCA-ST-R0-DR-A-06014	P01

GENERAL ARRANGEMENT DRAWINGS

Title	Drawing No.	
GA Plan A Buildings Lower Ground Floor	0782-JCA-AA-LG-DR-A-06099	P01
GA Plan A Buildings Ground Floor	0782-JCA-AA-00-DR-A-06100	P02
GA Plan A Buildings Level 01 – Level 04	0782-JCA-AA-01-DR-A-06101	P01
GA Plan A Buildings Level 05 - Level 08	0782-JCA-AA-05-DR-A-06105	P01
GA Plan A Buildings Level 09	0782-JCA-AA-09-DR-A-06109	P01
GA Plan A Buildings Level 10	0782-JCA-AA-10-DR-A-06110	P01

GA Plan A Buildings Level 11	0782-JCA-AA-11-DR-A-06111	P01
GA Plan A Buildings Level 12	0782-JCA-AA-12-DR-A-06112	P01
GA Plan A Buildings Level 13	0782-JCA-AA-13-DR-A-06113	P01
GA Plan A Buildings Level 14 - Roof Level	0782-JCA-AA-14-DR-A-06114	P01
GA Plan B Buildings Lower Ground Floor	0782-JCA-BB-LG-DR-A-06099	P01
GA Plan B Buildings Ground Floor	0782-JCA-BB-00-DR-A-06100	P01
GA Plan B Buildings Level 01	0782-JCA-BB-01-DR-A-06101	P01
GA Plan B Buildings Level 02 - Level 09	0782-JCA-BB-02-DR-A-06102	P01
GA Plan B Buildings Level 10	0782-JCA-BB-10-DR-A-06110	P01
GA Plan B Buildings Level 11	0782-JCA-BB-11-DR-A-06111	P01
GA Plan B Buildings Level 12	0782-JCA-BB-12-DR-A-06112	P01
GA Plan B Buildings Level 13	0782-JCA-BB-13-DR-A-06113	P01
GA Plan B Buildings Level 14	0782-JCA-BB-14-DR-A-06114	P01
GA Plan B Buildings Level 15 - Roof Level	0782-JCA-BB-15-DR-A-06115	P01
GA Elevations A Buildings West - Kidbrooke Park Road	0782-JCA-AA-ZZ-DR-A-06120	P01
GA Elevations A1 Buildings North	0782-JCA-AA-ZZ-DR-A-06121	P01
GA Elevations A Buildings East - Cator Park	0782-JCA-AA-ZZ-DR-A-06122	P01
GA Elevations A2 Buildings South	0782-JCA-AA-ZZ-DR-A-06123	P01
GA Elevations B Buildings West - Kidbrooke Park Road	0782-JCA-BB-ZZ-DR-A-06120	P01
GA Elevations B1 Buildings North	0782-JCA-BB-ZZ-DR-A-06121	P01
GA Elevations B Buildings East - Cator Park	0782-JCA-BB-ZZ-DR-A-06122	P01
GA Elevations B3 Buildings South	0782-JCA-BB-ZZ-DR-A-06123	P01
GA Section A Buildings	0782-JCA-AA-ZZ-DR-A-06130	P01
GA Section Building A1	0782-JCA-AA-ZZ-DR-A-06131	P01
GA Section A Buildings Podium	0782-JCA-AA-ZZ-DR-A-06132	P01
GA Section A Buildings Ramp	0782-JCA-AA-ZZ-DR-A-06133	P01
GA Section B Buildings	0782-JCA-BB-ZZ-DR-A-06130	P01
GA Section B Buildings	0782-JCA-BB-ZZ-DR-A-06131	P01

GA Section B Buildings B3	0782-JCA-B3-ZZ-DR-A-06132	P01
GA Section B Buildings	0782-JCA-BB-ZZ-DR-A-06133	P01

UNIT TYPE DRAWINGS

Title	Drawing No.	
Unit Plans A Buildings Typical Levels	0782-JCA-AA-ZZ-DR-A-06198	P01
Unit Plans A Buildings Typical Levels	0782-JCA-AA-ZZ-DR-A-06199	P01
Unit Plans B Buildings Typical Levels	0782-JCA-BB-ZZ-DR-A-06199	P01
Unit Types Reference Plans Building A1	0782-JCA-A1-ZZ-DR-A-06201	P01
Unit Types Reference Plans Building A2	0782-JCA-A2-ZZ-DR-A-06202	P01
Unit Types Reference Plans Building B1	0782-JCA-B1-ZZ-DR-A-06201	P01
Unit Types Reference Plans Building B2	0782-JCA-B2-ZZ-DR-A-06202	P01
Unit Types Reference Plans Building B3	0782-JCA-B3-ZZ-DR-A-06203	P01
Tenure Reference Plans Building A1	0782-JCA-A1-ZZ-DR-A-06211	P01
Tenure Reference Plans Building A2	0782-JCA-A2-ZZ-DR-A-06212	P01
Tenure Reference Plans Building B1	0782-JCA-B1-ZZ-DR-A-06211	P01
Tenure Reference Plans Building B2	0782-JCA-B2-ZZ-DR-A-06212	P01
Tenure Reference Plans Building B3	0782-JCA-B3-ZZ-DR-A-06213	P01
ADM Reference Plans Building A1	0782-JCA-A1-ZZ-DR-A-06221	P01
ADM Reference Plans Building A2	0782-JCA-A2-ZZ-DR-A-06222	P01
ADM Reference Plans Building B1	0782-JCA-B1-ZZ-DR-A-06221	P01
ADM Reference Plans Building B2	0782-JCA-B2-ZZ-DR-A-06222	P01

ADM Reference Plans Building B3	0782-JCA-B3-ZZ-DR-A-06223	P01
Unit Plan Type A.A	0782-JCA-AA-ZZ-DR-A-06231	P01
Unit Plan Type A.B	0782-JCA-AA-ZZ-DR-A-06232	P01
Unit Plan Type A.C	0782-JCA-AA-ZZ-DR-A-06233	P01
Unit Plan Type A.D	0782-JCA-AA-ZZ-DR-A-06234	P01
Unit Plan Type A.E	0782-JCA-AA-ZZ-DR-A-06235	P01
Unit Plan Type A.F	0782-JCA-AA-ZZ-DR-A-06236	P01
Unit Plan Type A.G	0782-JCA-AA-ZZ-DR-A-06237	P02
Unit Plan Type A.H	0782-JCA-AA-ZZ-DR-A-06238	P02
Unit Plan Type A.L	0782-JCA-AA-ZZ-DR-A-06240	P02
Unit Plan Type A.M	0782-JCA-AA-ZZ-DR-A-06241	P02
Unit Plan Type B.A	0782-JCA-BB-ZZ-DR-A-06231	P01
Unit Plan Type B.B	0782-JCA-BB-ZZ-DR-A-06232	P01
Unit Plan Type B.C	0782-JCA-BB-ZZ-DR-A-06233	P01
Unit Plan Type B.D	0782-JCA-BB-ZZ-DR-A-06234	P01
Unit Plan Type B.E	0782-JCA-BB-ZZ-DR-A-06235	P01
Unit Plan Type B.F	0782-JCA-BB-ZZ-DR-A-06236	P01
Unit Plan Type B.G	0782-JCA-BB-ZZ-DR-A-06237	P01
Unit Plan Type B.H	0782-JCA-BB-ZZ-DR-A-06238	P03
Unit Plan Type B.J	0782-JCA-BB-ZZ-DR-A-06239	P01
Unit Plan Type B.K	0782-JCA-BB-ZZ-DR-A-06240	P02
Unit Plan Type B.L	0782-JCA-BB-ZZ-DR-A-06241	P02
Unit Plan Type B.M	0782-JCA-BB-ZZ-DR-A-06242	P01

FAÇADE ASSEMBLY DRAWINGS

Title	Drawing No.	
Facade Bay A Buildings Typical Floor	0782-JCA-BB-ZZ-DR-A-06400	P01
Facade Bay A Buildings Typical Spine	0782-JCA-BB-ZZ-DR-A-06401	P01
Facade Bay B Buildings Typical Podium	0782-JCA-BB-ZZ-DR-A-06402	P01
Facade Bay B Buildings Ground Floor	0782-JCA-BB-ZZ-DR-A-06403	P01
Façade Bay B Buildings Entrance West	0782-JCA-BB-ZZ-DR-A-06404	P01
Facade Bay Typical Resident Amenity	0782-JCA-BB-ZZ-DR-A-06405	P01

Facade Bay B Buildings Ground Podium West	0782-JCA-BB-ZZ-DR-A-06406	P01
Facade Bay Typical Ground Podium East	0782-JCA-BB-ZZ-DR-A-06407	P01
Facade Bay B Buildings Crown	0782-JCA-BB-ZZ-DR-A-06408	P01

Landscape Drawings

Title	Drawing No.	
Illustrative Masterplan	BKH-KID-HTA-L-DR-P5A&B-0900	P01
Landscape General Arrangement	BKH-KID-HTA-L-DR-P5A&B-0901	P01
Landscape General Arrangement	BKH-KID-HTA-L-DR-P5A&B-0902	P01
Tree planting plan	BKH-KID-HTA-L-DR-P5A&B-0903	P01
Landscape GA podium gardens	BKH-KID-HTA-L-DR-P5A&B-0910	P01
Park Illustrative Sections	BKH-KID-HTA-L-DR-P5A&B-0920	P01
Illustrative Sections	BKH-KID-HTA-L-DR-P5A&B-0921	P01
Illustrative Sections	BKH-KID-HTA-L-DR-P5A&B-0922	P01

