

## **Appendix I – Drawing numbers**

The following drawings and documents have been submitted by the applicant to accompany application reference 23/2710/F:

113GR-A-01-001 REV 4, 113GR-A-01-002 REV 4, 113GR-A-02-101 REV 4, 113GR-A-02-102 REV 4, 113GR-A-03-101 REV 4, 113GR-A-03-102 REV 4, 113GR-A-03-103 REV 4, 113GR-A-03-104 REV 4, 113GR-A-05-101 REV 4, 113GR-A-05-102 REV 4, 113GR-A-06-101 REV 4, 113GR-A-06-102 REV 4, 113GR-A-06-103 REV 4, 113GR-A-06-104 REV 4, 113GR-A-01-001, 113GR-A-01-002, 113GR-A-02-001, 113GR-A-02-002, 113GR-A-03-001, 113GR-A-03-002, 113GR-A-03-003, 113GR-A-03-004, 113GR-A-05-001, 113GR-A-05-002, 113GR-A-06-001, 113GR-A-06-002, 113GR-A-06-003, 113GR-A-06-004, Site Location Plan, Planning Statement, Accessibility Statement and Local Floorspace Form.

## **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 1:** 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:

113GR-A-01-001 REV 4, 113GR-A-01-002 REV 4, 113GR-A-02-101 REV 4, 113GR-A-02-102 REV 4, 113GR-A-03-101 REV 4, 113GR-A-03-102 REV 4, 113GR-A-03-103 REV 4, 113GR-A-03-104 REV 4, 113GR-A-05-101 REV 4, 113GR-A-05-102 REV 4, 113GR-A-06-101 REV 4, 113GR-A-06-102 REV 4, 113GR-A-06-103 REV 4, 113GR-A-06-104 REV 4, 113GR-A-01-001, 113GR-A-01-002, 113GR-A-02-001, 113GR-A-02-002, 113GR-A-03-001, 113GR-A-03-002, 113GR-A-03-003, 113GR-A-03-004, 113GR-A-05-001, 113GR-A-05-002, 113GR-A-06-001, 113GR-A-06-002, 113GR-A-06-003, 113GR-A-06-004, Site Location Plan, Planning Statement, Accessibility Statement and Local Floorspace Form.

**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.

### **Condition 3**

a) Prior to the above ground works of the development hereby approved, full details of all external materials to be used in the development, including

materials for landscaping and boundary treatment (as well as the provision of boundary treatment elevations) shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include at minimum photo specification of all materials, including colour codes, where appropriate.

b) The development shall be implemented in accordance with the approved details.

**Reason 3:** To ensure that the design is delivered in accordance with the details submitted and assessed so that the development achieves the necessary high standard and detailing in accordance with Policies D3 of the London Plan (2021), Policies DH1, H5 and H(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and the Councils Urban Design Guidance SPD (2023).

#### **Condition 4**

a) Prior to the commencement of the development hereby approved, and notwithstanding those submissions hereby approved, a Construction Management Plan (CMP) 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 demolition/construction of the development. This shall 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. This document shall also set out how any potential impacts on the surrounding highways network would be mitigated. The scheme shall set out the secure measures, where can, and will, be put in place. This submission shall include, but is not limited to, the below:

- i. Proposals for monitoring dust / particulates, including prevention and control procedures to be put in place where agreed dust / particulates levels are exceeded;
- ii. A dust risk assessment shall be undertaken; to include dust suppression methods to be used including details of equipment during the different stages of the development;

- iii. 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;
- iv. Confirmation if a mobile crusher will be used on site and if so, a copy of the permit and intended dates of operation;
- v. Bonfire policy;
- vi. Wheel washing facilities, location and facilities for discharging the water;
- vii. Consideration on alternative egress arrangements for construction vehicles to avoid reversing manoeuvres;
- viii. Implementation of a delivery booking system to schedule all deliveries outside the network peak 2 hours of 08:00-10:00 and 16:00-18:00;
- ix. The use of operators that comply with Construction Logistics and Community Safety (CLOCS) standards and those that are members of the Fleet Operators Recognition Scheme (FORS).

Reference shall be made to: The Mayor of London's 'The control of dust and emissions from construction and demolition' Supplementary Planning Guidance <https://www.london.gov.uk/file/18750/download?token=zV3ZKTpP>; BRE Pollution Control Guide 'Controlling particles, vapour and noise pollution from construction sites' – Part I Pre-project planning and effective management.

