

Appendix I - Drawing Numbers

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

AHR-SK-001 REV 02, AHR-SK-002 REV 02, AHR-SK-003 REV 03, AHR-GA-0001, AHR-GA-0002, AHR-GA-1002-S3 (Rev. dated 29.7.204), AHR-GA-1003-S3 (Rev. dated 29.7.204), AHR-GA-1005-S3 (Rev. dated 29.7.204), AHR-GA-1007-S3 (Rev. dated 29.7.204), AHR-GA-1008-S3, AHR-GA-1101-S3, AHR-GA-1102-S3, AHR-GA-1103-S3 REV 01, AHR-GA-1104-S3 REV 03, AHR-GA-1105-S3 (Rev. dated 29.7.204), AHR-GA-1106-S3, AHR-GA-2001-S3 REV 02, AHR-GA-2002-S3 REV 02, AHR-GA-2003-S3 REV 02, AHR-GA-2004-S3 REV 02, AHR-GA-2105-S3 REV 03, AHR-SK-004 REV 01, Design and Access Statement (Rev. dated 6.9.2024), Planning Statement (Rev. dated September 2024), Preliminary Ecological Appraisal Transport Statement and Covering Letter.

Appendix 2 – Conditions and Informatives

I. Conditions and Reasons for Application Reference 24/1100/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: 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:

AHR-SK-001 REV 02, AHR-SK-002 REV 02, AHR-SK-003 REV 03, AHR-GA-0001, AHR-GA-0002, AHR-GA-1002-S3 (Rev. dated 29.7.204), AHR-GA-1003-S3 (Rev. dated 29.7.204), AHR-GA-1005-S3 (Rev. dated 29.7.204), AHR-GA-1007-S3 (Rev. dated 29.7.204), AHR-GA-1008-S3, AHR-GA-1101-S3, AHR-GA-1102-S3, AHR-GA-1103-S3 REV 01, AHR-GA-1104-S3 REV 03, AHR-GA-1105-S3 (Rev. dated 29.7.204), AHR-GA-1106-S3, AHR-GA-2001-S3 REV 02, AHR-GA-2002-S3 REV 02, AHR-GA-2003-S3 REV 02, AHR-GA-2004-S3 REV 02, AHR-GA-2105-S3 REV 03, AHR-SK-004 REV 01, Design and Access Statement (Rev. dated 6.9.2024), Planning Statement (Rev. dated September 2024), Preliminary Ecological Appraisal Transport Statement and Covering Letter.

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.

3. The materials used for the external surfaces of the development hereby approved shall be as indicated on the approved plans and in the design and access statement.

Reason: To ensure that the LPA are satisfied with the external finish of the development and to comply with chapter 12 of the NPPF (2023), Policy D3 of the London Plan (2021), Policy DH1 of the Core Strategy (2014) and the Royal Borough of Greenwich Urban Design Guide SPD (2023).

4. a) Prior to the commencement of the development, a Construction Method Statement for the relevant part of the development shall be submitted to, and approved in writing by, the Local Planning Authority. The Method Statement shall include full details of the following:

- Specification of equipment with likely noise and vibration levels to be generated during construction works;
- Details of any proposed noise screening measures;
- Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded;
- Identification of the roles and responsibilities with regard to managing and reporting on the construction phase noise and vibration measures
- Details relating to access routes and vehicle movements

b) The development shall be carried out in accordance the approved Construction Method Statement.

Reason: In order to safeguard the amenities, health and safety of neighbouring properties and occupiers and of the area generally, and to ensure compliance with Policy D14. T2 and T6 of the London Plan (2021), as well as Policies DH(b), E(a), IM4, IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

5. a) Notwithstanding the details shown on the approved plans, prior to the occupation of the development, full details the refuse and recycling storage facilities and collection method for the residential units hereby approved, including three refuse bins, shall be submitted to and approved in writing by the Local Planning Authority.

b) The refuse and recycling storage facilities shall in all respects be implemented in accordance with the approved details and the development shall not be occupied until the approved works have been completed.

c) The refuse and recycling spaces facilities shall be retained permanently for the lifetime of the development.

