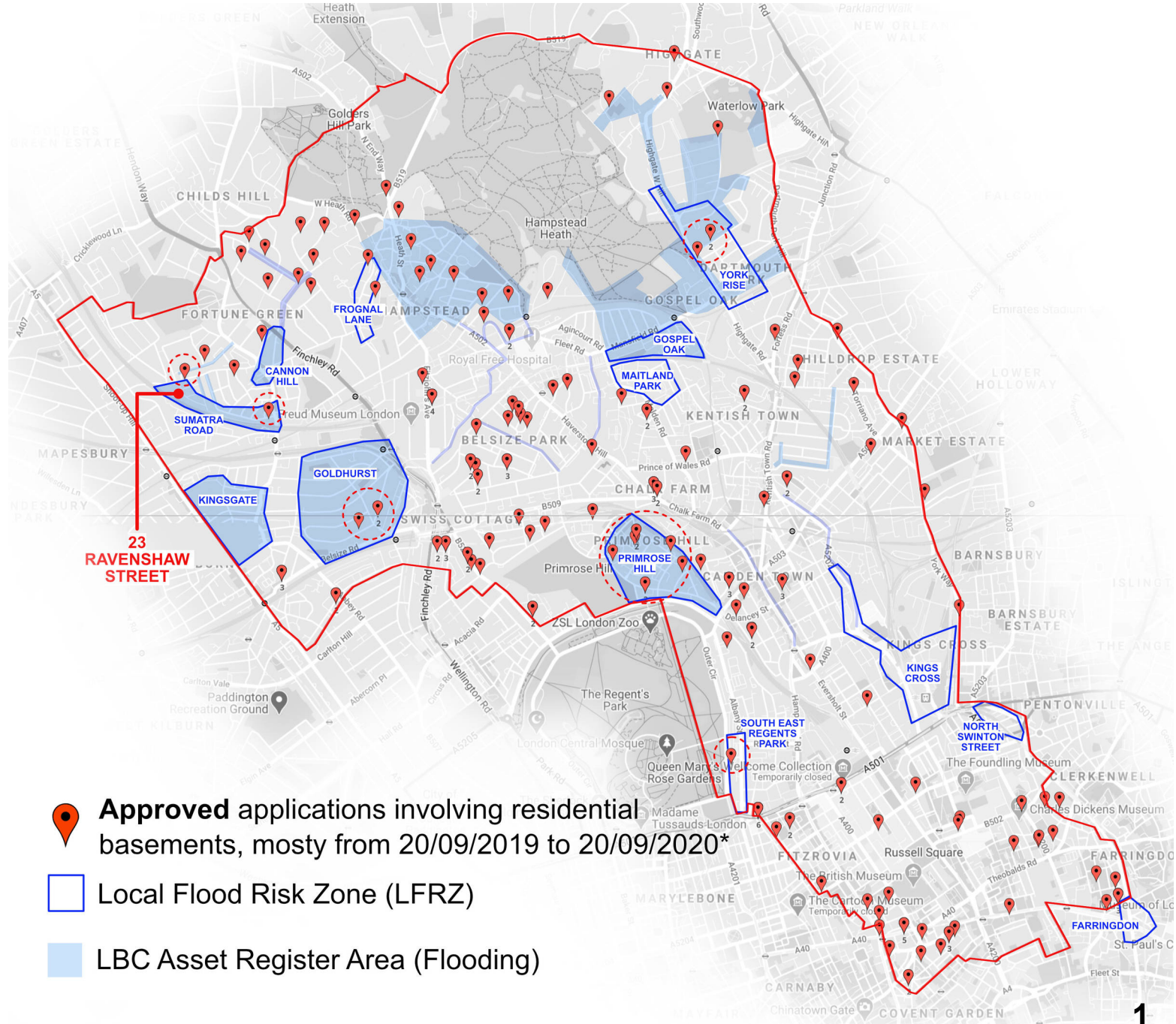
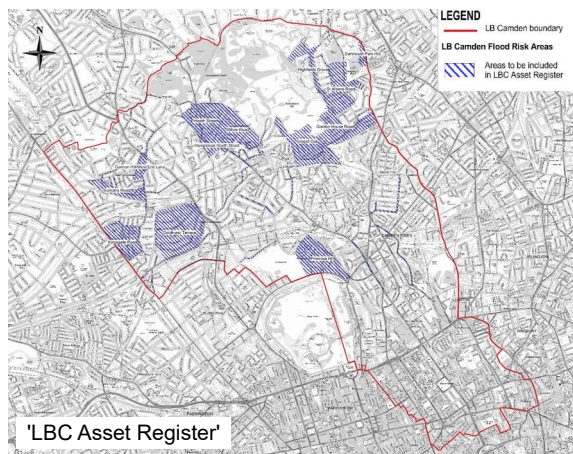
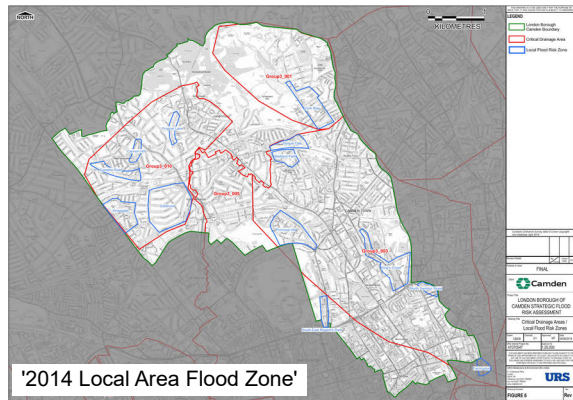


Residential basement approvals inside Local Area Floor Risk Zones

Experimental map combining the '2014 Local Area Flood Zone' and 'LBC Asset Register' maps onto a higher resolution map of Camden.

While it's a small sample, it shows that Basements are regularly being approved in Local Area Flood Risk Zones and mostly on the basis of flood evidence in BIA's alone; all audited by Campbell Reith.



Residential basement approvals inside Local Area Floor Risk Zones

APP NO	ADDRESS	DESCRIPTION	INSIDE LOCAL AREA FLOOD ZONE?	BIA	FULL FLOOD RISK ASSESSMENT	LEAD FLOOD AUTHORITY OFFICER	APPROVED	BIA AUDIT EXTRACTS	Planning Officer	OFFICERS REPORTS EXTRACTS
			INSIDE LAFZ ↓		FLOOD REPORTS ON SOME ↓	NO LFA OFFICER COMMENTS? ↓	ALL APPROVED ↓			
2018/3222/P	6 Albert Terrace Mews London NW1 7TA	Residential: 'Excavation of a basement; ancillary guest accommodation'	INSIDE PRIMROSE HILL LOCAL FLOOD RISK ZONE.	YES	NO	NO - Lead Flood Authority Officer not mentioned in the BIA Audit, officers comments or listed as a consultee	3/09/2019	4.12. It is stated on the surface water and flooding assessment that there will be no change in the hard-standing area as part of the proposed development hence volume of surface water run-off will be as existing and is to be discharged into the sewer system as present. The Camden SFRA map and Figure 15 of the Arup GSD indicates areas of medium to high surface water flood risk on Primrose Hill to the west. A low risk of flooding is indicated for areas to the south of the site, however, no risk of flooding is indicated for the property itself. The site is not indicated to be in an area at risk of flooding from any other sources.	Elaine Quigley	2.17 Concerns have been raised....localised flooding from rainfall and run-off from Primrose Hill. The BIA audit confirms that the Camden SFRA map and Figure 15 of the Arup GSD indicates areas of medium to high surface water flood risk on Primrose Hill to the west. A low risk of flooding is indicated for areas to the south of the site, however, no risk of flooding is indicated for the property itself. Whilst Primrose Hill is indicated to be at risk from surface water flooding, the site itself is approximately 50m away and a risk of flooding is not indicated for the property itself. Additionally, any risk of flooding is mitigated by the fact that there is no change to the hardstanding areas hence volume of surface water will remain as existing. Therefore the Audit accepts that there is no risk of flooding.
