

Appendix I – Drawing Numbers (Ref: 24/0589/F)

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

889-EX-001, 889-PL-101, Company Brochure, Noise Assessment (22/01/2024), Planning Statement dated February 2024, Summary Report, Site Plan and Site Location Plan.

Appendix 2 – Conditions and Informatives

I. Conditions and Reasons for Application Reference 24/0589/F:

1. The development to which this permission relates must be begun not later than the expiration of three (3) years beginning with the date on which the permission is granted.

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

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

889-EX-001, 889-PL-101, Company Brochure, Noise Assessment (22/01/2024), Planning Statement dated February 2024, Summary Report, Site Plan and Site Location Plan.

Reason 2: In the interests of good planning and to ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

3. The site known as 111 Eltham High Street shall be used only as an adult gaming centre/ betting shop (Sui Generis Use), further planning permission would be required for any alternative use.

Reason 3: In order to safeguard the residential amenity of neighbouring occupiers and to comply with Policy DH(b) and E(a) of the Core Strategy (2014).

5. No fixed odds betting terminals shall be used on the premises for the lifetime of the use of the site hereby approved.

Reason 4: In order to protect the wellbeing of users of the site and to comply with Policy TC(b) of the Core Strategy (2014).

5. The recommendations included within the Operational Management Plan, within the Noise Assessment (22/01/2024) shall be implemented for the lifetime of the development.

Reason 5: In order to safeguard the residential amenity of neighbouring occupiers and to comply with Policy DH(b) and E(a) of the Core Strategy (2014).

6. Prior to the occupation of the use, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall be in line with the standards set out by 'Secured by Design', these measures shall be maintained for the lifetime of the development.

Reason 6: To ensure community safety and to protect the amenity of neighbouring occupiers and to comply with Policy DH(b) and E(a) of the Core Strategy (2014).

7. Prior to the first occupation of the use hereby consented, confirmation that the standards recommended by Secure by Design for that building has been achieved shall be submitted to and approved in writing by the Local Planning Authority. The approved SBD standards set out and approved shall be maintained in perpetuity thereafter.

Reason 7: To ensure community safety and to protect the amenity of neighbouring occupiers and to comply with Policy DH(b) and E(a) of the Core Strategy (2014).

2. Informative(s) for Application Reference 24/0589/F:

01. Positive and Proactive Statement: Positive and Proactive Statement: The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought. Initial discussions were held with the applicant to address initial concerns.

02. Advertisement consent would be required for the display of any adverts.

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

1. National Planning Policy Framework (NPPF – 2023)

Chapter 6 – Building a strong, competitive economy
Chapter 7 – Ensuring the vitality of town centres
Chapter 8 – Promoting healthy and safe communities
Chapter 9 – Promoting Sustainable Transport
Chapter 12 - Achieving well-designed places

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

Good Growth Policies

GG5 – Growing a good economy

Spatial Development Policies

Policy SD6 – Town Centres and High Streets
Policy SD7 – Town Centres: Development Principles and Development Plan Documents
Policy SD8 – Town Centre Network

Design Policies

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

Economy Policies

Policy E9 – Retail, markets and hot foot takeaways

Heritage and Culture Policies

Policy HC6 – Supporting the night time economy

Sustainable infrastructure

Policy SI 7 – Reducing waste and supporting the circular economy
Policy SI 8 – Waste capacity and net waste self-sufficiency

Transport policies

Policy T2 – Healthy streets
Policy T4 – Assessing and mitigating transport impacts
Policy T5 – Cycling
Policy T6 – Car Parking

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

Economic Activity and Employment Policies

Policy TCI – Town Centres

Policy TC3 – Eltham Town Centre

Policy TC(a) – Primary, Secondary and Local Shopping Frontages

Policy TC(b) – Non-retail Uses in Protected Shopping Frontages

Design and Heritage Policies

Policy DH1 - Design

Policy DH(b) - Protection of Amenity of Adjacent Occupiers

Environment Policies

Policy E(a) – Pollution

Infrastructure and Movement Policies

Policy IM(a) – Impact on the Road Network

Policy IM(b) – Walking and Cycling

Policy IM(c) – Parking Standards

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

- Royal Borough of Greenwich Standards for Houses in Multiple Occupation (April 2019)
- New Developments: Guidance Notes for the Storage and Collection of Waste and Recycling Materials for the Royal Borough of Greenwich (May 2018)