

Appendix I - Drawing Numbers (Ref: 24/0832/F)

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

EGA001, EGA002, EGA003, PGA001 REV A, PGA002, PGA003, Site Location Plan and Design and Access Statement

Appendix 2 – Conditions and Informatives

I. Conditions and Reasons for Application Reference 24/0832/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:

EGA001, EGA002, EGA003, PGA001 REV A, PGA002, PGA003, Site Location Plan and Design and Access Statement

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. Prior to the occupation of the development, the refuse and recycling bins shown on drawing titled General Arrangement - PGA001 REV A shall be implemented and maintained for the lifetime of the development.

Reason 3: In order that the Council may be satisfied with the details of the proposal and to ensure compliance with Policy S18 of the London Plan (2021) and Policies H5 and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

4. Prior to the first occupation of the development, two secure and dry cycle parking spaces as shown on drawing titled General Arrangement - PGA001 REV A, shall be provided in accordance with these approved details and the cycle parking provision shall be maintained in perpetuity.

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

5. The large HMO (Sui Generis) hereby approved shall provide accommodation for a maximum capacity of 7 persons. Further planning permission would be required to increase this capacity.

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

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

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

2. Informative(s) for Application Reference 24/0832/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. The premises should be registered with Royal Borough of Greenwich Council as a House in Multiple Occupation (HMO).

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

I. National Planning Policy Framework (NPPF – 2023)

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

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

Good Growth Policies

G4 – Delivering the homes Londoner’s need

Design Policies

Policy D3 – Optimising site capacity through the design led approach

Policy D5 – Inclusive Design

Policy D6 – Housing Quality and Standards

Policy D14 – Noise

Housing Policies

Policy H8 - Loss of existing housing and estate redevelopment

Policy H9 - Ensuring the best use of stock

Sustainable Infrastructure Policies

Policy SI7 - Reducing waste and supporting the circular economy

Policy SI8 – Waste Capacity and Net Waste Self Sufficiency

Transport Policies

Policy T2 – Healthy Streets

Policy T4 – Assessing and Mitigating Transport Impacts

Policy T5 - Cycling

Policy T6 - Car Parking

Policy T6.1 – Residential Parking

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

Housing Policies

H1	New Housing
H2	Housing Mix
H5	Housing Design
H(a)	Protection of Existing Housing

Design and Heritage Policies

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

Environment and Climate Change Policies

E(a)	Pollution
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Infrastructure and Movement Policies

IM4	Sustainable Travel
IM(a)	Impact on the Road Network
IM(b)	Walking and Cycling
IM(c)	Parking Standards

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

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