

# 152 BIA Audited or Flood Prone Area Basement Applications Decided under the current Local Plan since July 3<sup>rd</sup> 2017

The following list forms the evidence base for a number of statements made in the appellants Statement of Case. There is no intention of burdening the inspector with having to read it all, it is provided to be referred to only if required.

At the time of writing in July 2021, the Camden Planning web site returned 2,532 applications with the word Basement and/or Lower Ground in the application description. The majority are not new basements. Most involve discharge of conditions, change of use, machinery or alterations to extant basements etc.

The following table lists 152 applications isolated from that much larger search that fit the following criteria:

1. New basement constructions that required a Campbell Reith BIA Audit and/or are located in one of Camden's Local Flood Risk Zones.
2. Decided since the Local Plan was adopted on 3rd July 2017, by the LPA or at appeal.

The list is as accurate as possible given the complexities involved in compiling it. Applications that do not have the words 'Basement' or 'Lower Ground' in the description, or documents that were never published will not have been found. Bedrooms are counted as such, rooms with windows as habitable rooms, bath, store, cinema or pool rooms etc as 'other rooms'. Plant rooms are counted as 'vulnerable' uses.

While it cannot claim to be a definitive record of all the LPA new basement decisions, it almost certainly contains a great majority of them and more than enough to present a representative picture of how the LPA has been deciding basement applications under the current local plan.

### The study illustrates:

1. How the LPA has evaluated flood risk in deciding each of the 152 listed cases.
2. It's decisions with regard to Local Flood Risk Zones and Previously Flooded Streets.
3. Its decisions about what is or isn't held to be a 'self-contained' or a duplex basement unit.
4. Evidence of Lead Local Flood Authority Officer's involvement in flood risk assesment.
5. It's approach to basement evacuation issues.

Shorter, abridged tables, derive from this main study are referred to in the main Statement of Case.

### Key to the table contents:

Application Number	Site address	Decision Date	Excavation at lower ground floor level, following conversion of storage space below front garden to habitable room and toilet to single family dwelling.	Basement Type	Is the Basement in a 'Local Area Flood Risk Zone'?	Precise address's Environment Agency Risk	Is it a 'Previously Flooded Street'?	Evident LLFA Officer involvement?	Basement bedrooms	Basement habitable rooms	'Vulnerable' uses'	Campbell Reith's BIA Audit Surface Water Flood Risk or General Conclusions	Householder Application Granted Informative(s):	Final Decision	
132	2019/0000/P 18 Example Rd. London NWX 6TA	11 Sep 2019	Notes: New Habitable Room and Kitchen /Dinner at basement level in the Primrose Hill Local Flood Risk Zone, rated by the EA as at Medium Risk Surface Water Flooding.	Ancillary Basement to House	Primrose Hill Local Flood Risk Zone	Medium Risk Surface Water Flooding	Street not previously flooded	No LLFA Comments Found	2 Basement Bedrooms	2 Other Habitable Basement Rooms	1 Other Misc. Basement Rooms	1 Plant Room	Campbell Reith BIA Audit 12456-01 Rev: X1 April 2019 5.0 CONCLUSIONS 5.6. It is accepted the site is in an area at low risk of flooding. 5.7. There will be no impact to the wider hydrological environment. 5.8. The BIA meets the requirements of CPG Basements	1 Reason for granting permission: The proposed conversation of vaults and storage below front garden to habitable room and toilet required excavation at this level, which was supported by a Basement Impact Assessment (BIA). The BIA submitted was audited by Campbell Reith and considered to not have impact on the wider hydrological environment, nor on the land stability of the host buildings, neighbouring ones and footway, the area is at low risk of flooding and there will be no impact to the wider hydrological environment. As such, the proposal would meet the requirements of policy A5 and CPG Basements. [Flood Risk Zone goes unremarked in the Decision Notice]	GRANTED

Specific details of each application listed can always be verified by checking the original application files on the LB Camden Planning web site itself. Compiled July 2021. E&OE.

