

Development Management Delegated Report



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

Case Ref No:	20/0027/F
Application Type:	Full Planning Permission
Location:	132-136 POWIS STREET, WOOLWICH, LONDON, SE18 6NL
Ward:	WOOLWICH RIVERSIDE
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]

Recommendation	Approve		
Expiry Date	25/03/2020	EOT	23/11/2020

Case Officer	Joe Higgins	Date:	23 November 2020
Report Agreed By		Date:	
Authorising Officer's Signature		Date:	

Listed Building:	L	Flood Zone	Main Sewer
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Conservation Area:	Woolwich Conservation Area		
CIL Liable	<u>Yes</u>	LDD	

Site Notice	28/05/2020		
Press Notice	20/05/2020		
Objections	3	Support	0
		Comments	4

Site Description

The application relates to a two adjoining but self-contained buildings, No.132-134 and No. 136. Both buildings have been vacant for several years. The ground floor of the buildings were last in use as two A1 retail units with ancillary storage in the basement and form part of the secondary shopping frontage along Powis Street.

The upper floors (1st and 2nd floors) of No. 132-134 are self-contained from the ground floor but appear to have been in ancillary use to the ground floor. Planning permission was granted for a residential (C3) conversion of No. 132-134 on the upper floors in February 2013 under application ref: 12/2434/F, but this was never implemented.

The upper floors (1st, 2nd and 3rd floors) of No. 136 are not self-contained from the ground floor and appear to have been in ancillary use to the ground floor A1 use.

Both buildings are individually Locally Listed, No.132-134 is described in the Greenwich Local Heritage List (2020) as:

Age and History Built 1901 for Edwin James Robson, a draper, with H. H. Church as architect. Building later taken over by the RACS used as a chemist/optician and linked through to the store at Nos 138-152.

Design Three-storey frontage across three bays in Dutch-Flemish style with pitched roof and central gable

Materials Red brick with stone dressings and ornamentation, timber sash windows

Features Elaborately decorated first and second floor cornices, parapet and gable in Dutch-Flemish style with large scallop shell motif. Central first floor window bay projects as an oriel. Timber sash windows survive to both upper storeys

Degree of Alteration Modern commercial unit to ground floor **Significance** Historical interest due to association with eminent local architect H. H. Church, responsible for redesign and rebuilding of Woolwich's commercial and civic districts in idiosyncratic style in the 1890s. Also, for association with the RACS. High townscape value; eclectic design and enrichment adds strong visual interest to the street. Complimentary to fine ornamental façade of RACS HQ building opposite.

Qualifying criteria: Historical Interest, Architectural Interest: ii) evocative/substantially intact example, Environmental Significance: i) characterful, locally valued feature iii) group value with Grade II Listed RACS Headquarters Building

Number 136 is described as:

Age and History Built 1930-31 for RACS funeral furnishers, established in 1923.

Design Slender, four-storey single-bay modernist style infill building with vertical

emphasis Materials Cement rendering, bay window with wooden panelling and steel casements

Features Canted bay with original multi-pane steel casements rises through all three upper storeys. Bay window has recessed wooden panelling in a geometric design with fluted banding with sun disc motifs and a central wreath motif in copper, that on the third floor bearing the RACS society's wreathed motto, 'Each for All, and All for Each'.

Degree of Alteration Modern commercial unit to ground floor Significance Historical interest due to association with the RACS. High townscape value;

The site also adjoins 138-152 RACS New Building 'Wick Tower' which is also locally listed.

On the opposite side of Powis Street is a Grade II Listed Building (Royal Arsenal Cooperative Society Headquarters Building, 125-153 Powis Street)

The site lies within the Woolwich Conservation area. The surrounding area is characterised primarily by 3-storey terraces buildings with commercial uses at ground floor and residential uses on the upper floors.

Proposed Development:

The proposal is for the 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 one new rooflight, addition of two new entrances to basement at the side, and provision of associated waste and cycle storage and external amenity space.

