

objective of maintaining the structural stability of the property and neighbouring properties. The developer must also ensure that throughout the construction phase a suitably qualified engineer from a recognised relevant professional body is engaged to monitor, inspect and approve the construction works. The detailed requirements of a Basement Construction Plan are set out in Camden Planning Guidance on basements and lightwells.

Size of basements

- 6.129 In addition to protecting against flooding, ground instability and damage to neighbouring buildings as set out above, the Council will also seek to control the overall size of basement development to protect the character and amenity of the area, the quality of gardens and vegetation and to minimise the impacts of construction on neighbouring properties. Larger excavations cause greater construction impacts and can have greater risks and complexity in construction.
- 6.130 A basement development that does not extend beyond the footprint of the original building and is no deeper than one full storey below ground level is often the most appropriate way to extend a building below ground.
- 6.131 Criterion f. above states that basements should not comprise more than 1 storey. The Council considers a single storey for a basement to be approximately 3 to 4 metres in height. Where appropriate we will allow a proportion of the basement to be deeper to allow development of swimming pools.
- 6.132 Criterion h. above states that basements should not exceed 50% of each garden within the property. This criterion applies to the front garden, the rear garden and gardens to the side of the property individually, rather than calculated as an aggregated garden area for the whole property. This criterion applies to gardens as they currently exist and not the gardens of the proposed development. The unaffected garden must be in a single area and where relevant should form a continuous area with other neighbouring gardens. Sufficient margins should be left between the site boundaries and any basement construction to sustain growth of vegetation and trees.
- 6.133 Exceptions to criterion f. to k. above may apply on large comprehensively planned sites. For the purposes of this policy, large comprehensively planned sites are:
- new major developments, for example schemes which comprise 1000sq m additional non-residential floorspace or 10 or more additional dwellings;
 - large schemes located in a commercial setting; or
 - developments the size of an entire or substantial part of an urban block.

Party Wall Act and security for expenses

- 6.134 The Council encourages developers to offer security in all instances where basement schemes have a risk of causing damage to neighbouring properties. Many types of basement developments such as excavation near a neighbouring building will require that building owners meet a number of obligations under the Party Wall etc. Act 1996. These obligations include serving advanced notice of works, stating whether you will be strengthening or safeguarding the foundations of the neighbouring property and providing plans and sections. Under the Party