

Appendix I - Drawing numbers

The following drawings and associated documentation has been submitted by the applicant in support of application reference 23/1603/F:

TL-4183-23-1 Rev. C, TL-4183-23-2, TL-4183-23-3 Rev. A, Heritage Statement, Noise Statement, Flood Risk Assessment, Energy Statement, Planning Letter, Planning, Design & Access Statement, Local Floorspace Form and Archaeological Desk-Based Assessment.

Appendix 2 – Conditions and Informative(s)

Condition 1

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

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

Condition 2

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

TL-4183-23-1 Rev. C, TL-4183-23-2, TL-4183-23-3 Rev. A, Heritage Statement, Noise Statement, Flood Risk Assessment, Energy Statement, Planning Letter, Planning, Design & Access Statement, Local Floorspace Form and Archaeological Desk-Based Assessment.

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

- a) No development above ground level shall commence on site until a detailed schedule and specification, including physical samples of all external materials and finishes to be used on the building hereby approved have been submitted to and approved in writing by the local planning authority.
- b) The development shall be carried out in accordance with the approved details.

Reason: To ensure that the high design quality demonstrated in the plans and submission is delivered so that local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policies D3 and HCI of the London Plan (2021), Policies DH1, DH3, DH(h), DH(i) and DH(j) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and the Urban Design Guide SPD (2023)

Condition 4

a) Prior to any construction works commencing on site, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority for a management scheme to control and minimise emissions of air pollutants, noise and vibration attributable to the construction of the development, as well as the impact of the development on the adjacent highway (public and private).

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 method statement shall include details of the following:

- Haulage routes;
- Details of proposed construction access arrangements so as to confirm impacts on the TLRN and the surrounding transport network, particularly the bus stops directly outside the site;
- Likely noise levels to be generated from plant;
- Detail of any noise screening measures;
- Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded;
- Proposals for monitoring dust / particulates and procedures to be put in place where agreed dust / particulates levels are exceeded;
- A dust risk assessment shall be undertaken with dust suppression methods to be used including details of equipment during the different stages of the development;
- The access and parking of vehicles of site operatives and visitors;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- Wheel washing facilities and facilities for discharging the water;
- Bonfire policy;
- A scheme for recycling/disposing of waste resulting from demolition and construction works.

Reference shall be made to:

- The Council's Construction Site Noise Code of Practice and Emissions from Small Scale Developments
- The Mayor of London's 'The control of dust and emissions from construction and demolition' Best Practice Guidance
- BRE four part Pollution Control Guides 'Controlling particles and noise pollution from construction sites'.

- b) The construction process shall be carried out in accordance with the approved details.

Reason: To prevent nuisance and protect environmental health and local amenity and to comply with Policy D13, D14, T4 and T7 of the London Plan (2021) and Policies E(a) and E(c), IM4 and IM(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 5

Prior to the implementation of the development approved the following components of a scheme 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:

- i. A preliminary risk assessment which has:
 - (a) identified all previous users,
 - (b) potential contaminants associated with those uses;
 - (c) a conceptual model of the site indicating sources, pathways and receptors; and
 - (d) potentially unacceptable risks arising from contamination at the site
- ii. 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.
- iii. 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.
- iv. 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 contingency action.

Reason: So that the development does not result in land contamination, including the potential to pollute controlled waters and ensure compliance with Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

Condition 6

- a) No development above ground level shall commence on site until details of four swift bricks to be provided on the west elevation of the building have been submitted to an approved in writing by the local planning authority.
- b) The development shall be implemented in accordance with the approved details and maintained for the lifetime of the development.

Reason: To promote and improve local ecology in the area and ensure compliance with G6 of the London Plan (2021).

Condition 7

- a) A minimum of 8 secure and dry cycle parking spaces shall be provided within the development.
- b) The development shall not be occupied until the cycle parking spaces as shown on drawing No. TL-4183-23-I Rev. C have been provided.
- c) The cycle parking spaces as shown on Drawing No. TL-4183-23-I Rev. C shall be retained for the lifetime of the development.

Reason: To promote sustainable travel and to ensure compliance with Policies T2 and T5 of the London Plan (2021) and Policies IM4, IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 8

The residential units hereby approved shall be provided with boilers that have dry NOx emissions not exceeding 40 mg/kWh (0%).

Reason: To comply with the London Plan's SPG on Sustainable Design and Construction and Policy S11 of the London Plan (2021) in relation to air quality.

Condition 9

- a) Prior to the first occupation of any part of the development the refuse and recycling provision for both the residential and commercial units, as shown on drawing No. TL-4183-23-I Rev. C shall be provided.
- b) The refuse and recycling provision for both the residential and commercial units, as shown on drawing No. TL-4183-23-I Rev. C shall be retained for the lifetime of the development.

Reason 9: In order that sufficient refuse and recycling facilities are provided for the development and ensure compliance with Policy SI7 of the London Plan (2021), Policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 10

- a) Prior to works above ground level full details of the proposed solar PV panels shall be submitted to and approved by the Local Planning Authority
- b) Prior to the occupation of any part of the development, the details as approved by part (a) shall be fully implemented and thereafter maintained.

