

Tel: 020 8921 5222



Ms Gallego Lopez
77 Malham Road
Fores Hill
London
SE23 1AH

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

20/0027/F

23 November 2020

DECISION NOTICE - PLANNING PERMISSION GRANTED

Dear Ms Gallego Lopez,

Town & Country Planning Act 1990 (As Amended)
Town & Country Planning (Development Management Procedure)(England) Order 2015
Planning (Listed Buildings and Conservation Areas) Act 1990 (As Amended)
Planning (Listed Buildings and Conservation Areas) Regulations 1990 (As Amended)

Site: 132-136 POWIS STREET, WOOLWICH, LONDON, SE18 6NL
Applicant: Mr Thomas
Proposal: Change of use from retail (A1) to a Public House (A4) at ground floor and basement and 4 self-contained flats (C3) on the 1st-3rd floors together with construction of a second floor rear extension, replacement of the shopfront, installation of an extractor flue on the roof, installation of windows to the rear and side elevations, addition of an external staircase at the site, addition of an inset roof balcony, installation of 1 new rooflight, addition of two new entrances to basement at the side, and provision of associated waste and cycle storage and external amenity space. [RE-CONSULTATION: AMENDED DESCRIPTION AND DRAWINGS - PROPOSAL MERGED WITH APPLICATION 16/3672/F]
Drawings PW 200 GA B rev 1; PW 200 GA 01 rev1; PW 200 GA 02 rev2; PW 200 GA 03 rev2; PW 200 GA R rev 2; PW 200 SC A rev 1; PW 200 SC B rev 1; PW 200 EL N rev 2; PW 200 GA 00 rev 3; PW 200 EL E; PW 200 EL S; PW 100 GA; PW 100 G00; PW 100 GAB; PW 100 GA R; PW 200 EL W rev 1; 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 06 January 2020.

There are 16 further conditions which are set out within this decision notice.

Yours faithfully



Assistant Director

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

SCHEDULE OF CONDITIONS, REASONS and INFORMATIVES

Application Reference: 20/0027/F

At: 132-136 POWIS STREET, WOOLWICH, LONDON, SE18 6NL

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:

PW 200 GA B rev 1; PW 200 GA 01 rev1; PW 200 GA 02 rev2; PW 200 GA 03 rev2; PW 200 GA R rev 2; PW 200 SC A rev 1; PW 200 SC B rev 1; PW 200 EL N rev 2; PW 200 GA 00 rev 3; PW 200 EL E; PW 200 EL S; PW 100 GA; PW 100 G00; PW 100 GAB; PW 100 GA R; PW 200 EL W rev 1; Design and Access Statement.

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

Prior to the commencement of the development hereby approved, full details including physical samples of all facing materials and finishes to be used on the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority and the scheme shall thereafter be implemented in accordance with the approved drawings and maintained for the lifetime of the development.

Reason 3

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 H5, DH1, DH3, DH(h) and DH(j) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted 30th July 2014).

Condition 4

The public house hereby approved shall not be occupied until a detailed Delivery and Servicing Plan (DSP) for the public house on the site hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The DSP shall demonstrate how deliveries will be carried out to ensure impacts of the safe operation of the highway are minimised and shall include details of:

- The timing and frequency of deliveries;
- The location of loading and unloading;

- The size of delivery vehicles

The DSP shall be fully implemented in accordance with the approved details prior to the first occupation of the development and maintained thereafter for the lifetime of the development.

Reason 4

To ensure that the resulting servicing arrangements are satisfactory in terms of their impact on the free-flow of traffic and highways safety implications in accordance with Policy 6.3 of the London Plan (2016) and Policies DH1 and IM(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 5

Prior to the first occupation of the development hereby approved, full details of the proposed balustrades to be used in the development 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 prior to the first occupation of the development and shall be retained in such a fashion in perpetuity.

Reason 5

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 H5, DH1, DH3, DH(h) and DH(j) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted 30th July 2014).

Condition 6

All residential cycle parking facilities shall be provided as illustrated on approved drawing PW 200 GA 00 rev1 and made available for use prior to the occupation of the development hereby approved and maintained thereafter for the lifetime of the development.

Reason 6

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 7

All residential and commercial refuse and recycling facilities shall be provided as illustrated on approved drawing PW 200 GA 00 rev1 and made available for use prior to the occupation of the development hereby approved and maintained thereafter for the lifetime of the development.

Reason 7

In order that the Council may be satisfied with the details of the proposal and ensure compliance with Policy 5.16 and 5.17 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 8

The boilers used in the development hereby approved shall have dry NOx emissions not exceeding 40 mg/kWh (0%).