# 152 BIA Audits for Flood Prone Area Basement Applications

## Decided under the current Local Plan since July 3rd 2017

The following study is the result of downloading, reviewing and reading each of the applications plans, BIA Audits, FRA's, Officers Reports, Decision Notices and Appeal determinations. The purpose of the study was to ascertain, as a matter of fact, how the LPA makes its decisions given that some of the officers remarks and reasons for refusal was so at odd with our previous experience. There is no intention of burdening the inspector with having to read it all, it is provided to be referred to only if required.

Listed here in order of application number, not decision date.

Quick Ref.	Application Number	Application Address	Decision Date	Application Description	Multi Single Level	Camden Flood Risk Zone	EA Flood Risk Checker for the Flood Risk	Previously Flooded Street	LFA Comments	Basement Basements	Basement Habitable Rooms	Other Basements (Cellars, Garages, etc.)	Plant Rooms	Camden BIA Audit	Officer's Report or Decision Notice Extracts	Final Decision
1	2015/2503P	103 Sunning Rd London NW6 1PH	11 Oct 2017	Conversion of floors to 4 bed inc 2 new basement and ground floor duplex	2 x Duplex Flats	Siandra Flood Local Risk Zone	Medium Risk Surface Water Flooding	Previously Flooded Street 1975 and 2002	No LFA Comments	2 Basement Bedrooms	2 Other Habitable Basement Rooms	4 Other Basement Rooms	4 Plant Rooms	Camden BIA Audit 2015/2503P	Recommended for Approval	GRANTED
2	2015/3049P	15 Calthorpe Hill London W10 6DH	16 Feb 2018	Conversion of office to residential, 1/3 self cont. flats, inc. excavation to create basement	3 x Duplex Flats	Not in a Local Flood Risk Zone	Low Risk Surface Water Flooding	Street not previously flooded	No LFA Comments Found	5 Basement Bedrooms	4 Other Habitable Basement Rooms	4 Other Basement Rooms	3 Plant Rooms	Camden BIA Audit 2015/3049P	Full Planning Permission Granted	GRANTED
3	2015/7569P	301 Academy of Dramatic Art (ADA) 15-18 Chems St WCLF1 7PA	14 Aug 2018	Part demolition alterations, construction 300 seat theatre, reference to existing 18th century theatre, offices, 60 student beds.	Basement to ADA	Not in a Local Flood Risk Zone	Low Risk Surface Water Flooding	Street not previously flooded	No LFA Comments	-	-	15 Other Mic. Basement Rooms	5 Plant Rooms	Camden BIA Audit 2015/7569P	Full Planning Permission Granted	GRANTED
4	2015/5064P	10 Agmonem Rd London NW1 1DY	12 Jul 2017	Change of use from 7 industrial studio flats and 2 beds, to a 4 x 2 studios flat, extension existing basement, including new lift	Self Contained Basement	Not in a Local Flood Risk Zone	Low Risk Surface Water Flooding	Previously Flooded Street - 2002	No LFA Comments	2 Basement Bedrooms	2 Other Habitable Basement Rooms	1 Other Mic. Basement Room	1 Plant Room	Camden BIA Audit 2015/5064P	Full Planning Permission Granted	GRANTED
5	2015/6537P	32 Percy St London W1D 2DE	9 Oct 2017	Erection of 2 storey rear extension including basement excavation	Basement to Offices	Not in a Local Flood Risk Zone	Medium Risk Surface Water Flooding	Street not previously flooded	No LFA Comments	1 Basement Bedroom	1 Other Habitable Basement Room	2 Other Mic. Basement Rooms	1 Plant Room	Camden BIA Audit 2015/6537P	Full Planning Permission Granted	GRANTED
6	2015/6959P	156-164 Queen's Rd London W3 6LE	1 November 2017	Redevelopment to create part 4 storey, part 2 storey plus basement buildings for office, restaurants and retail	Basement to Offices and Service Floor to Block	Not in a Local Flood Risk Zone	Low Risk Surface Water Flooding	Street not previously flooded	LLFA Comments Made	-	-	2 Other Mic. Basement Rooms	5 Plant Rooms	Camden BIA Audit 2015/6959P	Full Planning Permission Granted	GRANTED