Reason: To ensure that adequate refuse/recycling facilities are proposed and to ensure that the appearance of any storage facilities would be acceptable in design terms. This is to ensure compliance with Policies D3, S17 and S18 of the

London Plan (2021), Policies H5, DH1 and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and the New Developments: Guidance Notes for the storage and collection of waste and recycling materials for the Royal Borough of Greenwich (May 2018).

6. a) Prior to the first occupation of the development and in accordance with the submissions hereby approved, full details of two (2) secure and dry cycle parking spaces per dwelling shall be provided to, and approved in writing by, the Local Planning Authority.

b) The cycle storage units shall be made available for use by the prospective occupants prior to the first occupation of the development hereby approved and shall be maintained for the lifetime of the development thereafter.

Reason: So as to be in accordance with Policies T2 and T5 of the London Plan (2021) and Policies DH1, H5, IM4 and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

7. All dwellings 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.

8. All dwellings hereby approved shall be constructed in order to achieve a reduction in potable water demand to a maximum of 105 litres per person per day based on the Government's national calculation method for water efficiency for the purpose of the Building Regulations.

Reason: To conserve water for the future occupiers and to comply with Policy SI5 of the London Plan (2021) and Policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

9. The boilers to be used for the new residential units shall have dry NO_x 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.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification) no enlargements, or other alterations to the premises dwellings may be carried without the prior approval of the Local Planning Authority.

Reason: In view of the restricted size of the site, uncontrolled enlargements or alterations could affect amenities of neighbouring properties and the area generally and to ensure compliance with Policy D3 of the London Plan (2021) and Policies DHI and DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and the Council's Urban Design Guide SPD (2023).

11.

a. No development shall commence on site until a 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
- Amenity areas
- Pedestrian linkages
- Play space provision
- Lighting
- Wayfinding
- Permeability of all hard surfaces
- Materials
- Additional trees

shall be submitted and approved in writing by the local planning authority.

b. All hard landscaping works which form part of the approved scheme under part (a) shall be completed prior to occupation of the development.

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: To ensure the Local Authority may be satisfied with the details submitted and to ensure the visual amenities of the area generally are protected and to comply with Policy D3 and G7 of the London Plan, Policy DHI and OS(f) of the Royal Greenwich Local Plan (2014) and the Royal Greenwich Urban Design Guide SPD (2023).

12.a) Prior to the occupation of the development here by approved, full details of the solar panels to be installed on the approved development shall be submitted and approved in writing by the Local Planning Authority. Details should include, but not limited to, section drawings, manufacture details and design details. The solar panels shall be installed in accordance with these approved details.

b) Prior to the occupation of the development here by approved, and post the installation of the solar panels, evidence of the installation of the solar panels shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To comply with the London Plan's SPG on Sustainable Design and Construction and Policy SII of the London Plan (2021).

13.a) Prior to commencement of the development hereby approved, an Arboricultural Method Statement and Tree Protection Plan shall be submitted to, and approved in writing by, the Local Planning Authority.

b) These documents should follow the recommendations set out in BS 5837:2012 (Trees in relation to design, demolition and construction – Recommendations). They should clearly indicate on a dimensioned plan superimposed on the building layout plan and in a written schedule the details of the location and form of protective barriers to form a construction exclusion zone, the relationships between any scaffolding and the existing tree canopies, the extent and type of ground protection

measures, and any additional measures needed to protect vulnerable sections of trees and their root protection areas where construction activity cannot be fully or permanently excluded.