The proposal was amended to include the conversion of the upper floors to provide 4 self-contained flats; these works were previously included with application 16/3672/F which was subsequently withdrawn. All interested parties were re-consulted.

The current application follows the grant of planning permission under application reference 16/3228/F in 2017 for an identical proposal. This permission was never implemented and has now expired. In terms of the ground and lower ground floors, the two proposals are identical but with minor differences in refuse and cycle storage arrangements and it should be noted that since the 2017 permission the area has been designated as the Woolwich Conservation Area.

The current proposal has been revised by the applicant within the current application, the amendments are as follows:

- Removal of rear roof terraces at first and third floor levels;
- Alterations to the fenestration;
- Relocation of refuse and cycle storage;
- Minor revisions to the internal layout of the flats.

Relevant Planning History:

<i>App Number:</i>	16/3672/F	<i>Decision:</i>	Pending	<i>Decision Date:</i>	
<i>Address:</i>	132-136 POWIS STREET, WOOLWICH, SE18				
<i>Description:</i>	Change of use of the first, second and third floors from ancillary retail floor space (A1) to 4 self-contained flats (C3) including the enlargement of an existing 2nd floor rear extension and addition of a new external metal staircase and obscured windows at the eastern elevation, as well as associated refuse and cycle storage on the ground floor.				

<i>App Number:</i>	16/3228/F	<i>Decision:</i>	Granted	<i>Decision Date:</i>	30/01/2017
<i>Address:</i>	132-136 POWIS STREET, WOOLWICH, SE18				
<i>Description:</i>	Partial change of use of basement from Ancillary Storage (A1) to Public House (A4) including the installation of an external staircase and new windows.				

<i>App Number:</i>	14/2221/F	<i>Decision:</i>	Refused	<i>Decision Date:</i>	22/10/2014
<i>Address:</i>	132-136 POWIS STREET, WOOLWICH, SE18				
<i>Description:</i>	Erection of part one, part two storey extension to create 4 x 2-bed self-contained flats including changes to the existing front, rear and side elevation, adaption of bin store and reconfiguration of existing stairwell box.				

<i>App Number:</i>	14/0327/V	<i>Decision:</i>	Refused	<i>Decision Date:</i>	02/04/2014
<i>Address:</i>	132-136 POWIS STREET, WOOLWICH, SE18				
<i>Description:</i>	Variation of Condition 1 of planning permission dated 15/01/2014 (Ref: 13/0548/F) to change operating hour to 10 am to 11pm Sunday to Thursday and 10am to 12 midnight Friday and Saturday to 10.00 -00.30 Monday-Sunday				

<i>App Number:</i>	13/3040/F	<i>Decision:</i>	Refused	<i>Decision Date:</i>	15/01/2014
<i>Address:</i>	132-136 POWIS STREET, WOOLWICH, SE18				
<i>Description:</i>	Construction of part one part two storey extension to create 4x2 bed flats including changes to the existing rear elevation, adaption of bin store and reconfiguration of existing stairwell box.				

<i>App Number:</i>	13/0548/F	<i>Decision:</i>	Granted	<i>Decision Date:</i>	15/01/2014
<i>Address:</i>	132-136 POWIS STREET, WOOLWICH, SE18				
<i>Description:</i>	Change of use of ground floor and basement level from (A1) use/retail to (A4) use/public house with the installation of a new shop frontage and bin store to the side elevation.				

Neighbour and Ward Councillor Notification

One hundred and six (106) Neighbouring properties and Ward Councillors were notified on the 5th February 2020 and then re-notified on 11th May 2020 due to the proposal being amended to combine the residential conversion works included in application ref: 16/3672/F.

In addition, a site notice was displayed outside the application site on the 19th February 2020 and then another notice displayed as part of the re-notification described above on 28th May 2020.