The plan should also include a management scheme to control and minimise noise and vibration attributable to construction on the development site, and include:

- Haulage routes;
- Hours of work;

- Likely noise levels to be generated from plant and construction works
- Details of any noise screening measures;
- Proposals for monitoring noise and procedures for controlling excessive noise and vibration;
- Note: it is expected that vibration over 1mm/s measured as a peak particle velocity at residential properties would constitute unreasonable vibration.

Reference shall be made to: The Councils' Construction Site Noise Code of Practice

[http://www.royalgreenwich.gov.uk/downloads/file/470/noise\\_from\\_major\\_construction\\_sites\\_leaflet](http://www.royalgreenwich.gov.uk/downloads/file/470/noise_from_major_construction_sites_leaflet) and BRE Pollution Control Guide 'Controlling particles, vapour and noise pollution from construction sites'.

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

**Reason 4:** In order to safeguard the amenities, health and safety of neighbouring properties and occupiers and of the area generally, and to ensure compliance with Policies DI4, T4 and T7 of the London Plan (2021), as well as Policies E(a), IM4, IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 5**

- a) Prior to the commencement of the development hereby approved, a detailed schedule and specification of the cycle store, providing a minimum of two (2) secure and covered cycle parking spaces for the proposed development.

b) All cycle parking spaces shall be provided and made available in accordance with the approved details prior to the first occupation of the development and maintained as such thereafter for the lifetime of the development.

**Reason 5:** To ensure adequate and fit for purpose cycle parking is available on site and to promote sustainable transport by reducing the need for car travel and ensure compliance with Policy 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 (2014).

**Condition 6:**

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the use of the flat roof on the building(s) hereby approved shall be as set out in the application and no development or the formation of any door providing access to the roof shall be carried out, nor shall the roof area be used as a balcony, roof garden or similar amenity area.

**Reason 6:** In order to prevent any unacceptable overlooking and consequent loss of privacy for both the occupiers of the proposed development and neighbouring properties, in compliance with Policy DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**Condition 7**

Prior to the first occupation of the development hereby permitted, and in accordance with those submissions hereby approved, a bin store with a total of 3 x 240L waste bins (1 for general waste, 1 for mixed dry recycling waste and 1 for organic waste) shall be provided for use by future occupiers of the development in accordance with the approved details and maintained as such thereafter for the lifetime of the development.

**Reason 7:** To comply with the requirements of Policy SI 7 of the London Plan (2021), Policies H5 and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) regarding the accommodation of waste.

### **Condition 8**

- a) Prior to the first occupation of the development hereby approved, details of a scheme (as well as evidence that any relevant payment has been made to the local authority's Transport and Highways Department) to construct an additional dropped kerb to the front of the dwellinghouse at 113 Gregory Crescent (at the developer's expense) shall be submitted to, and approved in writing by, the Local Planning Authority to ensure that access to the highway from the proposed parking space is allowed.
  
- b) The agreement shall be implemented prior to the first occupation of the development hereby permitted and adhered to thereafter for the lifetime of the development.

**Reason 8:** To promote sustainable transport by improving street safety and comfort, in accordance with Policy T2 of the London Plan (2021), Policies IM4 and IM(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 9**

If during development, contamination not previously identified is found to be present at the site, then no further development shall be carried out (unless otherwise agreed in writing with the Local Planning Authority) until the developer has submitted a remediation strategy to the Local Planning Authority, detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

**Reason 9:** To ensure compliance with Chapter 15 of the National Planning Policy Framework (2023) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 10**

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 hereby approved shall be carried out without the prior written permission of the Local Planning Authority.

**Reason 10:** To allow the Local Planning Authority the opportunity of assessing the impact of any further development at this location, in view of the nature of the development hereby permitted and to comply with Policies DH1, DH(a) and DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) and the Council's Urban Design Guide SPD (2023).

### **Condition 11**

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

### **Condition 12**

The boiler(s) to be used for the new residential development hereby permitted shall have dry NO<sub>x</sub> emissions not exceeding 40 mg/kWh (0%).

**Reason 12:** To comply with the Mayor's Sustainable Design and Construction SPG (2014) and Policy SI 1 of the London Plan (2021) in relation to air quality.



### **Condition 13**

The development hereby approved shall be constructed in accordance with Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

**Reason 13:** 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).

### **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 and proactive discussions took place with the applicant both prior to the application being submitted through a pre-application discussion and during the assessment of the subject application. These discussions resulted in further information being submitted.