7	2015/7233P	11A Prince of Wales Rd London NW5 3BE	8 Feb 2018	New self contained basement flat including kitchen, bathroom and living	Fully Self Contained Basement Flat	Not in a Local Flood Risk Zone	Medium Risk Surface Water Flooding	Previously Flooded Street 2002	No LFA Comments	2 Basement Bedrooms	1 Other Habitable Basement Room	1 Other Mic. Basement Room	1 Plant Room	Camden BIA Audit 2015/7233P	Full Planning Permission Granted	GRANTED
8	2016/0910P	12-14 Grove St London EC1R 6BB	15 Jan 2019	Demolition of 14 Grove St, part demolition of 12-13 Grove St, inc. new building including retail and self cont. units	Basement Workshop Space & Service Floor to Office Block	Not in a Local Flood Risk Zone	Very Low Risk Surface Water Flooding	Street not previously flooded	No LFA Comments Found	-	-	2 Other Mic. Basement Rooms	1 Plant Room	Camden BIA Audit 2016/0910P	Full Planning Permission Granted	GRANTED
9	2016/2027P	80 Cassinport C rd London W12 2HT	8 Mar 2018	Demolition of 4 storey rear extension, basement, roof extensions comprising an additional storey, retail, office and residential development inc. New flat of 4th	Basement Retail and Service Space	Not in a Local Flood Risk Zone	High Risk Surface Water Flooding	Street not previously flooded	No LFA Comments	-	-	3 Other Mic. Basement Rooms	-	Camden BIA Audit 2016/2027P	Full Planning Permission Granted	GRANTED
10	2016/2979P	1-3 A & B Fernhurst PI London NW1 4JL	14 Dec 2018	Demolition then new three floor plus basement buildings	Greater Commercial Storage	Not in a Local Flood Risk Zone	High Risk Surface Water Flooding	Street not previously flooded	No LFA Comments Found	-	8 Other Basement Rooms	3 Plant Rooms	-	Camden BIA Audit 2016/2979P	Full Planning Permission Granted	GRANTED
11	2016/2979P	GF Flat 15 Lamington Rd London NW6 1JH	12 Jan 2018	Excavation of single storey basement with kitchen, front and rear and replace rear extension.	Basement to House	Not in a Local Flood Risk Zone	Very Low Risk Surface Water Flooding	Street not previously flooded	No LFA Comments	2 Basement Bedrooms	-	2 Other Mic. Basement Rooms	1 Plant Room	Camden BIA Audit 2016/2979P	Full Planning Permission Granted	GRANTED
12	2016/2689P	190 Goldhurst Ter. London NW6 3JN	25 Jan 2018	Excavation of basement to create a new, fully self contained 2 bedroom basement flat	Fully self contained Single Floor Flat	Goldhurst Local Flood Risk Zone	Very Low Risk Surface Water Flooding	Previously Flooded Street 1975 and 2002	No LFA Comments	2 Basement Bedrooms	2 Other Habitable Basement Rooms	2 Other Mic. Basement Rooms	-	Camden BIA Audit 2016/2689P	Grant Conditional Planning Permission	GRANTED
13	2016/2822P	40 Cassinport C rd London NW5 3XZ	17 Apr 2018	Extensions to basement, new lift with sub-division from 4 into 7 self contained flats	2 x Duplex Flats	Goldhurst Local Flood Risk Zone	Very Low Risk Surface Water Flooding	Previously Flooded Street 1975 and 2002	No LFA Comments	2 Basement Bedrooms	4 Other Habitable Basement Rooms	4 Other Mic. Basement Rooms	-	Camden BIA Audit 2016/2822P	Full Planning Permission Granted	GRANTED
14	2016/2979P	20 Redington Rd London NW5 7BB	16 Nov 2017	New 4 storey plus basement building to provide 8 flats.	Duplex Flat	Not in a Local Flood Risk Zone	Very Low Risk Surface Water Flooding	Street not previously flooded	No LFA Comments	-	2 Other Habitable Basement Rooms	1 Other Mic. Basement Room	1 Plant Room	Camden BIA Audit 2016/2979P	Notification of Decision when an appeal has been made	GRANTED
15	2016/3174P	70 Churchway Lane NW1 1JY	26 Apr 2021	3 Flats, New 3 storey building plus basement building in connection with new flat at Crown 2016/2952P	Duplex Flat	Not in a Local Flood Risk Zone	Medium to High Risk Surface Water Flooding	Street not previously flooded	LFA Officer Comments Made H1 at Channon Street 2016/2952P	-	4 Other Habitable Basement Rooms	1 Other Mic. Basement Room	-	Camden BIA Audit 2016/3174P	Grant conditional planning permission	GRANTED