Two (2) objections were received from a Ward Councillor and a local resident in response to the consultation on current application ref: 20/0027/F.

However, as stated above, the works included in application ref: 16/3672/F were combined into the current application. Four (4) letters of objection were received from local residents in response to the consultation on application 16/3672/F. All neighbouring properties were re-consulted following the combination of the two applications. However, it is considered appropriate to count the objections received on both applications within the determination of the current application. The points of objection are summarised below:

- Loss of amenity due to overlooking.
- Loss of amenity due to loss of outlook and daylight
- Proposed A4 use would cause noise and disturbance
- Construction work would cause noise and disturbance.
- Rear external staircase would compromise security
- Object to proposed A4 use.
- Proposal would lead to increased anti-social behaviour and crime.
- The proposed commercial use should be a coffee shop.
- Proposal would adversely affect car parking.
- Proposal would adversely affect property values of surrounding properties.

The points above are addressed within subsequent sections of the report below. It should be noted that the impact of the current development on the property values of surrounding properties is not a valid planning consideration for the current application.

Internal Consultation Responses	
Highways and Transport	No objections.
Environmental Health	<p>No objections, recommended conditions relating to noise from external plant and breakout from the proposed A4 use as well as commercial-residential sound insulation.</p> <p><i>Officer comments: These are addressed within the section below.</i></p>
Woolwich Town Centre Manager	No response received.
Conservation Officer	<p>Received comments raising objections to the design of the proposed shopfront, external roof terrace screening on the rear elevation and the ground floor rear windows.</p> <p><i>Officer comments: These comments are addressed within the consideration section below.</i></p>
Licensing	<p>RBG Licensing currently have no comment in respect of the ongoing planning application, aside from stating that if the premises subsequently seeks to conduct licensable activity pursuant to the Licensing Act 2003 – which is going to be the case if it proposes to operate as a public house – then the appropriate application must be made following the grant of correct Planning Use. Section 1.6 of our Licensing Policy. The premises are also located within a Cumulative Impact Zone (Section 10 of the Policy refers), which any such application would need to address. FYI, the premises at 132-136 Powis Street (Google Map below) was granted a premises licence in August 2014 to operate as a pub called The Volunteer. In reality, however, the licence was never used because the site was never developed, and it has since lapsed – which means, in terms of the licensing application referred to above, the applicant would have to apply for another licence from new.</p> <p><i>Officer comments: These comments are addressed within the consideration section below.</i></p>
Occupational Therapists	No response received.
Waste Services	<p>No objections subject to commercial waste storage being separate to any residential waste storage for the site.</p> <p><i>Officer comments: These comments are addressed within the</i></p>

consideration section below.

External Consultation Responses

Speak Out Woolwich	No response received.
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Policies and Guidance:

National Planning Policy Framework (2019)

Chapter 5	Delivering a sufficient supply of homes
Chapter 6	Building a strong, competitive economy
Chapter 7	Ensuring the vitality of town centres
Chapter 8	Promoting healthy and safe communities
Chapter 9	Promoting sustainable transport
Chapter 12	Achieving well-designed places
Chapter 16	Conserving and enhancing the historic environment

Nationally Described Space Standard (2015)

Planning (Listed Buildings and Conservation Areas) Act 1990

The London Plan (2016):

Policy 3.3	Increasing Housing Supply
Policy 3.4	Optimising Housing potential
Policy 3.5	Quality and Design of Housing Developments
Policy 3.8	Housing Choice
Policy 4.1	Developing London's economy
Policy 4.7	Retail and town centre development
Policy 5.3	Sustainable design and construction
Policy 5.15	Water Use and Supplies
Policy 5.16	Waste self-sufficiency
Policy 5.17	Waste Capacity
Policy 6.3	Assessing Effects of Development on Transport Capacity
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.13	Parking
Policy 7.2	An inclusive environment
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.8	Heritage assets and archaeology
Policy 7.15	Reducing and Managing Noise
Policy 8.3	Community Infrastructure Levy