**2. *There are a number of risks created by built over gas mains and services; these are:***

- *Pipework loading – pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.*
- *Gas entry into buildings – pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.*
- *Occupier safety – lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.*

***Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:***

1. Check your proposals against the information held at <https://www.linerearchbeforeudig.co.uk/> to assess any risk associated with your development **and**
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone 0800 912 1722 / Email [plantlocation@sgn.co.uk](mailto:plantlocation@sgn.co.uk)

**In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.**

Further information on safe digging practices can be found here:

- Our Free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work <https://www.sgn.co.uk/damage?prevention>
- Further information can also be found here <https://www.sgn.co.uk/help-and-advice/diggingsafely>

3. You are advised that the application granted may be subject to the Community Infrastructure Levy ('the CIL'). There are two CIL charges in Royal Greenwich - the Mayoral CIL2, which was introduced 1 April 2019; and the local CIL, introduced 27<sup>th</sup> of July 2024. The Council's Planning Obligations Team will review your permission and will confirm if a CIL liability arises. If liable, you will receive a CIL Liability notice that details the amount that will be due on the commencement of development. Prior to

starting on site, you must submit an Assumption of Liability form and Commencement Notice to the Council. More information on CIL and the necessary forms are available at:

[http://www.royalgreenwich.gov.uk/info/1004/planning\\_policy/1182/community\\_infrastructure\\_levy\\_cil](http://www.royalgreenwich.gov.uk/info/1004/planning_policy/1182/community_infrastructure_levy_cil)

4. The applicant is advised that the implementation of the proposal will require approval by the Council of a Street naming & Numbering application. Details of how to do this and application forms are available on the Council's website.

## 5. **Construction Works**

Works of demolition and construction shall be carried out during normal working hours, i.e. 08:00 to 18:00 hours Monday to Friday, and 08:00 to 13:00 hours on Saturdays, with no noisy working audible at the site boundary being permitted on Sundays or Bank Holidays.

Reference shall be made to:

The Councils' Construction Site Noise Code of Practice

[http://www.royalgreenwich.gov.uk/downloads/417/pollution\\_control\\_-\\_construction\\_information\\_and\\_advice](http://www.royalgreenwich.gov.uk/downloads/417/pollution_control_-_construction_information_and_advice)

The Mayor of London's 'The control of dust and emissions from construction and demolition' Best Practice Guidance

[http://www.london.gov.uk/thelondonplan/guides/bpg/bpg\\_04.jsp](http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp)

BRE four part Pollution Control Guides 'Controlling particles and noise pollution from construction sites'.

## **Appendix 3 – National, regional and local planning policies and Supplementary Planning Guidance / other Documents**

### **National Planning Policy Framework (NPPF) (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 are:

Chapter 2: Achieving sustainable development

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 15: Conserving and enhancing the natural environment

### **The London Plan: The Spatial Development Strategy for Greater London “London Plan” (2021)**

**The policies relevant to this application are:**

Policy GG2 – Making the best use of land

Policy GG4 – Delivering the homes Londoners need

Policy GG6 – Increasing efficiency and resilience

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 D11 – Safety, security and resilience to emergency

Policy D14 – Noise

Policy H1 – Increasing housing supply

Policy H2 – Small sites

Policy H10 – Housing size mix

Policy SI 1 – Improving air quality

Policy SI 5 – Water infrastructure

Policy SI 7 – Reducing waste and supporting the circular economy

Policy T2 – Healthy Streets

Policy T4 – Assessing and mitigating transport impacts

Policy T5 – Cycling

Policy T6 – Car parking

Policy T6.1 – Residential parking

Policy T7 – Deliveries, servicing and construction

### **The Royal Greenwich Local Plan: Core Strategy with Detailed Policies “Core Strategy” (2014)**

The Core Strategy was adopted by the Council on 30 July 2014. The Core Strategy and the London Plan are the borough's statutory development plans. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Core Strategy as they relate to this application:

Policy H1 – New Housing

Policy H2 – Housing Mix

Policy H5 – Housing Design

Policy H(c) – Backland and Infill Development

Policy DH1 – Design

Policy DH3 – Heritage Assets

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

Policy E(a) – Pollution

Policy E(e) – Contaminated Land

Policy IM4 – Sustainable Travel

Policy IM(b) – Walking and Cycling

Policy IM(c) – Parking Standards

## **Supplementary Planning Guidance / other Document(s)**

The following planning and other guidance / document(s) are relevant to this application:

Greener Greenwich SPD (2014)

Royal Greenwich Urban Design Guide SPD (2023)

Mayor's Housing SPG (2016)

Mayor's The Control of Dust and Emissions During Construction and Demolition SPG (2014)

Technical Housing Standards – Nationally Described Space Standard (2015)

New Developments: Guidance Notes for the Storage and Collection of Waste and Recycling Materials for the Royal Borough of Greenwich (2018)