16	2016/3545P	Moylton House 115-119 Goldhurst Ter London NW6 3JN	11 May 2018	New four storey residential building with 3 new basements flats	3 or 4 Single Floor Flats	Goldhurst Local Flood Risk Zone	Low Risk Surface Water Flooding	Not in a Local Flood Risk Zone	No LFA Comments Found	4 Basement Bedrooms	6 Other Habitable Basement Rooms	4 Other Basement Rooms	2 Plant Rooms	Camden BIA Audit 2016/3545P	Full Planning Permission Granted	GRANTED
17	2016/4136P	9 Harefield Gdns London NW5 1YF	11 Jul 2017	Excavation of basement to create 2 x 2 bedroom self contained flats	4 x Self Contained Basement Flats	Not in a Local Flood Risk Zone	Low Risk Surface Water Flooding	Street not previously flooded	No LFA Comments	5 Basement Bedrooms	4 Other Habitable Basement Rooms	5 Other Basement Rooms	-	Camden BIA Audit 2016/4136P	Full Planning Permission Granted	GRANTED
18	2016/4519P	3 Spring Pt London NW5 3BA	21 Dec 2017	Demolition then new five and six bedroom office, cafe, event space	Service Basement To a Block	Not in a Local Flood Risk Zone	Medium Risk Surface Water Flooding	Street not previously flooded	No LFA Comments	12 Basement Bedrooms	-	1 Other Mic. Basement Room	3 Plant Rooms	Camden BIA Audit 2016/4519P	Full Planning Permission Granted	GRANTED
19	2016/2666P	53-55 Channon St London NW1 1JY	30 Oct 2020	Hotel: Erection of part 4 part 2 storey plus basement to 46 room hotel in association with No. 53/55 Channon Street Caravan 1151 2nd or Metrobus Box 1151 in High Risk Flood Area	2 Storey plus Basement 46 room hotel	Not in a Local Flood Risk Zone	Medium Risk Surface Water Flooding	Street not previously flooded	LFA Officer Comments Made F1 at Channon Street 2016/2666P	12 Basement Bedrooms	-	1 Other Mic. Basement Room	1 Plant Room	Camden BIA Audit 2016/2666P	Grant conditional planning permission	GRANTED
20	2016/3772P	Higginson Centre 201 (South East London) 19 Greenwood PI NW5 1LB	29 Mar 2019	Demolition of existing buildings and construction of 7 and 8 storey plus basement	Double Commercial Storage	Not in a Local Flood Risk Zone	Medium Risk Surface Water Flooding	Street not previously flooded	Large Dev. in site of existing 'Flooded' / No LFA Comments Found	-	2 Other Habitable Basement Rooms	4 Plant Rooms	-	Camden BIA Audit 2016/3772P	Full Planning Permission Granted	GRANTED
21	2016/5283P	11 Olenia Rd London NW5 4LJ	2 Aug 2017	Excavation to enlarge existing basement, new lightnings to existing part with ground floor flat	Duplex Flat	Not in a Local Flood Risk Zone	Medium Risk Surface Water Flooding	Street not previously flooded	No LFA Comments Found	3 Basement Bedrooms	-	3 Other Mic. Basement Rooms	-	Camden BIA Audit 2016/5283P	Full Planning Permission Granted	GRANTED
22	2016/5632P	Oman Court 2 Oman Rd London W2 4PT	3 May 2018	Excavation of basement to create 2 x 2 bedroom self contained flats (Class C1) with associated front lightnings and cycle stores.	2 x Single Floor Flats	Not in a Local Flood Risk Zone	Very Low Risk Surface Water Flooding	Previously Flooded Street 2002	No LFA Comments	4 Basement Bedrooms	2 Other Habitable Basement Rooms	4 Other Basement Rooms	-	Camden BIA Audit 2016/5632P	Full Planning Permission Granted	GRANTED
23	2016/6877P	43 Grovenorth Rd London NW5 1EL	17 Aug 2018	Extension and lowering of existing basement, new lightnings to existing part	Basement to House	York Base Local Flood Risk Zone	High Risk Surface Water Flooding	Street not previously flooded	No LFA Comments	-	2 Other Habitable Basement Rooms	-	-	Camden BIA Audit 2016/6877P	Full Planning Permission Granted	GRANTED
24	2016/8466P	5 Mornington Ter. London NW1 7RR	17 Jul 2017	Excavation of existing basement plus new 2 storey upper ground and lower ground floor apartment	Duplex Flat	Not in a Local Flood Risk Zone	Very Low Risk Surface Water Flooding	Street not previously flooded	No LFA Comments	2 Basement Bedrooms	1 Other Habitable Basement Room	2 Other Mic. Basement Rooms	-	Camden BIA Audit 2016/8466P	Full Planning Permission Granted	GRANTED

