

**Decisions taken by the Strategic Planning Committee on Wednesday, 16 December 2020**

Agenda Item No	Topic	Decision
<b>Part A – Items considered in public</b>		
<b>A3</b>	Blackheath Business Estate, Blackheath Hill, London, SE10 8BA	<p>RESOLVED:</p> <p>That it be AGREED to approve proposals in the report, and refer the application and this report and any other required documents to the Mayor of London (Greater London Authority) under Article 5 of the Town and Country Planning (Mayor of London) Order 2008 (Category 1C and 1A of the Schedule of the Order):</p> <p>And,</p> <p>Subject to no direction being received from the Mayor of London, authorise officers to negotiate and complete a legal agreement under Section 106 and of the 1990 Act (and other appropriate powers) to cover the principal matters set out in this report, inking such other amendments as considered appropriate to ensure the acceptable implementation of the development.</p> <p>And</p> <p>Authorise the Head of Planning to <b>GRANT PERMISSION</b> for the construction of a part seven/part nine storey building on the site of Blackheath Business Estate, Blackheath Hill SE10 to provide 31, one bed 24, two bed and 8, three bedroom self-contained flats and a four storey building to provide 2288 sqm<sup>2</sup> commercial space, together with disabled parking, cycle parking, play space, refuse storage and plant, subject to amendments to some conditions set out in the report, the additional conditions agreed at the meeting and completion of a satisfactory legal agreement as follows:</p> <ol style="list-style-type: none"> <li>1. Additional requirements, that as part of the Section 106 Agreement,:             <ol style="list-style-type: none"> <li>(i) Require all reasonable endeavours to promote pepper potting of the affordable units amongst the open market units, following liaison with</li> </ol> </li> </ol>

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		<p align="center">Registered Providers and submission to be made to the Council for approval.</p> <p>2. Additional planning conditions:</p> <p>(i) Stating that all of the external amenity spaces within the development, including the roof-top amenity space on Block A and B shall be made accessible to all residents of the entire development at all times for the duration of the development, unless a report has been submitted to, and approved by the Local Authority, prior to first occupation of the development, detailing how such a requirement would prevent the development from achieving ‘secured by design’ certification.; and</p> <p>(ii) Add a condition requiring detail of playable space and how it is catered for each age group (0-5; 6-11; 12+)</p> <p>3. Revision to planning conditions included in the report:</p> <p>(i) Amend wording of condition 12 (Soft Landscaping) and 13 (Implementation) to include a required for submission of living wall detail proposed on the rear elevation of the commercial building. Amendment to condition 13 to refer to landscaping maintenance and replacement in perpetuity if a tree fails.</p> <p>(ii) Amend wording of condition 11 (Electric Vehicular charging points) to include for all car parking spaces and for the loading bays of the commercial block.</p>