

Tel: 020 8921 5222



Kasia Ryczek
Russell Associates Architect
Unit 4, Hopyard Studios
13 Lovibond Lane
Greenwich
SE10 9FY

22/I383/HD

**Directorate of Regeneration,
Enterprise & Skills**
The Woolwich Centre, 5th Floor
35 Wellington Street
London, SE18 6HQ

01 July 2022

DECISION NOTICE - PLANNING PERMISSION GRANTED

Dear Kasia Ryczek,

Town & Country Planning Act 1990 (As Amended)

Town & Country Planning (Development Management Procedure)(England) Order 2015

Site: 72 EARLSHALL ROAD, ELTHAM, LONDON, SE9 1PR
Applicant: Richardson
Proposal: Demolition of existing rear projection and construction of a single storey rear extension with a flat roof, 3 panel sliding door and 3 roof lights with other associated alterations.
Drawings 1415/01, 1448-02B, 1448-03, 1448-10, 1448-10A, 1448-11, 1448-11A, P01-P06, Cover Letter, Planning Statement and PTAL Report.

The Royal Borough of Greenwich as Local Planning Authority grants planning permission for the development described above and referred to in your application dated 21 April 2022.

There are 3 further conditions which are set out within this decision notice.

Yours faithfully

Assistant Director

SCHEDULE OF CONDITIONS, REASONS and INFORMATIVES

Application Reference: 22/1383/HD

At: 72 EARLSHALL ROAD, ELTHAM, LONDON, SE9 1PR

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:

1415/01, 1448-02B, 1448-03, 1448-10,, 1448-11C, P01-P06, Cover Letter, Planning Statement and PTAL Report.

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

The materials to be used for the external surfaces of the extension hereby permitted shall match those used on the existing dwelling. All new works and works of making good to the retained fabric shall be finished to match the adjacent work unless otherwise stated on the approved drawings and retained for the lifetime of the development.

Reason 3

To ensure that the high design quality demonstrated in the plans and submission is delivered so that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy D3 of the London Plan (March 2021), Policies DH1 and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and the Council's 'Residential Extensions, Basements and Conversions Guidance SPD (Dec 2018).

Informatives

I. 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. However, as the proposal was clearly in accordance with the Development Plan, permission could be granted without any further discussion.

Notes

The Council in assessing the merits of this application have taken into consideration the provisions of the National Planning Policy Framework. You are reminded that you may also require approval under the Building Regulations. Advice and application forms can be obtained from Building Control at this address, by telephone on 020 8921 5413 or by emailing building.control@royalgreenwich.gov.uk