The Royal Borough of Greenwich Adopted Core Strategy (with Detailed Policies) July 2014:

Policy H1	New Housing
Policy H2	Housing Mix

Policy H5	Housing Design
Policy TC1	Town Centres
Policy TC2	Woolwich Town Centre
Policy TC(a)	Secondary Shopping Frontages
Policy EA1	Economic Development
Policy EA(b)	Pubs
Policy DH(e)	Shopfronts and Signs
Policy DH1	Design
Policy DH3	Heritage Assets
Policy DH(b)	Protection of Amenity of Adjacent Occupiers
Policy DH(h)	Conservation Areas
Policy DH(i)	Statutory Listed Buildings
Policy DH(j)	Locally Listed Buildings
Policy E(a)	Pollution
Policy IM4	Sustainable Travel
Policy IM(b)	Walking and Cycling
Policy IM(c)	Parking Standards

Supplementary Planning Guidance/Documents:

London Housing SPG (2016)
Woolwich Town Centre Masterplan SPD (2012)
RBG CIL Charging Schedule (2015)
New Developments Guidance Notes for the storage and collection of waste and recycling materials for the Royal Borough of Greenwich (2018)
Woolwich Town Centre Heritage Study (December 2018)
Woolwich Conservation Area Designation Assessment (May 2019)

Planning Considerations:

The main planning considerations relevant to this case are:

- Principle of development;
- Design and Impact on Heritage Assets;
- Impact on neighbouring amenity;
- Quality of residential accommodation;
- Highways;
- Refuse and Recycling; and
- CIL

Principle of Development

Planning permission was granted in January 2017 for the conversion of the ground floor and basement from A1 to A4, however this permission was never implemented and has now expired (Ref: 16/3228/F).

Provision of an A4 use of the site

The Royal Borough supports the expansion of existing businesses and increased employment opportunities. Policy EA1 supports the concentration of retail, leisure, cultural and office development within the town centres. In particular, the Royal Borough seeks to improve the quality and positioning of Woolwich Town Centre. Policy TC2 states that Woolwich Town Centre will re-assert itself as a major centre in South East London, by improving the quality and quantity of the trade that is on offer within the centre. The Borough will be supportive of development that contributes to the eventual reclassification of Woolwich as a Metropolitan Centre, including uses that contribute towards the evening vitality of the Centre.

Loss of existing A1 use of the site

Policy 4.8 of the London Plan seeks to support a successful, competitive and diverse retail sector which promotes sustainable access to the goods and services and this is supported by Policies TC1, TC(a) and TC(b) of the Core Strategy.

Policies TC1, TC(a) and TC(b) resist the loss of existing A1 floor space within designated shopping frontages unless there is no viable prospect of an A1 use continuing. No marketing evidence has been provided however the retail units have been vacant for a significant period of time and are in a severely deteriorated condition therefore a continued retail use of the site would appear to be unviable. Furthermore, the loss of an A1 use of the site was considered to be acceptable in a 2016 application which noted that the benefits of the proposal, described above in line with policies EA1 and TC2, weighed significantly in favour of the change of use. The proposal would also restore a long dead section of secondary shopping frontage to active use which would enhance the vitality of the frontage. In light of this, the principle of change of use of the A1 unit is considered to be acceptable.

Provision of residential accommodation

The Royal Borough of Greenwich makes a major contribution to London's Housing provision, having the third largest target for new housing of all London Boroughs. It is vital that the Royal Borough's unique housing needs are met, while still contributing to the overall London housing numbers. The borough's current target for the plan period is for a minimum of 26,850 net additional dwellings over the 10-year period 2015 - 2025 (an average of 2,685 per year, as set out in the London Plan 2016). The current application would positively contribute to this if found acceptable and permission approved.

