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

16/2324/F

01 November 2016

DECISION NOTICE - PLANNING PERMISSION GRANTED

Dear Sir/Madam,

Town & Country Planning Act 1990 (As Amended)

Town & Country Planning (Development Management Procedure)(England) Order 2015

Site: 31 CEDARHURST DRIVE, ELTHAM, LONDON, SE9.

Applicant: Mr Rob Doubtfire Cfes Ltd

Proposal: Construction of a part 1/part 2-storey side and rear extensions, installation of a rear dormer.

Drawing No's: CDRHR-E001, CDRHR-E002, CDRHR-E101, CDRHR-E102, CDRHR-L001, CDRHR-L101, CDRHR-P001, CDRHR-P002, CDRHR-P003, CDRHR-P004, CDRHR-PI01, CDRHR-PI02, CDRHR-PI03, CDRHR-PI04, CDRHR-S001, CDRHR-SI01, CDRHR-SI02 & 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 15 July 2016.

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, 7.6, 8.3, DHI, DH(b), IMI* 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 "Paul J. ...". The signature is fluid and cursive, with a long horizontal stroke 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

SCHEDULE OF CONDITIONS, REASONS and INFORMATIVES

Application Reference: 16/2324/F

At: 31 CEDARHURST DRIVE, ELTHAM, LONDON, SE9.

Condition 1

The development hereby approved shall only be carried out in accordance with the approved plans listed below:

- Drawing No: CDRHR-LI01, Proposed – Location Plan, Dated: July, 2016
- Drawing No: CDRHR-PI01, Proposed – Ground Floor, Dated: July, 2016
- Drawing No: CDRHR-PI02, Proposed – First Floor, Dated: July, 2016
- Drawing No: CDRHR-PI03, Proposed – Loft Plan, Dated: July, 2016
- Drawing No: CDRHR-PI04, Proposed – Roof Plan, Dated: July, 2016
- Drawing No: CDRHR-EI01, Proposed Front/Rear Elevation, Dated: July, 2016
- Drawing No: CDRHR-EI02, Proposed Side Elevation 1 & 2, Dated: July, 2016
- Drawing No: CDRHR-SI01, Proposed Section AA' & BB', Dated: July, 2016
- Drawing No: CDRHR-SI02, Proposed Section CC', Dated: July, 2016

No other drawings or documents apply.

Reason 1

To ensure that the development is undertaken in accordance with the approved drawing(s) and document(s) in the interest of visual amenity, and nearby residential amenity and to ensure compliance with Policies 7.4, 7.6 and 8.3 of the London Plan (March 2016) and Policies DH1, DH(b) and IM1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

Condition 2

All external works shall be finished to match those on the existing building at 31 Cedarhurst Drive, Eltham, London, SE9.

Reason 2

To ensure a satisfactory standard of external appearance and compliance with Policies 7.4 and 7.6 of the London Plan: Spatial Development Strategy for Greater London (consolidated with alterations since 2011 and published March 2016), Policies DH1 and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted 30th July 2014) and the Supplementary Planning Document for Residential Extensions, Conversions and Basement Supplementary Planning Document (Adopted July, 2016).