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

Reason: To safeguard the health and safety of trees during building operations and the visual amenities of the area generally and to comply with Policy G7 of the London Plan (2021) and Policy OS (f) of the Core Strategy (2014)

14. No parking or access of any vehicle, other than emergency vehicles shall be allowed on the site.

Reason: In the interest of pedestrian and highway safety and to ensure compliance with Policy T4 of the London Plan (2021) and Policies DHI, IM4 and IM(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

15.

a. Prior to the installation of the bollard(s) at the front of the site, full details of the bollard(s), including:

- Design and location
- Who will be responsible for the management, use and maintenance.

shall be submitted to, and approved by, the Local Planning Authority.

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

Reason: To ensure that vehicles with the exception of emergency vehicles cannot access the site, in the interest of pedestrian and highway safety and to ensure compliance with Policy T4 of the London Plan (2021) and Policies DHI, IM4 and IM(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

16. The abandonment of the dropped kerb onto Avery Hill Road shall be completed prior to the occupation of the dwellings. Evidence demonstrating that the works have been completed shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any dwelling.

Reason: So that the redundant dropped kerb is removed and the pavement is made good, to ensure vehicles cannot access the site, and ensure compliance with Policy T4 of the London Plan (2021) and Policies DH1, IM4 and IM(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

17. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), all new windows to be installed in the north elevation of the semi-detached property (shown in approved drawing no. AHR-GA-2001-S3 Rev. 02) and south elevation of the detached property elevation (shown in approved drawing AHR-GA-2003-S3 Rev. 02) hereby approved shall be fitted as obscure glazed and fixed shut, and retained for the lifetime of the development.

Reason: To avoid the direct overlooking of adjoining properties and consequent loss of privacy thereto and to comply with policies D3 of the London Plan (2021), policy DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014) and the Council's Urban Design Guide SPD (2023).

Informative(s) for Application Reference 24/1100/F:

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. 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/file/469/noise_from_smallscale_building_works_leaflet

3. The applicant be 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

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

National Planning Policy Framework (2023) – The following chapters are of consideration:

- Chapter 5 – Delivering a Sufficient Supply of Homes
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 15 – Conserving and enhancing the natural environment

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

Good Growth Policies

- Policy GG2 – Making the best use of land
- Policy GG4 – Delivering the Homes Londoners Need

Design Policies

- 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 – Inclusive Design
- Policy D11 – Safety, security and resilience to emergency
- Policy D14 – Noise

Housing Policies

- Policy H1 – Increasing Housing Supply
- Policy H2 – Small Sites
- Policy H10 – Housing Size Mix

Sustainable Infrastructure Policies

- Policy S11 – Improving Air Quality
- Policy S12 – Minimising greenhouse gas emissions
- Policy S15 - Water Infrastructure
- Policy S17 - Reducing waste and supporting the circular economy
- Policy S18 – Waste Capacity and Net Waste Self Sufficiency
- Policy S112 – Flood risk management

Policy SI 13 – Sustainable drainage

Transport Policies

Policy T2 – Healthy Streets

Policy T5 - Cycling

Policy T6 - Car Parking

Policy T6.1 – Residential Parking

Green Infrastructure Policies

Policy G1 – Green Infrastructure

Policy G5 – Urban Greening

Policy G6 – Biodiversity and access to nature

Policy G7 – Trees and Woodlands

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(c) Backland and infill development

Design and Heritage Policies

DH1 Design

DH(b) Protection of Amenity for Adjacent Occupiers

Environment and Climate Change Policies

E1 Carbon Emissions

E2 Flood Risk

E(a) Pollution

E(f) Living roofs and walls

OS4 Biodiversity

OS(f) Ecological Factors

Infrastructure and Movement Policies

IM4 Sustainable Travel

IM(a) Impact on the Road Network

IM(b) Walking and Cycling

IM(c) Parking Standards

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

- New Developments: Guidance Notes for the Storage and Collection of Waste and Recycling Materials for the Royal Borough of Greenwich (May 2018)
- Mayors Housing SPG (March 2016).
- Technical Housing Standards – nationally described space standards (March 2015)
- Sustainable Design and Construction SPG (2014)
- Greener Greenwich SPD (2014).
- Royal Borough of Greenwich Urban Design Guide SPD (2023)