

1 Introduction

What is Camden Planning Guidance?

- 1.1 We have prepared this Camden Planning Guidance to support the policies in our Local Development Framework (LDF). This guidance is therefore consistent with the Core Strategy and the Development Policies, and forms a Supplementary Planning Document (SPD) which is an additional “material consideration” in planning decisions. The Council adopted CPG4 Basements and lightwells on 6 April 2011 following statutory consultation. This document was updated in 2013 and again in 2015 to expand and refine the guidance. Details on these updates and the consultation process are available at camden.gov.uk/cpg.
- 1.2 The Camden Planning Guidance covers a range of topics (such as housing, sustainability, amenity and planning obligations) and so all of the sections should be read in conjunction, and within the context of Camden’s LDF.

Basements in Camden

- 1.3 With a shortage of development land and high land values in the borough the development of basements is a popular way of gaining additional space in homes without having to relocate to larger premises. Basements are also a typical feature of the Central London part of Camden and used for various purposes including commercial, retail and leisure uses, servicing and storage. However, while basement developments can help to make efficient use of the borough’s limited land, in some cases they may cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas and the natural environment.

What does this guidance cover?

- 1.4 This guidance provides information on basement and lightwell issues and includes the following sections:
- Planning and design considerations;
 - Assessing basements and Basement Impact Assessments; and
 - Impacts to neighbours from demolition and construction;
- 1.5 This guidance supports policy DP27 - Basements and lightwells in Camden Planning Guidance and the following other Local Development Framework policies:
- Core Strategy
- CS5 Managing the impact of growth and development
 - CS14 Promoting high quality places and conserving our heritage
 - CS15 Protecting and improving our parks and open spaces & encouraging biodiversity

- CS17 Making Camden a safer place
- CS18 Dealing with our waste and encouraging recycling

1.6 Development Policies

- DP23 Water
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours

1.7 It should be noted that the guidance covered in this section only forms part of the range of considerations that applicants should address when proposing new basement development. In addition to these specific matters wider issues such as design, heritage, sustainability and the water environment should also be considered. Further guidance on these, and other issues, is contained within the Local Development Framework documents and the Camden Planning Guidance.

When does this guidance apply?

1.8 This guidance applies to all developments in Camden that propose a new basement or other underground development, or an extension to existing basement or other underground development where planning permission is required. Permitted development rights mean that some basements will not require planning permission. Underground developments may include ground or lower ground floors where excavation is required, for example when a ground floor is extended further into sloping land requiring excavation.

PERMITTED DEVELOPMENT

Permitted development rights are nationally set and allow certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are set out in The Town and Country Planning (General Permitted Development) Order 1995 as amended, which permits "the enlargement, improvement, or other alteration of a dwellinghouse" within the limits laid down for extensions.

In certain situations such 'Permitted Development' rights are removed, such as:

- For listed buildings;
 - Within a conservation area if there are any trees which will be affected by the development;
 - Outside a conservation area if any protected trees are to be affected (further guidance on the protection of trees is on page 10); and
 - For works classified as 'engineering operations'.
- You should also check any relevant Article 4 Directions which may remove Permitted Development rights. For guidance on permitted development rights, please visit the Camden Council website.