

**Milan Babic Architects**  
151B Bermondsey Street  
London  
SE1 3UW

29 December 2020

**Greenwich Council**  
**Neighbourhoods and Housing Directorate**

Dear Sir / Madam,

**Re:**

**Application for approval of details reserved by condition  
Planning application ref. 19/2600/F**

**Conditions 1, 2, 6, 9, 10, 11, 12, 13, 16, 17, 18.**

**Site:**

**LAND REAR OF WHITE SWAN, 22 THE VILLAGE, CHARLTON,  
LONDON, SE7 8UD**

We have been appointed to submit the application for approval of details reserved by condition in relation to Planning Application reference **19/2600/F**

Please find our response, a description of documents, samples and/or details submitted for the discharge of conditions below:

**Condition 1. Statutory Time Limit – Planning Permission**

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.

**We agree to this condition on behalf of the applicant.**

**Condition 2. Development in accordance with Approved Plans**

The development shall be carried out strictly in accordance with the application plans,

drawings and documents hereby approved and as detailed below:

PA-875-MB-100-101 (Proposed Roof Plan); PA-875-MB-100-GFP (Ground Floor Plan);  
PA-875-MB-100-301 (Proposed Section A-A); PA-875-MB-100-302 (Proposed Section B-B);  
PA-875-MB-00-01 rev B (Site OS); PA-875-MB-00-02 rev B (Site OS); PA-875-MB-200-201 rev A  
(Proposed Front (south) Elevation); PA-875-MB-200-202 rev A (Proposed West Elevation);  
PA-875-MB-200-203-1 rev A (Proposed North Elevation); PA-875-MB-200-203-2 rev A (Proposed  
Rear (north) Elevation with boundary); PA-875-MB-200-204-1 rev A (Proposed East Elevation);  
PA-875-MB-200-204-2 rev A (Proposed East Elevation with boundary); PA-875-MB-100-102  
(Proposed Site Access Plan); PA-875-MB-100-103 rev 1 (Proposed Site Access Plan - Existing Beer  
Garden); PA-875-MB-100-104 rev 1 (Proposed Site Access Plan - Proposed Beer Garden);  
PA-875-MB-100-105 (Proposed Context GF Plan); Design and access statement dated June 2019;  
Heritage Statement dated August 2019; Noise Impact Assessment Report ref:14063.NIA.01 Rev C;  
Secured by Design Statement dated June 2019; Secured by Design Homes 2019 Application Form and  
Checklist version 1 dated February 2019; Site Photographs dated June 2019; Tree Survey Report  
dated March 2016; Viability Report dated February 2020.

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.

**We agree to this condition on behalf of the applicant.**

#### **Condition 6 Entrance Gates Details**

Prior to the above ground works, full details including scaled elevations and plans, for the entrance gates providing access to the site from Torrence Close, shall be submitted to and approved in writing by the local planning authority. The development shall be fully implemented in accordance with the approved details and retained thereafter in perpetuity.

Reason: In order that the Council may be satisfied with the external appearance of the building and ensure compliance with Policies 7.4, 7.6 and 7.8 of the London Plan (2016) and Policies DH1, DH3 and DH(h) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted 30th July 2014).

**We agree to this condition on behalf of the applicant. Please refer to submitted drawing DC-875-MB-20-100, showing details of entrance gate.**

#### **Condition 9 Water Efficiency Calculator**

Prior to the first occupation of the development hereby approved, a completed Water Efficiency Calculator for New Dwellings must be submitted to the Local Planning Authority and approved in writing to show that internal potable water consumption for each of the dwellings will be limited to 105 litres per person per day (l/p/d) based on the Government's national calculation method for water efficiency for the purpose of the Building Regulations. The Water Efficiency Calculator shall be accompanied by details of the location and type of all appliances or fittings that use water, the capacity or flow rate of any equipment and any rainwater or greywater collection systems incorporated as part of the development. The approved details shall be implemented prior to the first occupation of any part of the development hereby approved and thereafter permanently maintained as such.

Reason: To conserve water for the future occupiers and to comply with Policies 5.1, 5.2, 5.3, 5.7 and 5.15 of the London Plan (2016).

**We agree to this condition on behalf of the applicant. Please refer to submitted Water Efficiency Calculations**

**Condition 10 Accesible and Adaptable dwelling**

The new dwelling hereby approved, shall comply with Building Regulation requirement M4(2) 'accessible and adaptable dwellings', and compliance shall be maintained for the lifetime of the development.

Reason: To accord with Policy 3.8 of the London Plan (2016) as amended and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

**We agree to this condition on behalf of the applicant.**

**Condition 11 NOx emissions Boilers**

The boilers to be used in the development hereby approved shall have dry NOx emissions not exceeding 40 mg/kWh (0%) and shall be installed prior to the first occupation of the development and shall be retained for the lifetime of the development.

Reason: To comply with the London Plan's SPG on Sustainable Design and Construction and Policy 7.14 of the London Plan (2016) in relation to air quality.

**We agree to this condition on behalf of the applicant.**

**Condition 12 Roof**

The flat roof of the building hereby approved, shall only be used for maintenance purposes and in an emergency and shall not be used as external amenity space.

Reason: In the interests of the amenity of neighbouring occupiers and to preserve the design quality of the scheme, and to comply with Policies DH1 and DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**We agree to this condition on behalf of the applicant.**

**Condition 13 Cycle Parking**

A minimum of 2 secure and dry cycle parking spaces shall be provided within the development hereby approved as indicated on drawing Ref: PA-875-MB-100-105. All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

Reason: To promote sustainable travel and to ensure compliance with Policy 6.9 of the London Plan (2016) and Policies IM4, IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

**We agree to this condition on behalf of the applicant.**

**Condition 16 Enlargements and alterations**

No enlargement or other alteration falling within Classes A, AA, B, C, D and E of Part 1, Schedule 2 of Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with

or without modifications) to the new dwelling house hereby permitted shall be carried out without the prior written permission of the Local Planning Authority.

### **Reason**

To prevent uncontrolled alterations and enlargements pursuant to Classes A to E of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modifications) from: harming the character and appearance of the host property and streetscene; from harming the amenities of neighbouring properties; and to ensure compliance with Policies 3.5, 7.4, and 7.6 of the London Plan (2016) and Policies H5, H(c) and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted 30th July 2014).

**We agree to this condition on behalf of the applicant.**

### **Condition 17 Tree protection measures**

During construction works of the development hereby approved the proposed tree protection measures for retained trees in and around the site as set out in the approved Tree Survey Report dated March 2016 shall be carried out in accordance with British Standards 5837:2012 (Trees in relation to design, demolition and construction – Recommendations).

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 7.21 of the London Plan (2016) and Policy OS4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

**We agree to this condition on behalf of the applicant.**

### **Condition 18 Noise mitigation**

The development shall be fully implemented in accordance with the noise and vibration mitigation recommendations of the approved Noise Impact Assessment Report ref:14063.NIA.01 Rev C prior to the first occupation of the development and shall be maintained thereafter for the lifetime of the development.

Reason: To preserve the amenity of future occupiers of the development, and to comply with Policy 7.15 of the London Plan (2016) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**We agree to this condition on behalf of the applicant.**

I will be extremely grateful if you could confirm the receipt of this letter and all the enclosed documents and advise further.

Yours faithfully,  
Israel Nagore  
For and on behalf of Milan Babic Architects Ltd