Pavilion Drawings

Title	Drawing No.	
LWT Pavilion Site Plan	2224-05-DR-050010	P01
LWT Pavilion Roof Level GA Plan	2224-05-DR-050101	P01
LWT Pavilion Level 00 GA Plan (Orthogonal)	2224-05-DR-050102	P01
LWT Pavilion Roof Level GA Plan (Orthogonal)	2224-05-DR-050103	P01
LWT Section AA	2224-05-DR-050400	P01
LWT Pavilion Northwest Elevation	2224-05-DR-050600	P01
LWT Pavillion Northeast GA Elevation	2224-05-DR-050601	P01
LWT Pavillion Southeast GA Elevation	2224-05-DR-050602	P01
LWT Pavillion Southwest GA Elevation	2224-05-DR-050603	P01

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

Phasing of Development

No development shall take place, until a detailed phasing plan showing how the development will be implemented in a comprehensive manner has been submitted to and approved in writing by the Local Planning authority. The development shall then be implemented only in accordance with the approved phasing plan. It is anticipated the submission will be in accordance with the 'Cator Park South Phasing' Plan and description shown on Page 199 of the Design and Access Statement, prepared by hta and Jo Cowen Architects dated 08.12.2023, hereby approved.

Where 'relevant phase' is referred to in the subsequent conditions this relates to the phasing plan hereby approved or subsequent phasing plans submitted to and approved by the Local Planning Authority.

This development is a 'phased planning permission' for the purposes of the CIL Regulations (2010) as amended (Reg 2(1)). For the avoidance of doubt, each phase of the development which includes increased square metres of floor space is a separate chargeable development.

Reason: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended, the Reason for Grant and also for the avoidance of doubt and in the interests of proper planning, and in line with the recommendations of the Environmental Statement.

Condition 4

Quantum of development:

The maximum amount of development as set out in the Environmental Statement dated December 2023 and the revised Environmental Statement documents received by the Council in 2024 shall not exceed 526 residential units and 215m² of non-residential floor space subject to the maximum limits within each of the following respective use classes:

- A. Residential Development - The total amount of residential development within Use Class C3 (Dwelling Houses) shall be no more than 526 units; and
- B. Nature Pavilion Building - The total floorspace of the Nature Pavilion shall not exceed 215sqm (GEA).

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 and to ensure that any alteration to the layout of the development does not have any effects which have not been assessed in the Environmental Statement

Condition 5 Maximum Heights

The development hereby approved shall be in accordance with the maximum heights in the plans and drawings hereby approved.

Reason: In order to ensure that the development is carried out in accordance with the approved plans and drawings and is within the maximum heights as assessed in the Environmental Impact Assessment.

Condition 6

Compliance with Approved Environmental Statement

All submissions of details pursuant to the planning permission hereby approved shall be in substantial accordance with the Environmental Statement dated December 2023 and the revised Environmental Statement documents received by the Council in March 2024.

Reason: In order to ensure that the details of the development are within the parameters assessed in the Environmental Statement and that the development is carried out in accordance with the mitigation measures set out in the Environmental Statement in order to minimise the environmental effects of the development.

Condition 7

Compliance with the EIA Mitigation Measures

The development shall be carried out in accordance with the mitigation measures set out in the and Environmental Statement dated December 2023 and the revised Environmental Statement documents received by the Council in March 2024, and whenever the local planning authority is requested to approve a variation to those mitigation measures or a non-material or minor amendment as provided by planning procedures, it shall only do so if it is satisfied that the proposed variation or amendment would not have any significant environmental effects which have not been assessed in the Environmental Statement.

Reason: To ensure that the details of the development are within the parameters assessed in the Environmental Statement and that the development is carried out

in accordance with the mitigation measures set out in the Environmental Statement in order to minimise the environmental effects of the development.

Condition 8 Land Uses

The land uses in respect of this development shall be carried out in substantial accordance with the layout of the development uses shown in the plans and drawings hereby approved and as set out in Environmental Statement dated December 2023 and the revised Environmental Statement documents received by the Council in 2024.

Reason: To ensure that the land uses within the development do not have any effects which have not been assessed in the Environmental Statement.

March

Condition 10

Maximum Floor Space Restrictions

The maximum floor space hereby permitted within each respective use class shall not exceed 53,999.2sqm(GIA) (Use Class C3) for 526 dwellings and 215m² of non-residential floor space.

Reason: To ensure that any alteration to the floor space of the development does not have any effects which have not been assessed in the Environmental Statement.

Condition 11

Environmental Impact Assessment

No amendments to approved plans will be accepted unless:

- A. The Local Planning Authority first determines in writing that there is not likely to be a significant adverse environmental effect arising from the proposed amendments in comparison with the plans already subjected to environmental impact assessment and approved by this permission; or
- B. The submission for amendment has been accompanied by a supplementary Environmental Impact Assessment assessing the likely significant environmental effects of the amendments proposed in comparison with the plans already subjected to environmental impact assessment and the application has been appraised in accordance with the procedure set out in the Town & Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 , as if the Regulations applied to the application to amend under this condition as they would apply to an application under Section 73 of the Town & Country Planning Act 1990 (as amended).

Reason: To ensure that the development is carried out in accordance with the parameters assessed in the Environmental Statement, as may be modified by those conditions which the Local Planning Authority considers necessary to secure a satisfactory development and to ensure that amendments to the plans may be made providing the proposed changes either do not give rise to likely significant adverse effects in comparison with the plans authorised by this; or that prior to approval such likely effects are subject to environmental assessment.

Condition 12

Floor to Ceiling Heights

Details of the final finished floor to ceiling height on all of the dwellings shall be submitted to, and approved in writing by, the Local Planning Authority prior to the implementation of the relevant part of the development, ensuring that a minimum of 2.5m is provided. The development shall thereafter be carried out in strict accordance with the approved details.

Reason: In order to comply with Policy D6 of the London Plan (2021), Standard 5.4.1 of the Mayor's Housing SPG and Policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 13

Materials

Notwithstanding the details shown on the plans hereby approved, **prior to commencement of works above ground of each relevant phase of the development** as identified through condition 3 of this decision notice:

- A. Detailed schedule/specification (including an on-site sample panel) of all external appearing materials should be provided, including walls, roofs, windows and doors, sills and lintels, balconies, balustrades, visible pipes, grids and louvers, outdoor pavements, stairs, gates, boundary walls and fences (where required) to be used for the external surfaces of the buildings and hard surfaced areas shall have been submitted to and approved in writing by the Local Planning Authority; and
- B. Details of the following features and elements of the scheme must be submitted to and approved in writing by the Local Planning Authority:
 - i) Brick bonding and bricks, including banding and crown detail (annotated plans at a scale of not less than 1:20).

- ii) External windows, spandrel panels, balconies, doors, screens, louvres, grilles and balustrading (annotated plans at a scale of not less than 1:10).
- iii) Depth of window reveals and soffits (annotated plans at a scale of not less than 1:20).
- iv) Rainwater goods (annotated plans at a scale of not less than 1:10).
- v) The details should show all joints between different materials and components, including walls, roofs, doors, windows, sills, lintels and fasciae, balconies, soffits and balustrades, external ramps, steps, pavements, boundary walls, gates, and fences.
- vi) Sections of the landscaped areas of the scheme, showing the interface between soft and hard surface would work, the rainwater drainage strategy and associated technical solutions, and the interface between different pavements, the street, and the designed buildings. No visible water plant, pipes or gutters are acceptable, which were not included in the submitted drawings for this planning application.

The principal material shall be full brick and brick slip systems will not be accepted as these are considered to be of a lower quality and durability.

The development shall be constructed and retained for the lifetime of the development in full accordance with the approved details above.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy D4 of the London Plan (2021), and Policies DH1 and DH(a) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 14

Hard and Soft Landscaping Details

- A. Prior to commencement of the relevant part of the development, a detailed Landscaping Strategy for all the hard and soft landscaping of any part of the site not occupied by buildings including details of
 - Open space
 - Areas of paving
 - Car parking areas
 - Amenity areas
 - Pedestrian linkages
 - Playspace provision
 - Lighting
 - Bollards
 - Street furniture (including waste bins)

- Cycle linkages
- Wayfinding
- Permeability of all hard surfaces
- Materials
- Use of planting to provide privacy and defensible areas
- Details of the mitigation measures listed in Environmental Statement dated December 2023 and the revised Environmental Statement documents received by the Council in March 2024,

shall be submitted and approved in writing by the Local Planning Authority in consultation with TfL in relation to the pedestrian realm and Healthy Streets.

