

Planning Board 10 December 2024	Agenda Item: 4 Reference No: 24/0848/R Document Link: 24/0848/R
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Applicant: Berkeley Homes (East Thames) Ltd

Agent: Stantec UK Limited

Site Address: The Ropeyard, Royal Arsenal Riverside, Plots D & K, Land between Duke of Wellington Avenue and Beresford Street, London SE18 6NP	Ward: WOOLWICH ARSENAL Application Type: Reserved Matters
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2nd Addendum

Planning Board Report Clarifications

I. Balcony Oversailing

- I.1 Since the publication of the Planning Board Report, the applicant has submitted revised plans to overcome the concerns raised by the Highways Department in relation to the southern balconies of the blocks K3-4 oversailing the Public Highway on Beresford Street. The concerns raised by the Council Highways Department are described at paragraphs 2.4, 21.9, and 30.5 of the main report.
- I.2 The amended plans resolve the design so that no oversailing will result on Beresford Street which is a Classified Road. This is achieved through moving the southernmost balcony from Beresford Street and repositioning this on New Warren Lane and through the introduction of recessed balconies on the second most southern row of balconies fronting Beresford Street.
- I.3 While there would still be an element of the southern extent of the building and southern-most balcony oversailing New Warren Lane, the Highways Department have confirmed that revised design would be acceptable from a Highways perspective subject to the applicant applying for and achieving an oversailing licence, which is secured through the proposed heads of terms contained in Section 28 of the main report. While the indicative plans received are considered acceptable to the Highways Department, final design details are secured through recommended Condition 16 which has been updated as shown below in section 3 to record the latest iteration of the plans and to allow for any internal modifications if needed, such as the movement of windows and doors.

- 1.4 Subject to the recommended heads of terms and the below amendments to the securing of an oversailing licence as set out in the agreed heads of terms, the proposed development is now considered acceptable in regard to the proposed resulting oversailing of the Adopted Highway. Accordingly, the concerns raised by the Council Highways Department described at paragraphs 2.4, 21.9, and 30.5 of the main report are now considered to be resolved. Further, in relation to impacts on the design if required, Condition 16 would secure a final façade and interior design.
- 2 Design impact of revised façade and balcony design (Blocks K3-K4)**
- 2.1 While the Highways Department's concerns were resolved by the revised proposal, the Urban Design Officer has raised concerns in relation to the revised proposal. This is because the amendments have removed the rhythm of the balconies and windows fronting Beresford Street and compromised the amenity of the shared cores, due to the interruption caused by the introduction of the inset balcony and the loss of the row of balconies and the loss of the windows serving the southern elevator waiting area.
- 2.2 To overcome the design concerns raised by the amendment and to reintroduce an element of rhythm and symmetry to the design, the applicant has submitted a further revised design which includes a further inset balcony on to western extent of Blocks K3-4 and the addition of windows in both cores within Blocks K3-4 which will allow further light into the cores.
- 2.3 The further amendments to Blocks K3-K4 have been accepted by Planning Officers on the basis that an improved rhythm of windows and balconies has been achieved which would be subject to further review and acceptance through the proposed conditions of consent. Further, Officers note that these amendments secure the provision of private amenity space in accordance with the London Plan (2021) minimum standards, which Planning Officers consider is acceptable.
- 2.4 For the reasons above, the amendments to the design are considered acceptable and therefore the conclusions reached in sections 13 and 30 of the main report are considered unchanged and the development is considered acceptable in design terms subject to the recommended heads of terms in section 28 of the main report and the recommended conditions in Appendix 2. Condition 16 Materials has been revised as set out below to record the latest iteration of the plans and to allow for any internal modifications if needed, such as the movement of windows and doors.

3 Revisions to Appendix I, Condition I, and Condition I6

- 3.1 In relation to the amendments to the proposed design discussed above, in **Appendix I (Drawing numbers)** and **Condition I Approved Drawings** the following references shall be deleted (as shown as ~~struck-out~~ and replaced with the wording shown in **bold**):

Proposed Building D4 North West Elevation	Z429-PRP01-D4-ZZ-DR-A-880-481 Z429-PRP01-KZ-ZZ-DR-A-880-481 P01
Proposed Building D4 South East Elevation	Z429-PRP01-D4-ZZ-DR-A-880-482 Z429- PRP01- KZ- ZZ- DR- A- 880-482 Rev P03
Proposed Building K3 K4 Level 01 Floor Plan	Z429-PRP01-KZ-01-DR-A-880-461 P01

- 3.2 In relation to the amendments to the proposed design discussed above, Condition I6 shall be updated as worded below, with additions shown in bold and text deleted shown in black, in order to record the latest iteration of the plans and to allow for any internal modifications if needed, such as the movement of windows and doors.

