

Tel: 020 8921 5222



Mr Naresh Sambanthamoorthy  
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420 London Road  
Croydon  
CR0 2NT

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

**17/2798/HD**

17 November 2017

## **DECISION NOTICE - PLANNING PERMISSION GRANTED**

Dear Mr Sambanthamoorthy,

**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:** 6 PLUM LANE, PLUMSTEAD, LONDON, SE18 3AE  
**Applicant:** Mr Andres Gaviria  
**Proposal:** Loft conversion comprising 2 rear dormer windows and 2 front rooflights (Resubmission).  
**Drawings** E100/rev00, E101/rev2, E102/rev00, E103/rev00, P101/rev2, P102/rev2, P103/rev2 and 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 31 August 2017.

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 2 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: 7.4, NPPF, 7.4, 7.6, 8.3, DH1, DH(a), DH(b), IMI, DH(h)*, the Plumstead Common Conservation Area 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

A handwritten signature in black ink, appearing to read 'V. Leigh', with a stylized flourish at the end.

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: 17/2798/HD

At: 6 PLUM LANE, PLUMSTEAD, LONDON, SE18 3AE

### **Condition 1**

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

Site Location Plan E100/REV00, P102/REV2, E102/REV00, E101REV00, E103/REV00, P101/REV2 and P103/REV2.

### **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**

The materials to be used for the external surfaces of the loft conversion whereby permitted shall match those of the existing building. 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.

### **Reason 2**

To ensure that the high design quality demonstrated in the plans and submission is delivered so that 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), Policies DH1 and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted 30th July 2014) and the Council's 'Residential Extensions, Basements and Conversions Guidance SPD (July 2016).

### **Informative**

#### **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, 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.