2018/6105/P		Residential: 'Excavation of basement with front and rear lightwells and alterations to existing rear conservatory to dwelling house'	INSIDE PRIMROSE HILL LOCAL FLOOD RISK ZONE. Abuts Grand Union Canal	YES	NO	NO - Lead Flood Authority Officer not mentioned in the BIA Audit, officers comments or listed as a consultee	12/03/2020	5.7. The site is within the Primrose Hill Local Flood Risk Zone, which is acknowledged in the BIA. The flood risk assessment is accepted assuming that the mitigation measures proposed are adopted. 5.8. The site is within a critical drainage area. Attenuation SUDS is proposed. The final design should be agreed with LBC and Thames Water.	Patrick Marfleet	2.5 As such, officers consider that based on the expert advice from Campbell Reith, the applicant has demonstrated that the proposal would accord with the requirements of policy A1, A5 and associated Camden Planning Guidance. Details of the qualified engineer responsible for monitoring the construction of the basement will be secured by condition.
2016/7089/P	Block E (The House) 44-44A Gloucester Avenue London NW1 8JD	Residential, demolition of the house... and enlargement of existing basement' [Disused, semi derelict victorian house with cellar/basement]	INSIDE PRIMROSE HILL LOCAL FLOOD RISK ZONE.	YES	NO.	NO - Lead Flood Authority Officer not mentioned in the BIA Audit, officers comments or listed as a consultee	22/06/2017 - Local Plan was adopted by Council on 3 July 2017	AUDIT Sept. 2015. 4.17. It is not possible to confirm any impact because it is not clear whether the BIA and SEPR consider both foul and surface water, nor whether the existing sewer system has been recently improved. This is potentially significant given that Gloucester Avenue flooded in 1975. The SEPR states that Thames Water will be consulted and the necessary agreements obtained for all drainage works. CCTV surveys are still outstanding.	Michael Cassidy	10.4 The original BIA was independently assessed by Campbell Reith who considered the assessment to be acceptable. This application is accompanied by a Structure Engineering Planning Report and BIA which considers solely the works to the house (Building 5) now proposed. This concludes that the proposed basement would not cause any undue harm to the built or natural environment or local amenity and would not result in flooding or ground instability, in line with the requirements of Policy DP27.
2019/6089/P	111 Frognal London NW3 6XR	...excavation of rear garden and erection of basement room beneath garden; erection of single storey rear extension at upper ground level...	INSIDE FROGNAL LANE LOCAL FLOOD RISK ZONE? THIS ZONE DOESN'T SEEM TO MAKE ANY SENSE - ALMOST ZERO EA FLOODING ON FROGNAL LANE	YES	NO	NO - Lead Flood Authority Officer not mentioned in the BIA Audit, officers comments or listed as a consultee	03/03/2020	4.7. The site is not in a flood risk area and building elements that currently exist at the level of the proposed extension are not below the groundwater table. It is therefore accepted that there will be no impacts to the local and wider hydrological and hydrogeological environments.	Laura Hazellon	Due to the excavations proposed, a BIA screening report was submitted which demonstrated that there will be no impacts to slopes or surrounding structures and highways, that there are no impacts to subterranean groundwater flows in the local and wider area, and that the site does not lie in a flood risk area and the proposals will reduce the impact of surface water flows on the sewer network. The report was audited by independent structural engineers Campbell Reith who confirmed that the scoping and assessment stages of the BIA.....The proposed basement would comply with all criteria of the basement policy A5 except for (j)
2019/6007/P	Flat A 15 Croftdown Road London NW5 1EL	Enlargement of existing basement including creation of front and rear lightwells; erection of replacement rear extension and other external alterations	INSIDE YORK RISE LOCAL FLOOD RISK ZONE.	YES	NO	NO - Lead Flood Authority Officer not mentioned in the BIA Audit, officers comments or listed as a consultee	02/07/2020	4.9. The site is not considered to be at risk from surface water flooding although is at risk from reservoir flooding associated with the Hampstead Heath Ponds. It is stated in the BIA that the Hampstead Heath Ponds fall under the Reservoirs Act 1975 and is therefore subject to regular inspections and maintenance. It is therefore accepted that the probability of failure of the ponds is relatively low and that the proposed development does not increase the risk of flooding to neighbouring properties.	Kristina Smith	The excavation has been assessed against the criteria of policy A5 and is fully compliant. The basement would be fully underneath the footprint of the property (with the exception of two proportionate lightwells). A Basement Impact Assessment was submitted with the application and has undergone a satisfactory audit by Campbell Reith, the Council's independent engineer.