- B. All hard landscaping works which form part of the approved scheme under part (a) shall be completed prior to occupation of the relevant part of the development in accordance with the approved scheme.
- C. All planting, seeding or turfing comprised in the landscaping scheme under part (a) shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Reason: In order that the local planning authority may be satisfied as to the details and quality of the landscaping scheme, to ensure the development provides a high quality environment for future occupiers and to comply with Policies D8, G4, T2, T4, T5, G5, G6, G7, S4 and SI 13 of the London Plan (2021) and Policies DH1, E3, OS(f) and CH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 15

Landscape and Ecological Management Plan

Notwithstanding the Design and Access Statement (dated 08.12.2023, 0782-JCA-XX-XX-RP-06800 Rev P0); Landscape Drawings prepared by HTA (BKH-KID-HTA-L-DR-P5A&B-0920-P01, BKH-KID-HTA-L-DR-P5A&B-0921-P01, BKH-KID-HTA-L-DR-P5A&B-0922-P01, BKH-KID-HTA-L-DR-P5A&B-0900-P01, BKH-KID-HTA-L-DR-P5A&B-0901-P01, BKH-KID-HTA-L-DR-P5A&B-0902-P01, BKH-KID-HTA-L-DR-P5A&B-0903-P01, BKH-KID-HTA-L-DR-P5A&B-0910-P01); ES Chapter 14 - Ecology (December 2023) prepared by Plowman Craven; ES Appendix 14.1 Preliminary Ecological Appraisal (prepared by Keystone); Appendix 14.2 Bat Roost Inspection Survey Report (prepared by Keystone); ES Appendix 14.3 Bat Roost Characterisation Survey Report (prepared by Keystone); ES Appendix 14.4a Biodiversity Net Gain Feasibility Report (prepared by Keystone); ES Appendix 14.4b

Drawing number 213274/6/dwg3 Figure 3: Proposed Habitats and Enhancement Plan (Rev 3); and Arboriculture Impact Assessment (Aspect – Dated Nov 2023 I1889_AIA.001 Rev A), prior to any demolition or tree works and commencement of the development, an ecological and habitat management plan, including mitigation measures during demolition (if required) and construction, long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas including both residential and non-residential components, shall be submitted to and approved in writing by the Local Planning Authority. Development proposals must ensure no net loss of biodiversity and wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity for the approved site.

The submitted report shall include:

- a. To compensate for the loss of habitat qualifying as Local Biodiversity Action Plan (LBAP) Parks and Open Spaces, the large area of landscaping proposed must also be designed to qualify for LBAP and on management of onsite habitats.
- b. 0.82ha of open space and green roofs and optimisation for biodiversity to mitigate impacts on bats (both commuting and foraging). This shall include details of calculations achieving a biodiversity net gain ('BNG') of 17.7% . Details of the calculation of the Urban Greening Factor for both residential and non-residential components, and this shall be in accordance with the proposed UGF of 0.94. Where this requirement is partially discharged, the impacts on the wholistic BNG calculation will need to be reported and confirmation will be required that the stated BNG can still be achieved when the application development is assessed as whole.
- c. A bat sensitive lighting plan needs to be produced and reviewed by a suitably qualified ecologist to confirm there will be no lighting outside of the developable area onto the adjacent SINC, in line with the detailed guidance in ES Appendix 14.1 Preliminary Ecological Appraisal (prepared by Keystone) (PEA).
- d. Details of all features of ecological value on the site and setting out measures for their protection during construction works. Any mitigation measures identified therein shall be implemented in accordance with the approved details.
- e. Loss of nesting habitats to be offset by birdboxes in accordance with detailed guidance in PEA. Mitigation measures in relation to biodiversity net gain shall include: 2 x Schwegler 17A nest boxes, 10 x integrated Schwegler IFR bat tubes, creation of a stumpery, 10 x sign posts for SPI Black Redstarts to be installed on greenroof, 10 x Schwegler 2HW to be installed in greenroof for Black Redstart, and 5 x invertebrate houses to be installed within green roof area.
- f. A detailed method statement for the removal or long-term management /eradication of invasive species on the site. The method statement shall include proposed measures to prevent the spread of any invasive species identified during any operations such as mowing, strimming or soil movement. It shall also

contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981.

- g. Details to protect the established vegetation from any damage and overshadowing that could be caused during demolition, construction and development. All works should be undertaken by a suitably qualified and experienced specialist contractor and should conform to current industry best practice, i.e. BS 3998: 2010 'Tree Work Recommendations'. The details should ensure that existing commuting/foraging routes currently utilised by bats and other wildlife are maintained.
- h. Details from a suitably qualified ecologist specifying how the landscape features have been developed for biodiversity and ecological enhancement. The mitigation and enhancement should include the following:
 - i. Native and/or nectar producing and/or deciduous plant and tree species preferably of local provenance;
 - ii. Diversity grassland areas such as lawns with low growing native herbs, unmown grass verges, wildflower mixes on amenity and recreational open spaces and/or meadow areas;
 - iii. Dense areas of shrubbery;
 - iv. Habitat areas identified in the Greenwich Biodiversity Action Plan;
 - v. Living roofs and walls including extensive green roofs, brown roofs and intensive green roofs compliant with GRO Green Roof Code (2014 or subsequent version), substrate, vegetation and assessment of the effectiveness of the living roof/wall as a source control mechanism and interceptor for a Sustainable Urban Drainage System (SUDS);
 - vi. Details of the number, location (including eastings and northings) and design of the bird/bat boxes to be provided as part of the development and bird and bat sensitive lighting;
 - vii. Details of the number, location (including eastings and northings) and design of the bee brick or bee block to be provided as part of the development;
 - viii. Street trees; and
 - ix. Artificial nesting and roosting sites (including insects and hedgehogs' boxes)
- i. Where habitats are created as mitigation for development, management plans for the habitat shall also be provided detailing how the areas are to be managed in the longer term. Once approved the mitigation and management plans shall be undertaken in accordance with the approved details.

Evidence that the ecological measures approved above have been installed in accordance with the details above and confirmation of installation by the suppliers should be submitted to and approved in writing by the local planning authority prior to occupation of residential units

Reason: To ensure the protection of wildlife and supporting habitat and enhance the nature conservation value of the site and character of the area, to prevent the spread of invasive plants and to secure opportunities for the enhancement of the ecological value of the site in line with policies G5, G6 and G7 of the London Plan (2021), policy OS4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and the Mayor's Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014).

Condition 16 Planting Protection

Any trees or plants within the application site which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. And the replacement of lost trees and ongoing management of trees shall take place in accordance with the approved Arboriculture Impact Assessment (Aspect – Dated Nov 2023 I1889_AIA.001 Rev A).

Reason: In order to improve and maintain the character, amenities and biodiversity of the area and ensure compliance with Policies G5, G6 and G7 of the London Plan (2021) and Policies DH1 and OS(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 17 Tree Protection

Full details of the measures to preserve and protect any existing trees identified within Appendix E Tree Protection Plan (I1889 TPP 01) of the Arboriculture Impact Assessment (Aspect – Dated Nov 2023 I1889_AIA.001 Rev A) from any machinery or material during the course of the demolition and construction work shall be submitted to, and approved in writing by, the Local Planning Authority and fully implemented before work commences on site and retained during the course of demolition and construction work as approved.

Reason: In order to preserve the special character of the area and ensure compliance with Policy G7 of the London Plan (2021) and Policy OS(g) of the Royal Greenwich Local Plan: Core Strategy with Detailed Polices (2014).

Condition 18

Flood Risk Assessment

The development shall be implemented in strict accordance with the ES (including Chapter 9 Flood Risk and Drainage and ES Appendices 9.1a-b (Flood Risk Assessment and Drainage Strategy Volumes 1 and 2 – Create Consulting Engineers Limited dated December 2023)) hereby approved for the lifetime of the development.

Reason: To mitigate against the consequences and probability of flooding and to ensure compliance with Policies SI 12 and SI 13 of the London Plan (2021) and Policies E2 and E3 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 19

Surface Water Drainage

Prior to commencement of construction, in accordance with the submitted 2023 ES (including Chapter 9 Flood Risk and Drainage and ES Appendices 9.1a-b (Flood Risk Assessment and Drainage Strategy Volumes 1 and 2 – Create Consulting Engineers Limited dated December 2023)) and relevant EIA mitigation measures included in the 2023 ES, detailed design of a surface water drainage scheme incorporating the following measures shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority and Thames Water. The approved scheme shall be implemented prior to the first occupation of the development and retained for the lifetime of the development. The scheme shall address the following matters:

- Provide plot specific existing runoff rates and greenfield runoff rates.
- Demonstrate the drainage proposals have been optimised to achieve a runoff rate as close as possible to greenfield runoff rates. If it is not possible to achieve greenfield runoff rates, provide robust justification.
- Detail of the topography across the wider site and how this was obtained and specific levels in the location of the new London Wildlife Trust Pavilion site.
- A revised drainage layout showing updated storage volume and dimensions to reflect hydraulic calculations provided within Appendix E of the Flood Risk Assessment and Drainage Strategy and including direction of exceedance flow routes relating to the new London Wildlife Trust Pavilion development.
- Evidence of correspondence, such as a pre-planning enquiry, demonstrating the development proposals are deemed suitable by the public sewerage undertaker (Thames Water).

Reason: To mitigate against the consequences and probability of flooding and to ensure compliance with Policy SI 13 of the London Plan (2021) and Policies E2 and E3 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 20

Infiltration of Surface Water Drainage

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason: To prevent pollution of groundwater and ensure compliance with Policy SI 5 of the London Plan (2021) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 21

Infiltration System

Any infiltration system shall be constructed in natural ground, such that its base is at least 1m above the seasonal water table and in any case no deeper than 3m.