Reason 8

To protect future occupiers and neighbouring occupiers from poor air quality local air quality, comply with Policy 7.14 of the London Plan (2016) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 9

The internal potable water consumption for each of the approved dwellings shall 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.

Reason 9

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).

Condition 10

The hours of use for the Public House shall from 10 am to 11pm Sunday to Thursday and 10am to 12 midnight Friday and Saturday.

Reason 10

To protect of the amenities of future occupiers of the upper floors of the Building and occupiers of neighbouring buildings and to ensure compliance with Policy 7.15 of the London Plan 2016 and Policies DH(b) and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

Condition 11

Prior to the commencement of the development hereby permitted an acoustic survey detailing the noise impacts from fixed plant & equipment associated with the development shall be submitted to and approved in writing by the local planning authority. The acoustic survey shall include the following:

- Survey of existing background/ambient sound level;
- Manufacturers noise specification (Sound power/Sound pressure level, octave band spectral levels) of proposed plant and equipment such as air handling units, boilers, lifts, mechanical ventilation [delete/add as necessary];
- The proposed operational hours of the plant;
- Proposed mitigation measures to ensure the existing background sound level will not increase when measured at one metre from the façade of the nearest noise sensitive premises. In order to achieve this, the plant shall be designed/selected, or the noise from the plant should be attenuated, so that it is 10dB below the existing background level (LA90 15min). The measurements and assessment shall be made in accordance to the latest British Standard 4142, and shall be submitted to and approved by the Local Planning Authority.

The approved noise mitigation measures shall be implemented prior to occupation of the development and shall be permanently thereafter for the lifetime of the development.

Reason 11

To preserve the amenity of neighbouring occupiers and to comply with Policy 7.15 of the London Plan (2016) and Policy E(a) of the Royal Greenwich Core Strategy (2014).

Condition 12

Prior to the commencement of the development hereby permitted a detailed scheme of noise insulation measures for all divisions (walls and/or floors) separating commercial/residential areas shall be submitted to and approved in writing by the Local Planning Authority. The scheme of noise insulation measures shall be prepared by a suitably qualified consultant/engineer and shall demonstrate that the proposed sound insulation will achieve a level of protection which is at least +10dB above the Approved Document E standard (Dwelling houses and flats) for airborne sound insulation and -10dB for impact sound insulation. The approved scheme shall be implemented prior to the commencement of the use and be permanently retained thereafter.

Reason 12

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 Core Strategy (2014).

Condition 13

Prior to the commencement of the development hereby approved, a noise impact assessment detailing the expected noise generated from amplified music/speech; noise from traffic and/or car parking; and deliveries outside daytime hours, and the impact on the amenity of neighbouring residents shall be submitted to and approved in writing by the local planning authority. The noise impact assessment shall be supported by a noise assessment prepared by a suitably qualified expert and shall detail mitigation measures as necessary to prevent unacceptable noise nuisance for neighbouring properties. The development shall be fully implemented in accordance with the recommendations of the noise impact assessment prior to the occupation of the approved A4 unit.

Reason 13

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 Core Strategy (2014).

Condition 14

The flat roof of the external staircase hereby approved as well as the flat roof of the application building, shall only be used for maintenance purposes and in an emergency and shall not be used as external amenity space, roof garden or any form of external customer floor space .

Reason 14

In the interests of the amenity of neighbouring occupiers and to preserve the design

quality of the scheme, and to comply with Policy DH1 and DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 15

Prior to the first occupation of the development hereby approved, full details of staff cycle parking including details of the number of full and part time staff as well the location and design of the cycle parking, shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be implemented in accordance with the approved details and made available for use prior to the first occupation of the development.

Reason 15

To ensure that sufficient cycle storage is provided on site so that the development complies with Policy 6.9 of the London Plan (2016) and Policies DH1 and IM(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 16

The rear windows serving the first floor studio flat and unit 3 within the development hereby approved shall be fitted and obscured glazed prior to the first occupation of the development and shall be retained thereafter as obscured glazed in perpetuity.

Reason 16

To preserve the amenity of the neighbouring properties and future occupiers of the development, and to comply with Policy 7.6 of the London Plan (2016) and Policy DH(b) of the Royal Greenwich Local Plan: Core Strategy with detailed policies (2014).

Informatives

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) Street Naming & Numbering

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 web site.

3) Community Infrastructure Levy

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 6 April 2015. 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

4) 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