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

**17/2314/MA**

20 October 2017

## **DECISION NOTICE - PERMISSION GRANTED**

Dear Sir/Madam,

**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:** LAND REAR OF 314-316 BEXLEY ROAD, ELTHAM, LONDON, SE9  
**Applicant:** Mr Mark Vallis  
**Proposal:** An application submitted under Section 73 of the Town & Country Planning Act 1990 for a minor material amendment in connection with the planning permission 15/2512/F, dated 7 October 2015 for the construction of two 3-bedroom semi-detached dwellings with access onto Parish Gate Drive and associated landscaping, to allow Condition 5 to be amended to read as follows:  
"The dwellings within the development hereby permitted must achieve the following energy performance and water efficiency standards: (i) The houses must achieve a minimum of a thirty five percent (35%) reduction in building carbon dioxide emissions beyond Part L of the Building Regulations 2013. (ii) The building regulations optional requirement for water efficiency of 110 litres per day has been complied with. (iii) No part of the development hereby permitted shall be occupied until evidence of the energy performance and water efficiency standard referred to in part (i) and (ii) of this condition having been achieved has been submitted to and approved in writing by the Local Planning Authority".  
**Drawings** Planning 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 19 July 2017.

There are 7 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: 5.15, 5.2, DHI, EI* and the other material considerations, it is considered that subject to compliance with the conditions attached, the proposed development would be in accordance with the Royal Borough's Development Plan, and would not materially harm the character of the area, or the amenity of neighbouring occupiers, or highway conditions in the area.

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](mailto:building.control@royalgreenwich.gov.uk)*

## **SCHEDULE OF CONDITIONS, REASONS and INFORMATIVES**

Application Reference: 17/2314/MA

At: LAND REAR OF 314-316 BEXLEY ROAD, ELTHAM, LONDON, SE9

### **Condition 1**

The development hereby permitted shall begin no later than 3 years from the 7 September, 2016.

### **Reason 1**

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

### **Condition 2**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 1126/01, 1126/14B, 16C, 1126/17, 1126/18, Design & Access Statement, Statement for Sustainable Homes, Statement for Lifetime Home Standards and Tree Survey.

### **Reason 2**

For the avoidance of doubt and in the interests of proper planning.

### **Condition 3**

Full details of all facing materials and finishes to be used on the buildings (including samples) shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of the development and the development shall thereafter be implemented in accordance with these approved details.

### **Reason 3**

In order that the Local Planning Authority may be satisfied with the external appearance of the buildings and the development and ensure compliance with Policies 7.4 and 7.6 of the London Plan (2016) and Policies H5 and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 4**

Full details of all the hard and soft landscaping arrangements and means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The hard landscaping as approved shall be completed before the development is first occupied. The soft landscaping as approved shall include native trees and shrubs, including sizes, species providing pollen, nectar and berries and shall be completed within 12 months or by the end of the first planting season after the completion of the development to the satisfaction of the Local Planning Authority. Any tree or plants which die within a period of 5 years from the completion of the development; are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

#### **Reason 4**

In order to maintain the character and amenities of the area and ensure compliance with Policies 7.4 and 7.5 of the London Plan (2016) and Policies DHI and OS(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

#### **Condition 5**

The dwellings within the development hereby permitted must achieve the following energy performance and water efficiency standards:

- (i) All houses and flats whose reserved matters planning application has been submitted prior to 1st October 2016 must achieve a minimum of a thirty five (35%) reduction in building carbon emissions beyond Part L of the Building Regulations 2013.
- (ii) The Building Regulations Optional requirement for water efficiency of 110 litres/person/day has been complied with.
- (iii) The relevant part of the development hereby permitted shall not be occupied until evidence of the energy performance and water efficiency standard referred to in part [(i)] [(ii)] of this Condition having been achieved, has been submitted to, and approved in writing by, the Local Planning Authority.

#### **Reason 5**

To minimise future carbon dioxide emissions and mitigate climate change, and to comply with London Plan Policy 5.2 (Minimising Carbon Dioxide Emissions) and Core Strategy Policy EI (Carbon Emissions). Also to accord with Policy 5.15 of the London Plan 2016 and Policy DHI of the Royal Greenwich Core Strategy and Detailed Policies 2014.

#### **Condition 6**

Prior to the first occupation of the development hereby approved full details of the refuse storage facilities/bin stores and refuse collection arrangements shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and the refuse storage facilities/bin stores and refuse collection arrangements shall be provided prior to the occupation of the development and shall thereafter be retained for use at all times from the date of first occupation.

#### **Reason 6**

In order that the Council may be satisfied with the details of the proposal and ensure compliance with Policy 5.16 of the London Plan (2016) and Policies H5 and DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**Condition 7**

The dwelling hereby permitted shall not be occupied until the first floor windows in the northern elevation facing 316 Bexley Road have been fitted with obscure glass and once installed the obscured glazing shall be retained thereafter.

**Reason 7**

In the interest of the amenities of the adjacent properties and in order to comply with Policy DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014), and London Plan Policy 7.6.

**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, no preapplication advice was sought. However, as the proposal was clearly in accordance with the Development Plan, permission could be granted without any further discussion.
2. Condition 1 - 7 were imposed by the Planning Inspectorate under the appeal reference no PP/E5330/W/16/3147874. These conditions did not have reasons set out within the Appeal Decision. The Council has now included reasons for these conditions under this Minor Material Amendment Application ref 17/2314/MA.