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18/1457/F

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

06 July 2018

DECISION NOTICE - PLANNING PERMISSION GRANTED

Dear Mr Karamanoglu,

**Town & Country Planning Act 1990 (As Amended)
Town & Country Planning (Development Management Procedure)(England) Order 2015**

Site: Land rear of Former Crown PH, 11 Court Yard, Eltham, SE9
Applicant: Mr Yavuz
Proposal: Construction of a single storey building comprising of an Office (Class BI(a)) with associated cycle storage.
Drawings 1808_01-001, 1808_02-01, 1808_02-02, 1808_02-03 Rev A, 1808_02-04, Parking & Transportation Survey & Design and Access Statement

The Royal Borough of Greenwich as Local Planning Authority grants planning permission for the development described above and referred to in your application dated 01 May 2018.

This permission, unless otherwise stated, is subject to Section 91 of the Town and Country Planning Act (as amended), which requires that the development hereby permitted shall commence within three years of the date of this permission.

There are 8 further conditions which are set out within this decision notice.

Having regards to the provisions of the London Plan and the *Royal Greenwich Local Plan: Core Strategy with Detailed Policies*: EAI, EA(a), EA(c), TCI, TC3, DHI, DH(b), E(a), IM1, IM(a), IM(b), IM(c), OS(f), and other material considerations, it is considered that subject to compliance with the condition(s) set out in this notice, the proposed development would be in accordance with the Royal Borough's Development Plan and would not materially harm the character of the area, the amenity of neighbouring occupiers or highway conditions in the area.

Yours faithfully

Assistant Director

SCHEDULE OF CONDITIONS, REASONS and INFORMATIVES

Application Reference: 18/1457/F

At: Land rear of Former Crown PH, 11 Court Yard, Eltham, SE9

Condition 1

The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

**1808_01-001, 1808_02-01, 1808_02-02, 1808_02-03 Rev A, 1808_02-04,
Parking & Transportation Survey & Design and Access Statement.**

Reason 1

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 2

- a. A minimum of **5** secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved.
- b. No development shall commence on site until the full details of the cycle parking facilities have been submitted to and approved in writing by the local planning authority.
- c. All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

Reason 2

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

Condition 3

- d. Prior to the commencement of the development, full details of the refuse storage, recycling facilities and refuse collection arrangements shall be submitted to, and approved in writing by, the Local Planning Authority. Such details shall include but are not limited to:
 - Separate storage areas for bulk storage and bin storage;
 - The route by which the containers are to be manoeuvred to the collection point;
 - The width of all gates through which the refuse bins will pass through;
 - Bin store arrangements for front gardens of houses and ground floor units.
 - Provision of bin storage for each non-residential unit; including location of any communal collection points for each of the units; details of any enclosures to be provided for all of the external communal collection points; details of management arrangements for movement of refuse to any collection points;
- e. The storage and recycling facilities shall in all respects be constructed in accordance with the approved details, before the relevant part of the development is first occupied 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 5.16 of the London Plan (2016) and Policies H5 and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 4

No development shall take place until arrangements have been made to secure the development as 'car-free' in accordance with a detailed scheme or agreement which has been approved in writing by the local planning authority. The approved scheme or agreement must ensure that:

- all future occupiers of the approved development cannot apply for, obtain, or hold an on-street parking permit to park a vehicle on the public highway within the administrative district of the Local Planning Authority (other than a disabled person's badge issued pursuant to section 21 of the Chronically Sick and Disabled Persons Act 1970 or similar legislation);
- all occupiers of the approved development are required to surrender any such permit wrongly issued or held; and
- such scheme or agreement shall be implemented prior to the occupation of the development hereby permitted and shall be retained and operated for so long as the use hereby permitted continues.

Reason 4

To promoted sustainable transport by reducing the need for car travel and to ensure compliance with Policy 6.13 of the London Plan and Policy IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 5

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the premises shall be used for B1(a) and for no other purpose (including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason 5

The application has been assessed only in terms of this restricted use and any other uses may have an adverse effect on the character and amenity of the area and amenity for future occupiers contrary to Policies H2, H5, H(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted 30th July 2014).

Condition 6

- a. The development shall be constructed with a GRO Green Roof Code 2014 compliant Green roof laid out in accordance with the approved plans and maintained thereafter.
- b. Details of the green roof shall be submitted to and approved in writing by the local planning authority prior to commencement of above ground works, and should include: type of green roof; substrate and vegetation .
- c. Evidence that the roof has been installed in accordance with (a) shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development hereby approved.
- d. The green roof shall be retained for the lifetime of the development in accordance the approved details.

Reason 6

To provide insulation and to contribute towards enhancing biodiversity, reducing flood risk and improving the aesthetic value of the development as well as resident's well-being. To comply with London Plan policies 5.11 (Green Roofs and Development Site Environs) and 7.19 (Biodiversity and Access to Nature) and Core Strategy policies OS4 (Biodiversity), DHI (Design) and E(f) Living Roofs and Walls.

Condition 7

- a. No development shall commence on site until a detailed schedule and specification of all **external materials and finishes** to be used on the building(s) have been submitted to and approved in writing by the local planning authority.
- b. The development shall be carried out in accordance with the approved details.

Reason 7

To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy 7.4 of the London Plan (2016), Policy DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 8

- a. A scheme of soft landscaping (including details of any trees or hedges to be retained and proposed plant numbers, species, location and size of trees and tree pits) and details of the management and maintenance of the landscaping for a period of five years shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.
- b. All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the completion of the development, in accordance with the approved scheme under part (a). Any trees or plants which within a period of five 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 8

In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policies DHI and OS(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted 30th July 2014).

Informatives

1. 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 prior to the application being submitted through a pre-application discussion. As the proposal was in accordance with these discussions and was in accordance with the Development Plan, no contact was made with the applicant prior to determination.
2. The applicant is advised that the installation of any external plant equipment will require planning permission.

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