Specific details of each application listed can always be verified by checking the original application files on the LB Camden Planning web site itself. Compiled July 2021. E&OE





Listed here in order of application number, not decision date.

Main table containing 100 rows of application details, including columns for Quick Ref No., Application Number, Decision Date, Application Description, Multi-Use Single Level, Camden Local Flood Risk Zone, EA Flood Risk Checker Advice, Previously Flooded Street, LFCA Comments, Basements, Basements, Other Basements, Rooms, Rooms, Rooms, Campbell Reith BIA Audit, Full Planning Permission Granted, and Final Decision.





Listed here in order of application number, not decision date.

Quick Ref No.	Application Number Site Address	Decision Date Decided since the Local Plan was adopted 03/07/2017 - which thereafter carries full weight.	Application Description Necessarily abridged and paraphrased for brevity. [Notes by the 2020/2936/P appellant]	Multi vs. Single Level	Camden Local Flood Risk Zone	EA Flood Risk Checker For the exact Address	Previously Flooded Street Or other Flood Risk	LLFA Comments	Basement Bedrooms	Basement Habitable Rooms	Other Basement Rooms Bath, Gym, Pool, Games, Office, Workshop etc.	Plant Rooms Gas, Electric, Pump, Comms etc.	Campbell Reith BIA Audit Surface Water Flood Risk Comments: Where applicable and necessarily abridged and paraphrased for brevity.	Officer's Report or Decision Notice Extracts Necessarily abridged and paraphrased for brevity.	Final Decision	
148	2020/2936/P 23 Ravenshaw St. London NW6 1NP	3 Mar 2021	Erection of a three storey plus basement building comprising 7 flats (4 x 3-bed units and previously 3 x 2-bed units) with balconies at rear, following demolition of the existing house  Note: Site previously described in the Officer Report 2017/0911/P '6.32 Ravenshaw Street is within the designated 'Sumatra Road' Local Flood Risk Zone and within a Critical Drainage Area. Campbell Reith state that the development is at very Low Risk of flooding from all sources.' Where Campbell Reith's BIA Audit conclusions and along with mitigation measures the details of which were conditioned. Appeal dismissed but Flood Risk was not an issue in the appeal decision at all. CR confirm in April 2021, that 'The LLFA obviously have access to our BIA audit and we would stand by the conclusions within that.'  This new refusal states instead: 'The proposed development, by reason of the provision of self-contained dwellings at basement level within the Sumatra Road Local Flood Risk Zone, would introduce highly vulnerable uses into an area prone to flooding contrary to policies A5 etc.'  Refer to the appellants main Statement of Case.	2 x Self Contained Basement Flats 'Akin' to a Duplex	Sumatra Road Local Flood Risk Zone	Medium Risk Surface Water Flooding	Street not previously flooded	LLFA Comments Made	6 Basement Bedrooms	4 Other Habitable Basement Rooms	4 Other Misc. Basement Rooms	1 Plant Room	Campbell Reith BIA Audit 12466-56 Rev: F1 Aug. 2017  4.12. Ravenshaw Street is within the designated 'Sumatra Road' Local Flood Risk Zone and within Critical Drainage Area (Group 3-10), although this was not identified within the original BIA screening or scoping process. Developments within Local Flood Risk zones require a flood risk assessment. The BIA identified that the site is at very low risk of surface water flooding, from referenced Environment Agency data. The adjacent highway is identified as low to medium risk. The risk from sewer surcharging was not originally assessed.  