Policy 3.3 of the London Plan (2016) highlights the pressing need for more homes in London and states that Boroughs should seek to achieve and exceed relevant minimum borough annual average housing targets. This is supported by Policy 3.4 which adds that development should optimise housing output for different types of location.

Policy H2 of the Core Strategy states that a mix of housing types and sizes will be required in all developments including conversions and should contain a proportion of 3, 4 and 4+ bedroom units. The current proposal would provide 1 x 1-bedroom studio and 3 x 2-bedroom flats which is considered to be an acceptable housing mix.

The principle of additional residential accommodation on the site is considered to be acceptable.

In summary the principle of development is considered to be acceptable, an assessment of the development against all other relevant planning considerations follows in the remainder of this report.

Design and Impact on Heritage Assets

The site is located within the Woolwich Conservation area and Nos, 132-134 and 136 are Locally Listed (listing description in the site description section above). The site also adjoins the locally listed No. 138-152 RACS New Building 'Wick Tower' and to the south, on the opposite side of Powis Street is a Grade II Listed Building (Royal Arsenal Cooperative Society Headquarters Building, 125-153 Powis Street)

Paragraph 193 of the NPPF (2019) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Paragraph 194 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Listed Buildings and Conservation Areas Act 1990 states that local authorities must pay special attention to the desirability of preserving or enhancing the character or appearance of that area. This is supported by Policy 7.8 of the London Plan and Policies DH3 and DH(h) of the Core Strategy. In general, Policy DH1 of the adopted Core Strategy requires proposals to have a high quality of design and to be limited to a scale and design appropriate to the building and locality and this is echoed by Policies 7.4 and 7.6 of the London Plan.

Policy DH(i) of the Core Strategy states that proposals for development which would

detract from the setting and proportions of a Listed Building or group will be resisted. Policy DH(j) of the Core Strategy states that in considering proposals affecting buildings on the Local List of Buildings of Architectural or Historic Interest, substantial weight will be given to protecting and conserving the particular characteristics that account for their designation. Consequently, proposals for the demolition or unsympathetic alteration of locally listed buildings will be strongly discouraged.

The proposed external alterations to the locally listed building include enlargement of an existing 1st 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.

Policy DH(e) requires replacement shopfronts to respect established proportions in the immediate area and replacement of traditional shopfronts should respect the features and proportions of the original shopfront, using traditional materials as far as possible. Modern materials may be acceptable where the appearance of a traditional shopfront can be created.

The existing shopfront is not of traditional design and the proposed replacement shopfront featuring marble and glass would be broadly similar in design and proportions to the existing shopfront. It is noted that a similar design shopfront was approved on the site under application reference 16/3228/F in January 2017 however this permission was never implemented and has now expired. The area has also since been designated as the Woolwich Conservation Area and this is now a material planning consideration for the current application.

The Council's Conservation Officer raised objections to the design of the proposed shopfront as it would not be appropriate for the locally listed host building and conservation area and a more 'traditional approach' should be considered. The Conservation Officer went on to state that the shopfront could be designed to reflect the bay windows on the upper floors. Whilst it is acceptable to consider one whole shopfront for both these properties, it should still be proportional to the upper floor (and this can be designed carefully). Signage will also be crucial for these two buildings.

The existing shopfront is not the original shopfront and is an unsympathetic addition which is now lawful though the passage of time as historic publicly available images from 2012 clearly show the existing shopfront. The proposed shopfront is broadly similar in design to the existing shopfront however with the addition of a new entrance door to No.136 Powis Street and slight alterations to the glazing pattern

and a revised materials pallet.

The Conservation Officer also raised objection to the design of the rear terraces and the ground floor rear fenestration. Details of rear balustrades has been recommended as a condition. The proposed ground floor rear fenestration includes tall glazing which does not respect the fenestration pattern of the rest of the rear elevation of the building. However, this is considered acceptable in this instance because the ground floor rear elevation is not an original elevation and due to the depth of the existing ground floor extension would be well set back from the rest of the rear elevation above and would also not be visible from any public vantage points.