Reason: To prevent pollution of groundwater and ensure compliance with Policy SI 5 of the London Plan (2021) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 22

Design of Residential Entrances

Prior to commencement of works above ground of each relevant phase (or sub-phase) of the development as identified through condition 3 of this decision notice, full details relating to the design of the exterior residential entrances in that phase including entrance doors, gates, lighting, entry control systems, the display of postal numbers, and the letter box facility, and parcel lockers (as required in Condition 57 Delivery and Servicing Plan), including its position shall be submitted to and approved in writing by the Local Planning Authority. The development shall be fully implemented in accordance with the approved details prior to the occupation of the relevant phase (or sub-phase) of the development and shall be retained thereafter for the lifetime of the development.

Reason: In order that the Local Planning Authority may be satisfied with the external appearance of the entrances to be 'tenure blind' and contribute to social inclusion, and to ensure compliance with Policy D6 of the London Plan (2021) and Policies H5 and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Plans (2014).

Condition 23

Nature Pavilion – internal and external layout

The Nature Pavilion shall be implemented in strict accordance with the details of the internal and external layout and appearance shown on drawings 2224-05-DR-050010 Rev P01, 2224-00-DR-050101 Rev P01, 2224-00-DR-050102 Rev P01, 2224-00-DR-050103 Rev P01, 2224-00-DR-050400 Rev P01, 2224-00-DR-050600 Rev P01, 2224-00-DR-050601 Rev P01, 2224-00-DR-050602 Rev P01 and 2224-00-DR-050603 Rev P01 hereby approved and thereafter shall be retained for the lifetime of the development.

Reason: In order to maintain the character and amenities of the area, to preserve the openness and character of the MOL and to ensure compliance with Policies D14 and G3 of the London Plan (2021) and Policies E(a), DH1, OS1, OS2 and OS(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 24

Nature Pavilion – uses

- A. The uses permitted within the Nature Pavilion shall be in strict accordance with those shown on drawings 2224-00-DR-050101 Rev P01, 2224-00-DR-050102 Rev P01, 2224-00-DR-050103 Rev P01 and as described in Supplementary Policy Note On The London Wildlife Trust Nature Pavilion dated 15.06.2020 (submitted under Ref: 19/3415/F).
- B. The coffee bar shall not be permitted to operate independently of the educational / community use.
- C. For the avoidance of doubt, the following maximum areas (GIA) shall apply to each of the areas within the building:
 - Hall – 55m²
 - Coffee Bar/kitchen/meeting room – 23 m²
 - Vestibule – 28 m²
 - LWT Office – 22 m²
 - WCs and Shower -13 m²
 - Boot room/Equipment Storage – 12 m²
- D. 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 pavilion hereby approved shall be carried out without the prior written permission of the local planning authority.

- E. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 and the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Order revoking, re-enacting or modifying either of those Orders), the pavilion shall be used for the uses stated within the Supplementary Policy Note On The London Wildlife Trust Nature Pavilion dated 15.06.2020 hereby approved and for no other purpose whatsoever including any other purpose specified in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order)

Reason: In order to maintain the character and amenities of the area, to preserve the openness and character of the MOL and to ensure compliance with Policies D14 and G3 of the London Plan (2021) and Policies E(a), DHI, OS1, OS2 and OS(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 25

Nature Pavilion Hours of Operation and Deliveries

Full details of hours of operation including but not limited to time of receiving deliveries or servicing of all uses hereby permitted within the Nature Pavilion shall be submitted to, and approved in writing by, the Local Planning Authority prior to commencement of such uses. The uses shall thereafter be carried out in strict accordance with the approved details.

Reason: To safeguard the amenities of neighbouring properties, particularly residential properties and the area generally and to ensure compliance with Policy D14 of the London Plan (2021) and Policies E(c) and DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 26

Wheelchair Accessible Dwellings – M4(3)(2)(b)

- A. Prior to the commencement of the development of Block A1, full details of the 10 wheelchair accessible dwellings of the proposed development that comply with Building Regulations Part M, Volume 1: Dwellings – 2015 edition including 2016 amendments requirement M4(3)(2)(b) ‘wheelchair user dwellings’ shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Council’s Housing Occupational Therapist.

- B. The applicant shall not implement any part of the development of Block A1 hereby permitted until full details of these units have been submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist. The applicant must fit out the dwellings such as to gain Greenwich Housing Occupational Therapist approval.
- C. The development shall be carried out and retained for the lifetime of the development in accordance the approved details.

Reason: To accord with Policy D7 of the London Plan (2021) and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

Condition 27

Wheelchair Adaptable Dwellings - M4(3)(2)(a)

- A. Prior to the commencement of the development, full details of the 44 wheelchair adaptable dwellings of the proposed development that comply with Building Regulations (Part M, Volume 1: Dwellings – 2015 edition including 2016 amendments) requirement M4(3)(2)(a) 'wheelchair adaptable dwellings' shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist.
- B. Full details of these units shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist prior to the implementation of the development of each of the relevant blocks in which the units are to be located.
- C. The development shall be carried out and retained for the lifetime of the development in accordance the approved details.

Reason: To accord with Policy D7 of the London Plan (2021) and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

Condition 28

Accessible and Adaptable Dwellings

- A. Prior to the commencement of the relevant part of the development, drawings illustrating that all dwellings in the development hereby permitted that are not provided in accordance with conditions 26 and 27 (i.e. as units in compliance with either Building Regulations (Part M, Volume 1: Dwellings – 2015 edition including 2016 amendments) requirement M4(3)(2)(a) or M4(3)(2)(b)) comply with Building Regulations requirement M4(2) 'accessible and adaptable dwellings', shall be submitted to and approved in writing by the

Local Planning Authority in consultation with the Council's Housing Occupational Therapist.

- B. The development shall be carried out and retained for the lifetime of the development in accordance the approved details.

Reason: To accord with Policy D7 of the London Plan (2021) and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

Condition 29

Car Park Management Plan and parking design

- A. The proposed development shall not commence until a car park management plan and revised car parking design including, but not limited to, details of disabled parking bays and demonstration that all opportunities have been taken to reduce impacts of column placement on required 1200mm clear width while maintaining the required disabled car parking quantum, relating to that part of the development has been submitted to, and approved in writing by, the Local Planning Authority.
- B. The car park management plan as approved shall be implemented prior to occupation of that part of the development and shall thereafter be retained and maintained in accordance with the details approved under (A)

Reason: To ensure that safe and secure off-street parking is maintained and managed to that satisfaction of the Council and ensure compliance with Policy T6 of the London Plan (2021) and Policy IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 30

Electric Vehicle Charging Points

- A. Details of the electric vehicle charging points (EVCP) to be provided within the scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation of the relevant part of the development.
- B. A minimum of 20% of the total number of car parking spaces shall have active charging provision. All other spaces should have passive provision to enable these to provide electric vehicle charging in the future.
- C. The submitted details shall thereafter be implemented in strict accordance with the details approved under (a), prior to the occupation of the development and retained for the lifetime of the development.

Reason: To minimise carbon dioxide emissions and to comply with Policy T6 of the London Plan (2021) and Policies E(a), E(c) and IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Polices (2014).

Condition 31

Loading and Unloading

No loading or unloading of vehicles arriving at, or departing from, the premises shall be carried out except within the site and all activities associated with the use shall be confined to tthe site.

Reason: In order to safeguard the safety and amenity of users of surrounding roads and footways and to ensure compliance with Policy T7 of the London Plan (2021) and Policies IM(a), IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 32

Site-wide way-finding Strategy

Prior to the first occupation of the development hereby permitted, details of the signage and way-finding strategy (to include but not limited to improved way-finding to/from the railway station, bus routes, local community facilities, and green finger routes) shall be submitted to, and approved in writing by, the Local Planning Authority. The agreed signage shall be implemented prior to first occupation, in accordance with the approved details, and retained for the lifetime of the development.

Reason: In order to achieve safe movement for pedestrians and in the interest of public safety more generally and to ensure compliance with Policies D8 and T2 of the London Plan (2021) and IM4, IM(a) and IM(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 32

Written Scheme of Investigation

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the DSI, no demolition of development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:

- a. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed work
- b. Where appropriate, details of a programme for delivering related positive public benefits

- c. The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: For the avoidance of doubt and in the interests of proper planning. The Local Planning Authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF and policy DH(m) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 34 Contamination

No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority for parts 1 to 3:

- 1) A preliminary risk assessment which has identified:
 - a) all previous uses
 - b) potential contaminants associated with those uses
 - c) a conceptual model of the site indicating sources, pathways and receptors
 - d) potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The remaining development to be carried out under this planning permission (other than the approved remediation works) shall not be commenced until the scheme has been fully implemented as approved.

Reason: To ensure that the development meets with the aims of the NPPF with regard to protection of the water environment from any contamination resulting

from historic site activities and to ensure compliance with Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 35

Contamination (Verification Report)

Within 2 months of the completion of any works to be carried out set out in the approved remediation strategy, a verification report demonstrating completion of those works and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The development shall not be occupied until the Local Planning Authority's written approval has been obtained.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Should remediation be deemed necessary, the applicant should demonstrate that any work has been carried out effectively and the 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 Policy E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 36

Reporting of Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for an amendment to the remediation strategy detailing how this unexpected contamination shall be dealt with. The further remediation identified shall be carried out according to the Council's approval and full evidence of this submitted to the Council before any other further works are carried out on site.