4.13. In the revised submissions flood risk assessments from two sources are presented confirming a very low risk of flooding. Additionally correspondence with Thames Water is presented confirming that a relief sewer in the area is now operational, easing the demand on local drainage and likelihood of surface water flooding. It is accepted that the proposed development is at very low risk. Standard mitigation measures such as elevated thresholds to entrances and lightwells, the use of non-return valves and appropriate drainage should be adopted in the final construction.  5.0 CONCLUSIONS 5.7. In the revised submissions, further assessment is presented and it is accepted that the proposed development is as very Low Risk of flooding from all sources.  Email from Graham Kite Campbell Reith; 21 Apr 2021 'The LLFA obviously have access to our BIA audit and we would stand by the conclusions within that. Graham Kite'	Full Planning Permission Refused  No coherent explanation is provided for:  1. The difference between the two decisions on flood risk.  2. What is it about this particular application that attracted LLFA comments?  3. Why the basement flats are seen as 'akin to the arrangement in a duplex' as is 2016/2689/P?  4. Why is the entity of a LFRZ here considered synonymous with 'an area prone to flooding'.  5. Why have Officers have ignored:  A. Camden's Strategic Flood Risk Assessment statement that: '6.4.11 "... it should be noted that the uFMSW should not be used on a site-specific basis due to the limitations of the modelling, but instead should be used as a guide for potential risk.'  B. EA Flood Risk Summary Checker identifies Medium Risk for 23A, but states that - 'It's very unlikely to be reliable for a local area and extremely unlikely to be reliable for identifying individual properties at risk.'  6. Why were officers 'not persuaded' by the detailed site specific evidence presented in our SFRA?  7. Why were our flood risk mitigation measures not taken into account?  8. Why are the Surface Water Flood Risk conclusions in Campbell Reith's BIA Audit ignored and the LLFA officers assertions that the site is 'flood prone' just for being in the LFRZ given precedence?  9. What qualifications does the LLFA Office have that would give their opinion greater weight than:  A. Our Geotechnical and Structural Engineers, Maud Geo-Consulting Limited and Croft Structural Engineers Ltd. B. Our site specific FRA by UNDA Consulting Ltd. C. Campbell Reith Structural Engineers BIA Audit. D. Site specific reports from Groundsure and Landmark Reports, trivialised by the LLFA Officer as 'homeowner' reports, which are in fact derived from the UK's two leading flood risk data providers: JBA Consulting Floodability® Data and Ambiental's FloodScore™.	REFUSED	
149	2020/3553/P Land between Gondar House and South Mansions Gondar Gdns. and rear 1 Hillfield Rd. London NW6 1QD	11 Mar 2021	The construction of a new part two, part three storey plus basement residential building to deliver 6 x residential (Class C3) dwellings.  Note: 3 x Basement Duplex Flats. 5 basement bedrooms on to lightwells and 4 x basement bathrooms.  The FRA and Campbell Reith's BIA Audit conclusions are accepted, it is refused primarily on height, mass, scale, site coverage and detailed design grounds, but not refused for flood risk.  (*Campbell Reith omit reference to complying with Policy A5.)	2 x Duplex Flats	Not in a Local Flood Risk Zone	Very Low Risk Surface Water Flooding	Street not previously flooded	No LLFA Comments Found	5 Basement Bedrooms	-	4 Other Misc. Basement Rooms	-	Campbell Reith BIA Audit 13398-45 Rev: F1 Feb. 2021  5.0 CONCLUSIONS  5.4. It is accepted that the proposed development will not impact the hydrogeology or slope stability of the area.  5.5. Surface water mitigation measures have been included in the proposals, therefore it is accepted that the basement will not impact the wider hydrological environment.  