The Conservation Officer's comments on the proposed shopfront and rear fenestration are noted and it is considered to amount to less than substantial harm the character and appearance of the locally listed host building and Woolwich Conservation Area.

Paragraphs 196 and 197 of the NPPF (2019) requires less than substantial harm to conservation areas and locally listed buildings to be weighed against the public benefits of the proposal and this is assessed below.

The host building has been vacant and in a severely detreated condition since at least 2008 having a detrimental impacts on the character of the streetscene and also on the vitality of the secondary shopping frontage along Powis Street. The proposed development would renovate the property and bring it back into a viable use securing the future of the heritage asset and its contribution to the conservation area and shopping frontage. The site lies towards the end of Powis Street which was once a vibrant shopping frontage but since fell into decline with numerous vacant units including the applications site. This part of the high street has recently seen a resurgence with numerous conversions and renovations of formerly vacant shops opposite the site, many of which feature more contemporary shopfronts. As such the vacant and deteriorated condition of the application property is thrown into starker relief and the restoration of the site back into viable use should be pursued as a priority and is a significant benefit of the scheme which outweighs the less than substantial harm described above.

It is noted that the arrangement of the shopfront is necessary to realise the benefits described above because the ground floor of the site would be re-purposed from a retail use to a public house therefore a more traditionally designed shopfront would not be appropriate without compromising functionality of the entrance to the commercial unit. The shopfront also serves as the residential entrance and space must be provided at the front of the site for residential waste storage.

It is noted that the drawings for the proposed shopfront lack detail and no details of the appearance of the proposed materials pallets have been provided, therefore detailed drawings and materials samples have been recommended as a condition.

The proposed rear extension would be subordinate to the host property in scale. The extension would feature a flat roof which would not match the rooflope of the existing locally listed host building, it is acceptable in this instance because it is well set down from the eaves of the main roof and would not be visually prominent. Flat roofed rear extensions are a feature on properties to the rear of the site fronting Hare Street; therefore, this element of the proposal would not be out of character in the streetscene.

The proposed alterations at the side and rear of the property, including the enlarged 1st floor rear extension, would not be prominent in the streetscene and would preserve the character and appearance of the host property, conservation area and streetscene.

The alterations to the host building would preserve the setting of locally listed No. 138-152 RACS New Building 'Wick Tower' which adjoins the site as well as the Grade II Listed Building (Royal Arsenal Cooperative Society Headquarters Building, 125-153 Powis Street) which is directly opposite the site.

In summary, the proposal is considered to have an acceptable impact on the character and appearance of the locally listed host building and surrounding Woolwich Conservation Area and statutorily and locally listed buildings, in accordance with the NPPF 2019, Policies 7.4, 7.6 and 7.8 of the London Plan (2016) and Policies DH1, DH3, DH(h), DH(i) and DH(j) of the Core Strategy.

Impact on neighbouring amenity

Core Strategy Policy DH(b) states that developments will only be permitted where it can be demonstrated that the proposal does not cause an unacceptable loss of amenity to adjacent occupiers by reducing the amount of daylight, sunlight, or privacy they enjoy, or result in an un-neighbourly sense of enclosure or loss of outlook. This policy is supported by London Plan Policy 7.6.

The increase in the bulk and scale of the building would be limited and would only be to the 1st floor rear extension. The height of the extension would be increased by 3.7m on the eastern side and 1m on the western side forming a flat roof. The extension would be set in 4.4m from the nearest residential property within Wick Tower to the west and would not cause unacceptable loss of outlook or daylight/sunlight, or increased sense of enclosure for the neighbouring occupiers.

External amenity areas are proposed within terraces at 1st and 2nd floor levels and at roof level in an inset terrace in the rear roofslope. Overlooking of neighbouring properties from these terraces would not occur due to the restricted viewing angles. The rear windows close to the boundary with Wick Tower would be obscured glazed and therefore would not overlook the adjoining property.