Reason: Groundwater quality needs to be protected. Any visibly contaminated or odorous material encountered on the site during the development work must be investigated. The Local Planning Authority must be informed immediately of the nature and degree of contamination present. This condition has also been imposed to ensure compliance with Policy SI 5 of the London Plan (2021) and

Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 37

Impact Piling and Piling Method Statement

- A. No impact piling or any other foundation designs using penetrative methods shall take place until a piling method statement (detailing the depth and type of piling or other foundation designs to be undertaken and the methodology by which such piling or foundation designs will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, the programme for the works, sufficient information to demonstrate that there is no resultant unacceptable risk to groundwater and subsurface water infrastructure) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water and the Environment Agency.
- B. The piling shall be undertaken in strict accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. and to ensure compliance with Policy SI 5 of the London Plan (2021) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Please be aware of <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> . Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm).

Condition 38

Thames Water Main

No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in

accordance with the terms of the approved information. Unrestricted access for Thames Water maintenance purposes must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main utility infrastructure. The works have the potential to impact on local underground water utility infrastructure. To minimise disturbance of any existing contamination and the protection of groundwater in the underlying Principal and Secondary Aquifers and to ensure compliance with Policy SI 5 of the London Plan (2021) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 39

Noise Pollution Mitigation

Prior to the commencement of above ground works for the relevant part of the development, full details of a scheme of acoustic window insulation and mechanical ventilation, as proposed in Chapter 6 of the Environmental Statement dated December 2023 for the residential facades to be installed to achieve standards set out in BS 8233:1999 (namely a minimum of 45dBL_{aeqT} for living rooms and 35dBL_{aeqT} for bedrooms) shall be submitted to, and approved in writing by, the Local Planning Authority. Other necessary mitigation measures shall include an air pollution information pack for each residential unit detailing the operation and necessity of the installed mechanical ventilation. All works forming part of the approved scheme shall be carried out as approved and shall be completed to the satisfaction of the Local Planning Authority before the relevant part of the development is occupied.

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

Condition 40

Plant Noise

Full details of any plant and/or equipment such as, but not limited to, air handling units, boilers, lifts, mechanical ventilation and combined heat and power plant (CHP) to be used in the development shall be submitted to and approved in writing by, the Local Planning Authority prior to the commencement of the relevant part of the development. Such plant and/or equipment shall not cause the existing noise level to increase when measured at one metre from the façade of the nearest noise sensitive premises. In order to achieve this, the details shall demonstrate that the plant has been designed/selected, or the noise from the plant will be attenuated, so

that it is 10dB below the existing background noise level. The scheme shall be implemented in accordance with the approved details prior to the occupation of the development and retained and maintained in good working order as approved for the lifetime of the development.

Reason: To maintain the existing noise climate and prevent ‘ambient noise creep’ and to safeguard the amenities of future residents and the area generally and in order to comply with Policies D3 and D14 of the London Plan (2021) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 41

Demolition/Construction Method Statement

Prior to the commencement of the relevant part of the development, a Demolition/Construction Method Statement for the relevant part of the development shall be submitted to, and approved in writing by, the Local Planning Authority for a management scheme to control and minimise emissions of pollutants from and attributable to the construction of the development. This should include a risk assessment and a method statement in accordance with the control of dust and emissions from Construction and Demolition Best Practice Guidance published by the Greater London Authority. The scheme shall set out the secure measures, which can, and will, be put in place. The Method Statement shall include full details of the following:

- A. Site hoarding
- B. Wheel washing including location and equipment to be used
- C. Dust suppression methods to be used including details of equipment during the different stages of the development
- D. Confirmation if a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation
- E. Site plan identifying location of site entrance, exit, wheel washing, hard standing, hoarding (distinguishing between solid hoarding and other barriers such as heras and monarflex sheeting), stock piles, dust suppression, location of water supplies and location of nearest neighbouring receptors
- F. Specification of equipment with likely noise and vibration levels to be generated during demolition and construction works;
- G. Details of any proposed noise screening measures;
- H. Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded;
- I. Identification of the roles and responsibilities with regard to managing and reporting on the demolition and construction phase noise and vibration measures

- J. Surface water management measures including how indirect impacts to SINCs (including pollution through dust, fuel spills and water runoff) will be avoided and mitigated

The development shall be carried out in accordance the approved Demolition and Construction Method Statement.

Reason: In order to prevent nuisance and protect environmental health and safeguard the amenities, health and safety of neighbouring properties and occupiers and of the area generally, to prevent contaminated surface water runoff and pollution of groundwater and to ensure compliance with Policies SI 1, D14, T7 of the London Plan (2021) and Policies E(a) and E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 42

Hours of Demolition and Construction

The demolition, earth removal, piling work and any mechanical building operations required to implement the development shall only be carried out between the hours of:

Monday to Friday 8.00am to 6.00pm Saturdays 8.00am to 1.00pm
And not at all on Sunday and Public and Bank Holidays

Reason: To safeguard the amenities of neighbouring properties and the area generally and ensure compliance with Policy D14 of the London Plan (2021) and Policies E(a) and E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

Condition 43

Non Road Mobile Machinery

- A. Prior to the commencement of the relevant part of the development details of all plant and machinery to be used at the demolition and construction phases shall be submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM. All Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW must be registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

- B. The NRMM used during the demolition and construction phases [as detailed above] must be carried out and used in accordance with the approved details.
- C. An inventory of all Non-Road Mobile Machinery (NRMM) must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality and comply with Policy SI 1 of the London Plan (2021) and the GLA NRMM LEZ.

Condition 44

Construction Logistics Plan

Prior to the commencement of the relevant part of the development, including but not limited to, demolition, a detailed Construction Logistics Plan (CLP) shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London. The CLP shall include measures to dissuade construction workers from parking in the vicinity of the development. The CLP shall in all respects be fully implemented in accordance with the details approved pursuant to this condition

Reason: In order to safeguard residential amenity and pedestrian and traffic safety and ensure compliance with Policies T4 and T7 of the London Plan (2021) and Policies E(c) and IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 45

Demolition/Construction Travel Plan

- A. Prior to the commencement of the relevant part of the development, a detailed site specific Demolition / Construction Travel Plan incorporating measures to promote and maximise the use of sustainable travel (including public transport, walking, cycling and use of the river), monitoring arrangements for the construction of the development, and demonstration of compliance with Part B of this condition shall be submitted to, and approved in writing by, the Local Planning Authority.

B. In accordance with the application document and policy requirements, the detailed site specific Demolition / Construction Travel Plan shall demonstrate that:

- Cycle parking in the form of two-tier racks and Sheffield stands shall be provided for contractors and that these will be covered and close to changing/showering facilities.
- For the construction phase of development, inclusive and safe access for people walking or cycling shall be prioritised and maintained at all times, including consideration of cyclists using the cycle track on Kidbrooke Park Road.
- A commitment to deliveries being outside of peak hours.
- To align with Policy T7, a commitment to deliveries being outside of peak hours should be provided.
- A booking system for deliveries should be provided and all deliveries should be accommodated on-site to align with Policy T7.
- The use of construction contractors who are registered on the Fleet Operator Recognition Scheme (FORS) is supported. Contractor vehicles should include side-bars, blind spot mirrors and detection equipment to reduce the risk and impact of collisions with other road users and pedestrians on the capital's roads. TfL also encourages the developer to adhere to the CLOCS standard.
- Vehicles should enter and exit the site in forward gear to align with the Mayor's Vision Zero approach and road safety objectives outlined in Policy T2.
- Cargo cycles are utilised and provision for these is provided to align with Policy T7.
- Electric vehicles are used where possible.
- Charging facilities are provided, to align with Policy T7 and the Mayor's Zero Carbon London initiative.

The Demolition / Construction Travel Plan shall be fully implemented in accordance the approved details.

Reason: In order to safeguard residential amenity and pedestrian and traffic safety and ensure compliance with Policy T4 of the London Plan (2021) and Policy IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 46

Secured by Design (SBD)

I. SBD Measures

The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of above ground works and shall be implemented in accordance with the approved details prior to occupation and retained for the lifetime of the development.

2. SBD Certification.

Prior to occupation a satisfactory Secured by Design inspection must take place. The resulting Secured by Design certificate shall be submitted to and approved by the local planning authority prior to occupation.

Reason: To ensure that Secured by Design principles are implemented into the development in accordance with policy D11 of the London Plan (2021) and policy DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 47

Children's Play Areas

- A. Full details of the on-site children's play areas (as shown on the drawings hereby approved as listed in condition 2, play equipment and safety measures proposed for the development shall be submitted to and approved in writing by, the Local Planning Authority prior to the first occupation of the development. For the avoidance of doubt this excludes offsite provision which is secured through the s106 Legal Agreement.
- B. The play areas and play equipment shall be fully implemented in accordance with the approved details prior to the occupation of the development and shall be retained for the lifetime of the development.

Reason: In order to ensure that sufficient on-site play facilities are provided for the future occupiers of the development and to ensure compliance with Policy S4 of the London Plan (2021) and Policy H(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 48

Access to Amenity Space and Play Space Onsite

- A. All future occupants of Phase 5 Blocks A and B of the development hereby approved shall have full access upon occupation to the combined amenity and child play space identified for their respective Block on the drawings

hereby approved as listed in condition 2 for the lifetime of the development, and

- B. The whole of the amenity space (including roof terraces and balconies) as shown on drawings hereby approved as listed in condition 2 shall be retained for the lifetime of the development, for the benefit of the occupiers of the residential units hereby permitted.