Reason: To contribute towards carbon dioxide emissions reduction and to comply with Policy SI3 of the London Plan (2021) and Policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 11

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the bedroom windows to bedroom 1 for each flat in the east elevation of the building (as shown on drawing No. TL-4183-21-1 Rev. C) hereby approved shall be fitted as obscure glazed/fixed shut, unless the parts which do open are more than 1.7m above the floor of the room in which the window is installed. The development shall be maintained as such in perpetuity.

Reason: To avoid the direct overlooking of adjoining properties and consequent loss of privacy thereto and to comply with Policy DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 12

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the landing and bathroom windows in the west elevation of the building (as shown on drawing No. TL-4183-21-1 Rev. C) hereby approved shall be fitted as obscure glazed/fixed shut. The development shall be maintained as such in perpetuity.

Reason: To avoid the direct overlooking of adjoining properties and consequent loss of privacy thereto and to comply with Policy DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 13

The 4 self-contained flats shall be provided as 2x 1 bedroom/2 person and 2x 2 bedroom/3 person Use Class C3 units.

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 14

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the ground floor office space hereby approved shall be used for Class E(c), E(e), E(g)(i) uses and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: To ensure the non-residential use would be compatible with the residential use hereby approved, thereby ensuring it would have an acceptable impact on neighbouring amenity, in compliance with Policies D13 and D14 of the London Plan (2021) and Policies E(a) and E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)

Condition 15

- a) Prior to the commencement of above ground works, details of sound insulation to mitigate sound transfer between all residential and non-residential units shall be submitted to and approved in writing by the Local Planning Authority.
- b) The development shall be carried out with the approved details and maintained in perpetuity.

Reason: To safeguard against unacceptable noise transfer between units and to ensure a satisfactory standard of accommodation is afforded to future occupiers, in compliance with Policies D13 and D14 of the London Plan (2021) and Policy H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 16

All the residential units in the development hereby permitted shall comply with Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

Reason: To accord with Policies D5 and D7 of the London Plan (2021) as amended and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

Condition 17

The new residential units hereby permitted shall be implemented in accordance with the requirements of Part G2 of the Building Regulations Approved Document (105 litres per person per day).

Reason: To comply with Policy SI 5 of the London Plan (2021) and Policy DH1 of the Royal Greenwich Core Strategy with Detailed Policies (2014).

Informative(s)

1. Positive and Proactive Statement: The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place which resulted in further information being submitted.
2. The development hereby approved shall be car-free – to be secured by the associated S106 agreement.
3. Greenwich High Road supports bus route 177. In the event that implementation of the development requires the temporary re-routeing of bus services or temporary or permanent closure or alteration of a bus stop or shelter or other such arrangements, these must be agreed with TfL before the work.

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

The National Policy Framework (2023)

The National Planning Policy Framework (NPPF) confirms that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Of relevance in this instance is:

- Chapter 5 Delivering a sufficient supply of homes
- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed and beautiful places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 16 Conserving and enhancing the historic environment

The London Plan (2021)

The following London Plan policies are of consideration:

Planning London's Future – Good Growth:

- Policy GG2: Making the best use of land
- Policy GG4: Delivering the homes Londoners need

Design:

- Policy D3: Optimising site capacity through the design-led approach
- Policy D4: Delivering good design
- Policy D5: Inclusive design
- Policy D6: Housing quality and standards
- Policy D7: Accessible housing
- Policy D13: Agent of change
- Policy D14: Noise

Housing:

- Policy H1: Increasing housing supply
- Policy H2: Small Site
- Policy H10: Housing size mix

Economy:

- Policy E1: Offices
- Policy E2: Providing suitable business space

Heritage and Culture:

Policy HC1: Heritage conservation and growth

Sustainable Infrastructure:

Policy SI 5: Water infrastructure

Policy SI 7: Reducing waste and supporting the circular economy

Policy SI 12: Flood risk management

Policy SI 13: Sustainable drainage

Transport:

Policy T1: Strategic approach to transport

Policy T2 Healthy Streets

Policy T5: Cycling

Policy T6: Car Parking

Policy T6.1: Residential parking

Policy T6.2: Office parking

**The Royal Greenwich Local Plan: Core Strategy with Detailed Policies
("Core Strategy" – 2014)**

The main Core Strategy policies relevant to this application are:

Housing Policies

Policy H2: Housing Mix

Policy H5: Housing Design

Economic Activity and Employment Policies

Policy EA1: Economic Development

Policy EA(a): Local Employment Sites

Design and Heritage Policies

Policy DH1: Design Environment

Policy DH3: Heritage Assets

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

Policy DH(h): Conservation Areas

Policy DH(i): Statutory Listed Buildings

Policy DH(j): Locally Listed Buildings

Policy DH(m): Archaeology

Environment and Climate Change Policies:

Policy E2: Flood Risk

Policy E3: Residual Flood Risk

Policy E(a): Pollution

Policy E(c): Air Pollution

Infrastructure and Movement Policies:

Policy IM4: Sustainable Travel

Policy IM(b): Walking and Cycling

Policy IM(c): Parking Standards

Supplementary Planning Guidance/Documents

Nationally Described Space Standards (2015)

Mayors Housing SPG (2016)

RBG Urban Design Guide SPD (2023)