A condition has been recommended to restrict the use of the proposed external staircase and flat roof above the proposed A4 unit for emergency and maintenance use only to avoid loss of privacy for neighbouring occupiers. The proposed rear glazing would have an outlook towards service and loading areas for the surrounding commercial properties.

Noise and air pollution

Policy 7.15 of the London Plan states that development proposals should seek to reduce noise by minimising the existing and potential adverse impacts of noise on, from, within, or in the vicinity of development proposals. Policy E(a) of the Core Strategy states that planning permission will not normally be granted where a proposed development or change of use would generally have a significant adverse effect on the amenities of adjacent occupiers or uses, and especially where proposals would be likely to result in the unacceptable emission of noise, light, vibrations, odours, fumes, dust, water and soil pollutants or grit.

Noise sensitive receptors for this development include residential properties in neighbouring buildings as well as the future occupants of the 4 proposed dwellings above the proposed A4 unit.

Given the town centre location, active operations of commercial businesses are an expected character of the area, having regard to noise and light. To ensure that noise breakout from the proposed A4 use do not harm the amenity of neighbouring occupiers, details of a noise impact assessment has been recommended as a condition. Details of sound insulation separating the commercial A4 use from the residential proposed dwellings above supported by a noise assessment has also been recommended as a condition.

The conversion of the upper floors to residential use would not give rise to noise nuisance for neighbouring residential properties in terms of additional comings and goings.

A kitchen extractor flue is proposed at the rear of the site extending to first floor level and would be sufficiently set away from neighbouring residential windows not to cause loss of amenity due to unpleasant smells and odours. Noise from fixed plant and the extractor flue has also been secured by condition to preserve the amenity of neighbouring occupiers.

The proposed mixed-use redevelopment of the site would not result in material harm to the residential amenity of adjoining properties, in accordance with Policy 7.15 of the London Plan and Policies DH(b) and E(a) of the Core Strategy.

Quality of residential accommodation

An assessment of the proposed dwellings against the required space standards is considered below in line with Table 3.3 'Minimum space standards for new dwellings of the London Plan, and the Nationally Described Space Standards.

Unit	Flat Type	Nationally Described and London Plan Space Standard's (m²)	Proposed GIA (m²)
Studio	1 storey 1-bed 1 person	37	38.23
1	1 storey 2-bed 3 person	61	64.37
2	1 storey 2-bed 3 person	61	65.39
3	2 storey 2-bed 3 person	70	70.54

As can be seen from the table above, all of the proposed units meet the minimum gross internal area (GIA) requirements of the London Plan Policy 3.5. The proposed double bedrooms would achieve the minimum internal space standard of 7.5sqm for a single and 11.5sqm for a double.

No built-in storage space of 1sqm or 2sqm for studio and 2 bedroom units respectively has been shown for any of the flats, however this is compensated for in the GIAs of the studio and units 1 and 2. Unit 3 would be able to accommodate built in storage under an internal stairway.

The Nationally Described Space Standards require new dwellings to provide a minimum floor to ceiling height of 2.3m for at least 75% of the GIA, of which all flats would achieve.

Outlook, light and privacy

Standard 29 of the London Plan Housing SPG (2016) states that developments should minimise the number of single aspect dwellings. Standard 32 of the SPG

states that all homes should provide for direct sunlight to enter at least one habitable room for part of the day. Standard 28 of the SPG states that design proposals should demonstrate how habitable rooms within each dwelling are provided with an adequate level of privacy in relation to neighbouring property, the street and other public spaces.

Royal Greenwich Local Plan; Core Strategy Policy H5 states that the quality of new housing should meet the standards of Mayor of London's Housing SPG. Policy H5 also confirms the Council's presumption against single-aspect north facing units and a presumption in favour of dual aspect units where possible.