Reason: In order that all future occupants have full and continuous access to the amenity space and play space on-site, and to ensure compliance with Policy S4 of the London Plan (2021) and Policies H5 and H(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 49

Refuse and Recycling

- 1) Prior to the commencement of the above ground works for the relevant part of the development, full details of the refuse storage, recycling facilities and refuse collection arrangements shall be submitted to, and approved in writing by, the Local Planning Authority. Such details shall include but are not limited to:
 - a) Separate storage areas for bulk storage and bin storage;
 - b) Turning areas to allow the refuse trucks to move in forward motion when entering and exiting the road which are free of any physical or landscaping obstruction;
 - c) Bin store arrangements for front gardens of houses and ground floor units.
 - d) Provision of bin storage for each non-residential unit; including location of any communal collection points for each of the units; details of any enclosures to be provided for all of the external communal collection points; details of management arrangements for movement of refuse to any collection points;
- 2) The storage, turning area and recycling facilities shall in all respects be constructed in accordance with the approved details, before the relevant part of the development is first occupied and maintained for the lifetime of the development.

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

Condition 51

Parking for Car Club

- A. Details of the number and location of car club parking spaces shall be provided prior to first occupation of the development hereby approved.
- B. The car club spaces approved under part (a) shall be provided and made available for use before any part of the development is occupied.
- C. Thereafter the spaces shall be retained for the lifetime of the development and used only for parking cars associated with a Car Club.

Reason: To limit car ownership/use and encourage sustainable modes of transport in accordance with Policy T6 of the London Plan (2021) and Policy IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 52

Car Parking

Full details of land reserved within the relevant part of the development for the parking of cars in accordance with the Council's approved standards, including full details of parking bays suitable for wheelchair users shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the relevant part of the development and shall be carried out in full accordance with the approved details which shall be complied with for the lifetime of the development. For the avoidance of doubt, this condition is to be assessed in conjunction with Condition 29 (Car Park Management Plan and parking design) in terms of demonstration that all opportunities have been taken to reduce impacts of column placement on required 1200mm clear width while maintaining the required disabled car parking quantum.

Reason: To ensure that adequate parking provision is maintained in the interests of general traffic and safety and to ensure compliance with Policy T6 of the London Plan (2021) and Policy IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 53

Car Parking Spaces - Protection

The car parking spaces provided for the residential units hereby approved shall be retained and maintained for the lifetime of the development and no development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re- enacting that order with or without modification) shall be carried out so as to interfere with such use of the parking.

Reason: In order to safeguard the safety and amenity of users of surrounding roads and footways and ensure compliance with Policies T4 and T6 of the London Plan (2021) and Policies IM(a), IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 54

Cycle Parking

- A. Prior to the commencement of the relevant part of the development, full details of facilities for parking of cycles for residents, visitors and the Nature Pavilion (including locker and changing facilities for the Nature Pavilion) to the extent within that part of the development shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London. The cycle parking shall be designed in accordance with Transport for London's Cycling Design Standards 2016.

- B. In regards to the A Blocks, a design and plan for management and maintenance of 'panic buttons' in strategic locations linked to the on-site security presence and a high level of CCTV coverage linked to the site security office shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London.

Once approved, the cycle parking in Part A and measures approved in Part B shall be implemented in accordance with the approved details prior to the occupation of that part of the development and retained for the lifetime of the development.

Reason: To promote sustainable travel and to ensure compliance with Policies T5 and 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 55

Accessibility Arrangements

Full details of access arrangements for each relevant part of the development for people with mobility difficulties shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the relevant part of the development and such development shall be completed in accordance with such approved details and retained in accordance with the approved details for the lifetime of the development. For the avoidance of doubt this shall include large scale plans illustrating the different gradients on all routes to and through the site.

Reason: To facilitate movement by those with mobility difficulties and to comply with Policies D5 and D8 of the London Plan (2021) and Policies DH1 and IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 56

Travel Plan

- A. The relevant part of the development hereby approved shall not be occupied until such time as a user's Travel Plan, in accordance with Transport for London's document 'Travel Planning for New Development in London' has been submitted to and approved in writing by the local planning authority. The development shall operate in full accordance with all measures identified within the Travel Plan from first occupation.
- B. The Travel Plan shall specify initiatives to be implemented by the development to encourage access to and from the site by a variety of non-car means, shall set targets and shall specify a monitoring and review mechanism to ensure compliance with the Travel Plan objectives.
- C. Within the timeframe specified by (a) and (b), evidence shall be submitted to demonstrate compliance with the monitoring and review mechanisms agreed under parts (a) and (b).

Reason: In order that both the local planning authority may be satisfied as to the practicality, viability and sustainability of the Travel Plan for the site and to comply with Policy Policies T4 and SI 1 of the London Plan (2021) and Policy IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 57

Delivery and Servicing Plan

- A. The relevant part of the development shall not be occupied until a detailed Delivery and Servicing Plan (DSP) has been submitted to and approved in writing by the local planning authority.
- B. The DSP shall demonstrate the expected number and time of delivery and servicing trips to the site, with the aim of reducing the impact of servicing activity.
- C. The approved DSP shall be implemented in full accordance with the approved details from the first occupation of the relevant part of the development and shall be adhered to for the lifetime of the development.
- D. For the avoidance of doubt, the DSP is required in respect of the residential units as well as the Nature Pavilion hereby approved

Reason: In order to safeguard residential amenity and pedestrian and traffic safety and ensure compliance with Policy T7 of the London Plan (2021) and Policies E(c), IM4 and IM(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 59

BREEAM New Construction Standards

The new non-residential development should be registered with Building Research Establishment (BRE), achieve a BREEAM Rating Excellent and make reasonable endeavours to achieve (based on the latest related BREEAM Technical guidance or subsequent BREEAM version).

- I. Within three months of the commencement of the new non-residential building, Interim BREEAM (or subsequent scheme) Assessment, copy of the summary score sheets and related Interim Design Certificates all verified by the BRE shall be submitted to and approved in writing by the Local Planning Authority.
- II. Within three months from the date of first use of the new non-residential building, Post Construction Stage (or subsequent scheme) Assessment, copy of the summary score sheets and related Certification all verified by the BRE shall be submitted to the Local Planning Authority for written approval confirming the BREEAM standard and measures have been implemented.
- III. Following any approval of a 'Post Construction Stage' assessment and certificate of the non-residential building, the approved measures and technologies to achieve the BREEAM Excellent or higher standard shall be retained in working order for the lifetime of the development.

Reason: In the interest of addressing climate change and securing sustainable development in accordance with policies SI 2 and SI 4 of the London Plan (2021) and policies DHI and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 60

District Heating Network

Prior to occupation of the residential units in Phase 5 Blocks A and B, the connection of the residential units to the site wide district-heating network as confirmed by with the Energy Statement prepared by Hodkinson Consultancy (December 2023) shall be provided and retained and maintained for the lifetime of the development.

Reason: In the interest of securing the centralised energy centre for the site and its sustainable connection to the development in accordance with policies SI 2, SI 3 and SI 4 of the London Plan (2021), policies DHI and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), the Mayor's Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014) or subsequent versions of the above related documents.

Condition 61

Energy Centre (EC) - Communal/District Heating Network (DHN)/ Connection to Kidbrooke site wide DHN EC and Decarbonisation

- A. Six months prior to the of completion of the casting of the ground floor/podium slab on the approved development including residential and non-residential components, the following details should be submitted to the Local Planning Authority for written approval:
1. Evidence of investigation of ways of heat exported from the site and briefings of discussions with neighbouring developers
 2. Evidence of developing decarbonisation plans, including for low carbon heat to be supplied to the network from plant installed to serve the proposed phases and engagement with GLA and RBG through the Energy Review Panel (ERP) .
 3. Details of the plant room(s), including size, layout and location, size of boilers and thermal stores (if available) and the method of how the facility shall be designed to connect to the Kidbrooke District Heat Network (DHN);
 4. Details of the technologies installed within Phase 5 Blocks A and B and how they are going to operate in tandem,
 5. including technical information such as operational data and operational performance, costs and QI rating, monthly demand profiles for heating and hot water demand, specification and operation/management strategy, a servicing plan including times, frequency, method of servicing (and any other details the Local Planning Authority deems necessary)
 6. Details of the pipe network (including the size and route, flow and return temperatures, total length of the heat network in metres (flow and return) distribution and transmission, diagram route, total plant heating capacity, total heat generated, total heat supplied to premises and how primary and secondary site heat network losses have been minimised) and information on the real carbon intensity of Kidbrooke's site wide heat network for the connection of the residential component to the Kidbrooke site wide DHN EC.
 7. Details of how the non-residential component will facilitate connection to the Kidbrooke site wide DHN EC;

8. Details of schematic of the plant room and connection to the Kidbrooke site wide DHN EC.
 9. Details and evidence to demonstrate that the building heating systems, building connections and heat network required for Phase 5 Blocks A and B to connect to the Kidbrooke site wide district heating network shall be designed in accordance with Heat Networks: Code of Practice for the UK and Heat Trust Code of Practice.
 10. Technical details of the existing and interim CHP/DHN systems shall be submitted to the Council including the monthly energy demand profile, thermal and electrical kW outputs, and distribution schematic.
 11. Details of the proposed Air Source Heat Pump decarbonisation strategy including technical specifications of heat pump systems, implementation timeframes, and liaison with the network operating ESCO.
- B. Prior to final completion of the development including residential and non-residential components, hereby approved, the following details should be submitted to the Local Planning Authority for written approval:
- Details and evidence of a post-commissioning assessment, completed by an independent assessor, for any system installed to provide the space heating/ hot water/ cooling, certifying that it has been well designed in line with Part A, runs efficiently, has reliability of supply, a reasonable customer tariff and appropriate management and maintenance arrangements are in place.
- C. The allocated space(s) shall be constructed in accordance with the approved details.

