

5 Impacts on neighbours from demolition and construction

- 5.1 The demolition and construction phases of a development have the potential to harm the amenity of neighbours, and this is particularly so for basement development. Although this is temporary, demolition and construction can create noise, vibration, dust, air and light pollution, and can last for lengthy periods of time.

Considerate Constructors Scheme

- 5.2 Full care and consideration should be given to neighbouring properties, as the works can be particularly intrusive to immediate neighbours. All construction and demolition processes are expected to be in accordance with the Considerate Constructors Scheme standards. Construction and demolition processes are also expected to conform to the ICE Demolition Protocol (www.ice.org.uk) and should have regard to the [Guide for Contractors working in Camden](#), Feb 2008, which is available on the Camden Council website and to the GLA's best practice guidance document *The Control of Dust and Emissions from Construction and Demolition* (<https://www.london.gov.uk/file/18750/>).

CONSIDERATE CONSTRUCTORS SCHEME –

Aims to ensure that contractors carry out their operations in a safe and considerate manner, with due regard to local residents and businesses, passing pedestrians and road users.

DEMOLITION PROTOCOL –

Provides a framework for sustainability in construction, demolition and refurbishment projects.

Construction management plans

- 5.3 The Council will generally require a construction management plan for basement developments to manage and mitigate the greater construction impacts of these schemes. Construction management plans will generally be required for schemes on constrained sites, in conservation areas, on sites adjacent to a listed building, or in other areas depending on the scale of the development and the conditions of the site. Construction management plans should cover the following:
- provisions for phasing;
 - provisions for site management, safety, and supervision,
 - management of construction traffic and parking;
 - management of noise, vibration, dust, and waste;
 - provisions to ensure stability of buildings and land;
 - provisions for monitoring movement, and
 - provisions for a construction working group (for projects where there will be a need for ongoing consultation with the affected neighbours through the construction phase e.g. long, complex projects).

- 5.4 Construction management plans should take into consideration other developments taking place in the local area with a view to minimising the combined effects of construction works. The Council encourages applicants to inform and engage with affected neighbours at an early stage.
- 5.5 In considering applications, the Council will ensure that schemes minimise the harmful impacts of construction on the building and on local amenities. Construction management plans should consider the recommendations from the Camden Geological, Hydrogeological and Hydrological Study. See the Camden Planning Guidance on Amenity for more information on Construction Management Plans.

Working hours – noisy construction and Saturday working

- 5.6 Noise and other disturbance to neighbours caused by basement construction is a serious concern in the borough. Working hours in Camden are set by the [Guide for Contractors Working in Camden and Camden's Minimum Requirements for Construction Management Plans \(CMPs\)](#). The working hours are:
- Mondays to Fridays - 8am to 6pm
 - Saturdays - 8am to 1pm
 - Sundays and Bank Holidays - No noisy work
- 5.7 The Minimum Requirements for Construction Management Plans document states that the working hours are Camden's standard times. However, the times incorporated into a CMP should be specific to the site and related to the type of work being carried out. It notes there may be occasions where the times should be shorter and with break out/rest periods. In areas where there is a post examination Neighbourhood Plan developers should follow any recommendations on construction working hours for basement development set out in that Plan. You can check if your site is in a neighbourhood plan area on the Camden Policies Map or through the link below:
- www.camden.gov.uk/neighbourhoodplanning
- 5.8 In all other areas, when developing construction management plans for basements developers should consult with the neighbours affected by basement development. As part of this consultation developers should ask affected neighbours as to whether they would like to restrict noisy working on Saturdays. Limiting working hours on Saturdays will allow people to enjoy a noise free weekend but will increase the overall length of the construction period. Where affected neighbours would like no noisy construction work to take place on Saturday developers should agree to this as part of their construction management plan.

Processing and monitoring fees

- 5.9 Please note that processing and monitoring fees apply for Section 106 agreements - see Camden Planning Guidance on planning obligations for further details.

Sustainable construction

- 5.10 As part of an application for a basement development, applicants will be required to describe within their Design and Access Statement how the development has considered materials, resources and energy. This statement should explain how the use of sustainable materials has been considered and applied in the proposal, and the reasons for the choices that are made. The statement should also detail which existing materials on the site are to be re-used as part of the development or made available for re-use elsewhere, and the measures to improve the energy efficiency of the development. Further guidance is provided within the Camden Planning Guidance on sustainability (see sustainability assessment tools).

DESIGN AND ACCESS STATEMENT –

A report supporting a planning application that justifies the design principles and concepts of the scheme, and explains how issues relating to access have been dealt with. The level of detail depends on the scale and complexity of the application.