

DEMOLITION PROTOCOL

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

- 4.5 In considering applications, the Council will refuse permission for plans which do not 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 Camden Planning Guidance 6 for more information on Construction Management Plans.

Processing and monitoring fees

- 4.6 Please note that processing and monitoring fees apply for Section 106 agreements - see CPG8 Planning obligations for further details.

Sustainable construction

- 4.7 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 CPG3 Sustainability (sustainability assessment tools chapter).

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.

5 Other permits and requirements

Building regulations

- 5.1 A Building Regulations application is required when converting an existing basement to habitable use, excavating a new basement or extending an existing basement. Due to the nature of the work, in which different problems can arise, it is advised that the “deposit of plans route” is adopted to obtain building regulation approval. This is the most widely known procedure and involves you submitting plans which show full details of the work. These plans are then checked for compliance with the Building Regulations and, if satisfactory, an Approval Notice is issued.

BUILDING REGULATIONS APPLICATION:

The Building Regulations apply to most ‘Building Work’ and you need to make an application to our Building Control department before proceeding. Further details are available from the Building Control section of the Council’s website.

- 5.2 We recommend that you follow the full plans procedure unless the work is of a very minor nature. The Full Plans procedure gives greater protection to the building owner.
- 5.3 As part of the application it will be necessary to submit a full site investigation and a consulting civil or structural engineers report on the investigation and development proposals.
- 5.4 Building Regulations are set out by various technical parts (A-P) and the principal requirements include the following:
- Part A Structure
 - Part B Fire Safety
 - Part C Site preparation and resistance to contaminants and moisture
 - Part E Resistance to passage of sound
 - Part F Ventilation
 - Part H Drainage
 - Part J Combustion appliances
 - Part K Protection from falling collision and impact
 - Part L Conservation of fuel and power
 - Part M Access and use of building
 - Part P Electrical safety
- 5.5 The above are available to be viewed on the Communities website www.communities.gov.uk. Additional guidance can be obtained from the Approved Document: Basements for Dwellings 2nd edition 2004 (superseded but provides the framework for satisfying the building regulations).