The dwellings would be at least dual aspect and all habitable rooms would be served by at least one window and it is considered that future occupiers would be afforded acceptable daylight/sunlight and outlook. None of the windows serving habitable rooms would be unacceptably overlooked; rear windows serving the studio and unit 3 would be overlooked from properties in Wick Tower, these windows are shown on the submitted plans as obscured glazed.

Private external space

The London Housing SPG (2016) standard 26 requires a minimum of 5sqm of private outdoor space for 1-2 person dwellings, and an extra 1sqm should be provided for each additional occupant. Standard 27 of the SPG requires balconies to be at least 1.5m deep.

Flats 1 and 2 would be provided with policy compliant private rear roof terraces. Flat 3 would have no external amenity area but the shortfall would be compensated for in the GIA of this flat.

The studio flat at first floor level would have no external amenity area and this would not be compensated for in the GIA. However, this is considered acceptable in this instance because of the single occupancy of the unit as well as the unique relationship between the rear of this unit and the neighbouring property which means suitable external amenity space could not be provided. The accommodation provided by this flat would be otherwise satisfactory and in this instance the failure to provide adequate external amenity space is not sufficient grounds for refusal on its own. It is also noted that the previous redevelopment at the adjoining property Wick Tower should not prejudice development on the adjoining site.

In summary, the proposed development would provide future occupiers with an acceptable standard of accommodation, in accordance with Policy 3.5 of the London Plan, the Mayor's Housing SPG (2016) and Policy H5 of the Core Strategy.

Highways

Parking

London Plan Policy 6.13 requires the maximum standards in Table 6.2 to be applied. Core Strategy Policy IM(c) states that developments must provide the minimum level

of car parking provision necessary as set out in the London Plan.

No on-site car parking is proposed, however as the site has a PTAL of 6a (excellent) this is considered to be acceptable as most staff and patrons would be expected to travel to the site via public transport or on foot/cycle.

London Plan Policy 6.9 states that developments should provide secure, integrated and accessible cycle parking facilities in line with the minimum standards set out in Table 6.3. This table states that residential developments should provide 1 space per 1-bedroom unit and 2 spaces per all other units. Table 6.3 requires 1 long stay cycle space per 175sqm and 1 short stay cycle space per 40sqm of A4 floor space.

The proposed A4 unit would measure approximately 500sqm and would need to provide 3 long stay and 13 short stay cycle spaces. Cycle parking for 10 cycles would be provided in an enclosure at the side of the site which would meet the needs of the residential units and the long stay needs of the A4 unit. No short stay cycle parking for the A4 unit is shown, however there are many public cycle stands available on Powis Street which would meet the needs of the A4 unit.

Refuse and Recycling

Core Strategy Policy H5 identifies that development needs to minimise the production of waste, to promote the reuse and recycling of waste materials and to ensure that waste disposal is environmentally responsible. As such residential schemes should incorporate measures for community recycling that minimises waste disposal and should provide refuse bins and recycling boxes. This is supported by London Plan Policy 5.16 and 5.17.

Residential refuse and recycling storage would be provided at the front of the site at the entrance to the residential development which is considered to be acceptable provision. Commercial refuse and recycling would be provided at the side of the site adjacent to the service entrance to the public house which is considered to be acceptable.

Subject to the recommended conditions, the proposed parking and refuse and recycling arrangements for the development would be acceptable and in accordance with London Plan Policies 5.16, 5.17, 6.9 and 6.13 and RBG Core Strategy Policies H5, IM4 and IM(c).

CIL

Mayor's Community Infrastructure Levy 2 (CIL2):

The development is liable for the Mayor's Community Infrastructure Levy 2

Royal Borough of Greenwich CIL:

The development is liable for the Greenwich Community Infrastructure Levy

Recommendation:

That planning permission is **GRANTED** subject to the conditions on the Decision Notice.