2016/6714/P	58 Mill Lane London NW6 1NJ	Change of use at basement level from retail to provide 1 residential unit (1 x 3 bed), enlargement of existing front light well, single storey rear extension at lower ground floor level...	VERY EDGE SUMATRA RD LOCAL FLOOD RISK ZONE.	NO	NO	NO - Lead Flood Authority Officer not mentioned in the BIA Audit, officers comments or listed as a consultee	02/06/2017 Local Plan was adopted by Council on 3 July 2017	NO BIA	Michael Cassidy	Appeal - Focused on parking and car free s106 requirement. No mention of flooding at all?
2018/0029/P	207 Sumatra Road London NW6 1PF	Excavation and extension of existing basement level, including formation of front and rear lightwells (Use Class C3).	INSIDE THE SUMATRA RD LOCAL FLOOD RISK ZONE.	YES	NO	POSSIBLY: If that's Gabriel Berry-Khan (Sustainability Officer) / Katherine Frost - minor development	04/10/2019	4.17. The assessment confirmed that the site is not located in an area subject to risk of flooding. This conclusion is supported by maps showing the site in context of flood risk due to rivers, surface water and reservoirs. Although Camden SFRA and GSD have not been consulted by the BIA, it is accepted that the development has a low risk of flooding.	Ben Farrant	Upon review of the information provided, Campbell Reith is satisfied that the proposed works are compliant with policy and current regulations. The modest proportions of the proposed front and rear lightwells are considered to be such that they would comply with the remaining subsections of policy A5 of the Camden Local Plan, and CPG Basements (2018).
2016/3545/P	Maryon House Goldhurst Terrace London NW6 3EY	Construction of a four storey residential building with basement to provide 11 residential units	INSIDE THE GOLDHURST LOCAL FLOOD RISK ZONE.	YES	YES: SURFACE WATER FLOOD RISK ASSESSMENT	POSSIBLY: If that's Gabriel Berry-Khan / Katherine Frost: Energy & Sustainability - Major Development	11/05/2018	5.10. It is accepted that the new development and associated basement is at low risk of flooding and with the implementation of SUDS at the site, there will be no increase in flood risk elsewhere as a result of the development.	Ian Gracie	15.4 With regards to flooding, the Basement Impact Assessment considered this which was audited by a third party company. It was concluded that the new development and associated basement is at low risk of flooding and with the implementation of SUDS at the site, there will be no increase in flood risk elsewhere as a result of the development (see Section 11). As a result, it is considered acceptable in this regard.
2018/4019/P	Flat A 108 Goldhurst Terrace London NW6 3HR	Residential: Excavation of basement with front lightwell and rear lightwell; erection of single storey rear extension under a 5 story building	INSIDE THE GOLDHURST LOCAL FLOOD RISK ZONE.	YES	YES: SURFACE WATER FLOOD RISK ASSESSMENT (CROFT)	POSSIBLY: Gabriel Berry-Khan/ Katherine Frost Flood Risk - minor development	09/06/2020	5.5. The site is within the Goldhurst Local Flood Risk Zone. In the revised submissions, a site specific flood risk assessment is presented and flood risk mitigation measures proposed.	Josh Lawlor	1. The applicant has submitted a Basement Impact Assessment (BIA) which has been subject to independent verification by Campbell Reith in accordance with Policy A5 and CPG Basements. Each stage of the BIA has been carried out by engineering professionals who hold qualifications relevant to the matters being considered. The proposed basement is considered acceptable in relation to ground movement and flood risk.