Reason: To ensure that the allocated spaces for energy equipment within the development are designed in a manner that ensures that the development contributes to reducing the use of fossil fuel or other primary energy generation capacity, and to reduce emissions of greenhouse gases in accordance with policies GG6, SI 2, SI 3 and SI 4 of the London Plan (2021), policies DHI and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), the Mayor's Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014) or subsequent versions of the above related documents.

Condition 62

Energy and CO₂

- a) Prior to construction completion and occupation, the Development shall implement and maintain, and in the case of the PV panels confirm as

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operational, the approved measures to achieve an overall sitewide reduction in regulated CO₂ emissions of at least 70.37% (equating to 346.78 tonnes of CO₂ per year) beyond Building Regulations Part L 2021 and using SAP 10.2 (and “Clean” SAP 2012) emission factors. These CO₂ savings shall be achieved through the Lean, Clean, Green Energy Hierarchy as detailed in the approved Energy Statement prepared by Hodkinson December 2023 (v2) with amended GLA carbon reporting spreadsheet (Jan-24) including:

- i. Lean, energy efficiency design measures to achieve an annual reduction of at least 15% equating to at least 74.1 tonnes in regulated carbon dioxide (CO₂) emissions over BR Part L 2021 (using SAP 10.2 conversion factors), for the residential development, and at least 17.2%, equating to at least 0.27 tonnes, over Part L 2021 for the non-residential space (using SAP 10.2 emission factors).
 - ii. Clean, energy connection to the Kidbrooke District Heat Network as part of the ASHP decarbonisation strategy.
 - iii. Green, renewable energy Air Source Heat Pumps (as part of the DHN “sleeving” decarbonisation strategy), and photovoltaic (PV) panels with a combined capacity of approximately 150 kWp, to achieve an annual reduction of at least 55.28%, equating to 272.39 tonnes, in regulated carbon dioxide (CO₂) emissions over Part L 2021 (using SAP 10.2 emission factors).
 - iv. Seen, heat and electric meters installed to monitor the performance of the PV and the carbon efficiency (SCOP) of the heat pump system(s) (including the heat generation and the electrical parasitic loads of the heat pumps), in line with the Council’s monitoring requirements.
- b) Prior to Installation, details of the proposed renewable/low-carbon energy equipment, and associated monitoring devices required to identify their performance, shall be submitted to the Council for approval. The details shall include the DHN schematics, the exact number of heat pumps, the heat pump thermal kilowatt output, heat output pipe diameter(s), parasitic load supply schematics, monthly energy demand profile, and the exact number of PV arrays, the kWp capacity of each array, the orientation, pitch and mounting of the panels, and the make and model of the panels. The name and contact details of the renewable energy/LZC installation contractor(s), and if

- different, the commissioning electrical or plumbing contractor, should be submitted to the Council prior to installation.
- c) On completion of the installation of the renewable energy/LZC equipment copies of the MCS certificates and all relevant commissioning documentation shall be submitted to the Council.
 - d) The development shall incorporate the overheating mitigation measures detailed in the dynamic Overheating Analysis by Hodkinson in December 2023 (v2). Any later stage version shall be compliant with CIBSE guidance Part O (TM59/Guide A), and/or TM52, and modelled against the TM49 DSY1 (average summer) weather data files, and the more extreme weather DSY2 (2003) and DYS3 (1976) files for TM59 criteria (a) and (b).
 - e) Within three months of the occupation/first-use of the development a two-page summary report prepared by a professionally accredited person comparing the “as built stage” TER to BER/DER figures against those in the final energy strategy along with the relevant Energy Performance Certificate(s) (EPC) and/or the Display Energy Certificate(s) (DEC's) shall be submitted to the Council for approval.
 - f) Upon approval under part (e), the approved measures and infrastructure shall be retained and maintained for lifetime of the development.

Reason: In the interest of addressing climate change and to secure environmentally sustainable development in accordance with policies SI2 and SI3 of the London Plan (2021), and the relevant guidance notes in the GLA Energy Assessment Guidance 2020, Policy EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), Royal Borough of Greenwich, Greener Greenwich SPD (2014).

Condition 63

Post-construction energy use monitoring (“be Seen”)

In order to demonstrate compliance with the ‘be seen’ post-construction monitoring requirement of Policy SI2 of the London Plan, the legal Owner shall at all times and all in all respects comply with the energy monitoring requirements set out in points a, b and c below. In the case of non-compliance the legal Owner shall upon written notice from the Local Planning Authority immediately take all steps reasonably required to remedy non-compliance.

- A. Once the as-built design has been completed (upon commencement of RIBA Stage 6) and prior to the building(s) being occupied (or handed over to a new legal owner, if applicable), the legal Owner is required to provide updated accurate and verified estimates of the ‘be seen’ energy performance indicators for each reportable unit of the development, as per the methodology outlined

in Chapter 4 'As-built stage' of the GLA 'Be seen' energy monitoring guidance. All data and supporting evidence should be uploaded to the GLA's monitoring portal. In consultation with the Council and/or their chosen Automated Energy Monitoring Platform the owner should also confirm that suitable monitoring devices have been installed and maintained for the monitoring of the in-use energy performance indicators, as outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance document.

- B. Upon completion of the first year of occupation following the end of the defects liability period (DLP) and for the following four years, the legal Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each reportable unit of the development as per the methodology outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance document. All data and supporting evidence should be uploaded to the GLA's monitoring portal. This condition will be satisfied after the legal Owner has reported on all relevant indicators included in Chapter 5 'In-use stage' of the GLA 'Be Seen' energy monitoring guidance document for at least five years.
- C. In the event that the in-use evidence submitted shows that the as-built performance estimates have not been or are not being met, the legal Owner should use reasonable endeavours to investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'be seen' spreadsheet. Where measures are identified, which it would be reasonably practicable to implement, an action plan comprising such measures should be prepared and agreed with the Local Planning Authority. The measures approved by the Local Planning Authority should be implemented by the legal Owner as agreed with the Council in writing.

Reason: In order to ensure that actual operational energy performance is minimised and demonstrate compliance with the 'be seen' post-construction monitoring requirement of Policy SI2 of the London Plan.

Condition 64

Whole Life-Cycle Carbon Assessment

- A. Prior to the Commencement of Construction a Whole Life Carbon Assessment shall be submitted to the Council for approval. The Assessment shall be compliant with policy SI2(F) of the London Plan and in line with the GLA (March 2022) guidance. The Development shall meet the GLA benchmark targets and seek to achieve the aspirational target.
- B. Once the as-built design has been completed (upon commencement of RIBA Stage 6) and prior to the building(s) being occupied (or handed over to a new

owner, if applicable), the legal owner(s) of the development should submit the post-construction Whole Life-Cycle Carbon (WLC) Assessment to the GLA at: ZeroCarbonPlanning@london.gov.uk. The owner should use the post construction tab of the GLA's WLC assessment template and this should be completed accurately and in its entirety, in line with the criteria set out in the GLA's WLC Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage (RIBA Stage 2/3), including the WLC carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. The assessment should be submitted along with any supporting evidence as per the guidance and should be received three months post as-built design completion, unless otherwise agreed.

- C. The Development shall implement the measures identified in the WLC Assessment prepared by Hodkinson in December 2023 (v3), and these measures shall be retained for the lifetime of the development. The Applicant will endeavour to minimise WLC emissions to keep them below the GLA benchmarks, as per the GLA Whole Life-Cycle Carbon Assessments Guidance (2022), however the exact emissions from Modules A1-A5 and B1-C4 will be confirmed at the as-built stage. The design principles included in the WLC assessment will be applied and materials' selection will be driven by their embodied carbon content and commercial availability.

Reason: To ensure whole life-cycle carbon is calculated and reduced and to demonstrate compliance with Policy SI2(F) of the London Plan.

Condition 65

Circular Economy

- A. Prior to completion of construction of the permitted development a Circular Economy Statement Post Completion Report should be completed accurately and in its entirety in line with the GLA's Circular Economy Statement Guidance (or equivalent alternative Guidance as may be adopted). This should be submitted to the GLA at: CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation.
- B. Specific commitments detailed in the Circular Economy statement produced by Hodkinson in March 2024 (v5) or any later approved version, and accompanying Logistic Plans, must be implemented including; diverting 95% of construction waste from landfill, putting 95% of excavation materials to beneficial on-site use, and diverting the London Plan target of 65% of Operational Waste from landfill by 2030.

Reason: In the interests of sustainable waste management and in order to maximise the appropriate re-use and recycling of materials in line with London Plan Policy D3 (Optimising site capacity), SI7 (Reducing waste), SI2 (Minimising greenhouse gas emissions).

Condition 66

Fire Statement

The development shall be implemented in strict accordance with the measures outlined in the Planning Fire Statement Report dated December 2023 prepared by Semper in relation to Phase 5 Blocks A and B and retained as such for the lifetime of the development.

Reason: In order to protect the living conditions and safety and security of the occupants in accordance with Policy D12 of the London Plan (2021).