Condition I6

Materials and balcony placement

Notwithstanding the details shown on the plans hereby approved, prior to commencement of works above ground:

- A. A detailed schedule/specification (including an on-site sample panel) of all external appearing materials should be provided, including walls, roofs, windows and doors, sills and lintels, balconies, balustrades, visible pipes, grids and louvres, outdoor pavements, stairs, gates, boundary walls and fences (where required) to be used for the external surfaces of the buildings and hard surfaced areas shall have been submitted to and approved in writing by the Local Planning Authority; and
- B. Details of the following features and elements of the scheme must be submitted to and approved in writing by the Local Planning Authority:
 - i) Brick bonding and bricks, including banding and crown detail (annotated plans at a scale of not less than 1:20).
 - ii) External windows, spandrel panels, balconies, doors, screens, louvres, grilles and balustrading (annotated plans at a scale of not less than 1:10).

- iii) Depth of window reveals and soffits (annotated plans at a scale of not less than 1:20).
- iv) Rainwater goods (annotated plans at a scale of not less than 1:10).
- v) The details should show all joints between different materials and components, including walls, roofs, doors, windows, sills, lintels and fasciae, balconies, soffits and balustrades, external ramps, steps, pavements, boundary walls, gates, and fences.
- vi) Sections of the landscaped areas of the scheme, showing how the interface between soft and hard surface would work, the rainwater drainage strategy and associated technical solutions, and the interface between different pavements, the street, and the designed buildings. No visible water plant, pipes or gutters are acceptable, which were not included in the submitted drawings for this planning application, unless otherwise agreed in writing with the Local Planning Authority.

C. Notwithstanding the drawings hereby approved, prior to the commencement of any construction works (including piling works), plans and elevations showing the balcony placement for blocks K3-K4 (as shown on plans ~~Z429- PRP01- KZ- ZZ- DR- A-880-482 Rev P03 Proposed Building K3 K4 South East Elevation, Z429- PRP01- KZ- 02- DR- A-880-462 REV P03 Proposed Building K3 K4 Level 02 Floor Plan, Z429- PRP01- KZ- ZZ- DR- A-880-481 Rev P03, plan 22-T076-12 Rev C Stopping Up Plan, Z429- PRP01- KZ- ZZ- DR- A-880-481 REV P03 Proposed Building K3 K4 South West Elevation)~~ **Z429-PRP01-KZ-01-DR-A-880-461_P01 - Proposed Building K3 K4 Level 01 Floor Plan, Z429-PRP01-KZ-ZZ-DR-A-880-481_P01 - Proposed Building K3 K4 South West Elevation**, final façade and floor plans shall be submitted to and agreed in writing by the Council. The development shall be constructed and retained for the lifetime of the development in full accordance with the approved details.

The principal material shall be full brick; brick slip systems will not be accepted as these are considered to be of a lower quality and durability.

The development shall be constructed and retained for the lifetime of the development in full accordance with the approved details above.

Reason: To ensure that the Local Planning Authority may be satisfied as to the external appearance of the building(s) and to comply with Policy D4 of the London Plan (2021), and Policies DH1 and DH(a) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014) and in

order to safeguard the special architectural and historic interest of designated heritage assets and preserve the setting and character of designated heritage assets in accordance with the NPPF (December) 2023, Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy HCI of the London Plan 2021, Policies DH3, DH(h) and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

4 Heads of terms, conditions, and conclusions

- 4.1 All heads of terms recommended in the main report and all conditions recommended in the appendices of the main report remain unchanged with the exception of Condition 16 above, and the applicant has agreed to the recommended conditions and heads of terms.
- 4.2 The conclusions included at Section 30 'Conclusion' and all other paragraphs and information in the main report not referenced in this addendum remain the same.

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