Condition 67

Active Travel Zone Assessment

- A. Prior to the commencement of the development, an Active Travel Zone Assessment, which for the avoidance of doubt shall include a Nighttime Active Travel Zone Assessment, in accordance with the aims of Healthy Streets for London, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Transport for London. This shall include an assessment of routes from the site to key destinations in the areas and shall address routes along Kidbrooke Park Road, through north and south Cator Park, and routes to the south of the development.
- B. The measures contained in the details approved under part (a) shall be implemented prior to the first occupation of the development and retained and maintained for the lifetime of the development.

Reason: To promote healthy and active lifestyles in accordance with Policy T2 of the London Plan (2021) and Policy CH2 of Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 68

Wind Microclimate

Notwithstanding the Wind Microclimate Assessment Chapter 13 in the Environmental Statement (ES) dated December 2023 hereby agreed, prior to the commencement of construction an additional report containing the following information shall be submitted to and approved in writing by the Local Planning Authority:

1. An additional report of further modelling undertaken for areas identified as suitable for walking conditions to confirm that no further strong winds occur in these areas beyond that stated in the December 2023 ES;
2. A quantitative study of the Cumulative Schemes to ensure that no additional comfort safety concerns arise;
3. The results of testing of the mitigation measures listed in section December 2023 ES to ensure that following their implementation no instances of strong winds will occur, and that all areas are suitable for their intended use.

The scheme shall thereafter be implemented in accordance with any further recommended mitigation in the approved details.

Reason: To ensure the areas of the Proposed Development are safe for pedestrians to use and to comply with policies D8 and D9 of the London Plan (2021).

Condition 69

Structures, Fences and Overhanging Structures

There shall be no structures, fences and overhanging structures such as balconies within 8 metres of the culvert edge of the Lower Kid Brook main river.

Reason: To ensure that the development does not cause detriment to the culvert structure, restrict access for inspection, repair and/or renewal; prevent future culvert replacement or enlargement as part of flood improvement works.

Condition 70

Water network infrastructure capacity and upgrades

No development shall be occupied until confirmation has been submitted to and approved the Local Planning Authority in consultation with Thames Water confirming that either:

- A. all water network upgrades required to accommodate the additional demand to serve the development have been completed; or
- B. a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied.

Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development” and to ensure compliance with Policy SI 5 of the London Plan

(2021) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014). The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (e-mail: 55evcon.team@thameswater.co.uk) prior to the planning application approval.

Condition 71

Roof Plant design

Prior to commencement of works above ground of each relevant phase (or sub-phase) of the development as identified through condition 3 of this decision notice, full details relating to the design of the proposed roof plant will be appropriately obscured in views of the buildings as identified in the Design and Access Statement hereby approved shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall relate to the consideration of both local views and long views of the proposed development. The development shall be fully implemented in accordance with the approved details prior to the occupation of the relevant phase (or sub-phase) of the development and shall be retained thereafter for the lifetime of the development.

Reason: In order that the Local Planning Authority may be satisfied with the external appearance of the entrances to be 'tenure blind' and contribute to social inclusion, and to ensure compliance with Policy D6 of the London Plan (2021) and policies H5 and DH1 of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 72

External Lighting

- a. Prior to commencement of works above ground of each relevant phase of the development, as identified through condition 3 of this decision notice, details of an external lighting scheme in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light and BS5489 (BS 5489-1 Design of road lighting. Part 1: Lighting of roads and public amenity areas – Code of practice) must be submitted for the approval of the Local Planning Authority in consultation with TfL in relation to the safety of the public realm and Health Streets. The scheme must be designed by a suitably qualified person in accordance with the recommendations for environmental zone E3 in

the ILP document “Guidance Notes for the Reduction of Obtrusive Light GN01:2011”.

- b. Prior to occupation and opening of any publicly accessible space of the relevant phase of the development, as identified through condition 3 of this decision notice, the applicant shall appoint a suitably qualified member of the institute of lighting professionals (ILP) to validate that the lighting scheme as installed conforms to the recommendations for environmental zone E3 in the ILP document “Guidance Notes for the Reduction of Obtrusive Light GN01:2011” and BS5489 (BS 5489-1 Design of road lighting. Part 1: Lighting of roads and public amenity areas – Code of practice) and submit the evidence to the Council.

The lighting strategy shall be implemented in accordance with the approved details prior to the first occupation of the relevant phase and maintained for the lifetime of the development.

Reason: In order to achieve an appropriately lit and high-quality public realm that balances the requirements for safety and security with reducing light pollution in accordance with Policies T2, T4, T5, D8 and G6 of the London Plan (2021).

Condition 73

Full details of an Operations and Management Strategy (including, but not limited to, details of the specific use/uses proposed, management arrangements for the operation of the use/uses, management contact details) for any use falling within the 143m² residential ancillary space in Block B1 shall be submitted to, and approved in writing by, the Local Planning Authority, prior to the occupation of the relevant part of the development. The use shall be implemented in strict accordance with the approved details and shall be ancillary to the proposed development.

Reason: In order to maintain the character and amenities of the area and to ensure compliance with Policies E(a), DH1 and DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 74

Details of the 143m² residential ancillary space in Block B1 including the use, hours of operation, and any servicing arrangements shall be submitted to, and approved by, the Local Planning Authority prior to commencement of such uses and thereafter shall be complied with.

Reason: To safeguard the amenities of neighbouring occupiers, particularly residents, and the area more generally and to ensure compliance with Policy D14 of

the London Plan (2021) and Policies E(c) and IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 75

No above ground works shall take place until a detailed scheme of noise insulation measures for all divisions (walls and/or floors) separating 143m² residential ancillary space in Block BI /residential areas has been submitted to and been 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 is at least +10dB above the Approved Document E standard (Dwelling houses and flats) for airborne sound insulation and -10dB for impact sound insulation. The approved scheme shall be implemented prior to the commencement of the use and be permanently retained thereafter.

Reason: In the interest of the prospective residential occupiers of the accommodation and ensure compliance with Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 76

Prior to the installation of any extract ventilation systems as part of the 143m² residential ancillary space in Block BI, full details shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include proposed odour control measures, fan location and duct discharge positions. The development shall be implemented in accordance with details so approved.

Reason: In the interests of the amenities of neighbouring properties and the area generally and to ensure compliance with Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 77

a. Prior to commencement of works for uses within the 143m² residential ancillary space in Block BI, a noise and vibration assessment shall be undertaken to demonstrate there will be no adverse impacts on existing noise sensitive receptors. The assessment should address but not limited to:

- Ventilation
- Free weights/cardio machines
- Group exercises
- Airborne noise breakout
- Flanking transmission Impact/structure borne noise transmission

- Amplification systems

b. Details of the noise and vibration assessment and proposed sound insulation scheme to be implemented between the development and the adjoining premises shall be submitted to and approved by the Local Planning Authority. The sound insulation scheme shall be designed to ensure that noise from within the building does not cause a disturbance to surrounding occupiers. Sound insulation should be at least 10dB above the Building Regulations requirement.

c. Prior to occupation of the development a post completion assessment shall be submitted to the satisfaction of the local planning authority and shall demonstrate that the noise mitigation measures agreed have been installed. The noise attenuation shall be permanently maintained thereafter.

Reason: To ensure that the use is compatible to the site and ensure compliance with Policy D14 of the London Plan (2021), Policies DH(b) and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

2. Informative(s) for Application Reference 23/3976/F:

Thames Water

01. As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

02. There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

03. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

04. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

05. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

06. There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

07. If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/buildingwater](https://www.thameswater.co.uk/buildingwater).

08. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

GLAAS

0.9 The written scheme of investigation will need to be prepared and implemented by a suitable accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (development Management Procedure)(England) Order 2015

London City Airport

10. Crane advice: London City Airport requires notification of the future cranes that will/Maybe operated on site. Please forward the details such as maximum height, operating radius, name and phone number of site manager and they phone number, installation, and dismantling dates to safeguarding@londoncityairport.com when this information is available. The safeguarding team can then assess and add these cranes to the approved obstacles list.

11. To apply for future crane permits, please follow the link via CAA website: Crane notification | Civil Aviation Authority (caa.co.uk) Specific CAA guidance for crane lighting/marking is given in CAP 1096: Guidance to crane users on the crane notification process and obstacle lighting and marking.

Environment Agency

12. In addition to the conclusion reached by the Environment Agency in relation to the proposed development, the Environment Agency has offered advice to the applicant on the following matters -

1. Flood risk,
2. Ground water protection,
3. Land contamination,
4. Drainage and infiltration,
5. Discharge of treated sewage effluent,
6. Pilling,
7. Waste on-site / taken off-site, and
8. Waste assessment and classification

The full response has been shared with the applicant and can be made available upon request.

Cambert Way

13. Regardless of this approval, the applicant will be required to prepare and submit a Stage 2 Road Safety Audit for approval to the relevant authorities before Highway works commence.

Public Health

14. It is recommend that the applicant ensures that all businesses across the Kidbrooke development are provided with the following Informatives.

https://www.royalgreenwich.gov.uk/info/200193/planning_applications_and_permissons/2440/public_health_planning_informatives_and_contacts

15. The developer is encouraged to ensure the residents are aware of the Live Well and Greenwich Get Active services as they could benefit from local community programmes.

Live Well Greenwich | Healthy living activities around Greenwich, London

Greenwich Get Active