5.9. Based on the revised submission it can be confirmed that the BIA complies with the requirements of CPG Basements.	Reason(s) for Refusal  1 Design, Character and Appearance The proposed development, by virtue of its height, mass, scale, site coverage and detailed design, would be detrimental to the character and appearance of the street scene...  2 Residential Amenity The proposed development, due to its height, massing, scale, location, positioning of windows and terraces, would have an overbearing impact on neighbouring Occupiers...  7.0 Basement Impacts  7.2 The application is supported by a Basement Impact Assessment (BIA). This was subjected to an independent audit by Campbell Reith. After several revisions and rounds of reviews they gave confirmation that the scheme was acceptable in their audit report dated February 2021. In summary, the audit confirmed:  • Appropriate surface water mitigation measures are proposed. The basement would not impact the wider hydrological environment. • The revised BIA complies with CPG Basements and Policy A5, in terms of impacts on neighbouring properties, structural, ground and water conditions.  8.0 Flood Risk  8.1 The application site lies within Flood Zone 1; however, historic evidence indicates that properties to the south on Hillfield Road (i.e. some distance from the site) are at risk of surface water flooding due to historic rainfall events. On this basis, a Flood Risk Assessment (FRA), prepared by Hydrock, has been prepared in accordance with Policy CCG of the Local Plan. It concludes that the site is at low risk of flooding and no specific flood resistance and/or resilience measures are required. The basement level of the proposed development would be constructed to Grade 3 waterproof standards, in line with BS8102.  8.2 The application is supported by a BIA and a Drainage Strategy, which confirms that the proposed development would not result in an increased risk of flooding to neighbouring properties. Overall, the provision of habitable floorspace within the basement is considered acceptable.	REFUSED  NOT refused for Pluvial/Surface Water Flooding Issues.	
150	2020/3875/P 1 Lidlington Pl. London NW1 2JU	23 Nov 2020	Erection of three storey single family dwelling including basement level.  EA Medium Risk Surface Water Flooding 2 Basement Bedrooms, Plant Room, laundry and utility room, bathroom and en-suite. Surface Flooding seemingly not addressed in the Decision Notice or Officers Report aside from Campbell Reith's BIA Audit conclusions are again accepted and Permission is Granted.  (*Campbell Reith omit reference to complying with Policy A5.)	Duplex Basement to House	Not in a Local Flood Risk Zone	Medium Risk Surface Water Flooding	Street not previously flooded	No LLFA Comments Found	2 Basement Bedrooms	-	3 Other Misc. Basement Rooms	1 Plant Room	Campbell Reith BIA Audit 13398-07 Rev: F1 July 2020  5.0 CONCLUSIONS 5.4. It is also accepted that the development will not have a significant impact on the hydrogeology and hydrology of the area. 5.9. Based on the revised submission, the BIA meets the criteria of CPG Basements.	Full Planning Permission Refused  Reason(s) for Refusal 1 The proposed development, by reason of its size, height, bulk and mass, would have a detrimental impact on the character and appearance of the wider Camden Town Conservation Area and the setting of the adjacent Grade II listed buildings, resulting in less than substantial harm to the heritage assets, contrary to policies D1 (Design), D2 (Heritage) of the London Borough of Camden Local Plan 2017  7. Basement Development ...Given the scale and dimensions of the basement, the proposal is considered to be in line with the requirements of policy A5. Furthermore, the proposal is supported by a Basement Impact Assessment (BIA), which has been independently reviewed by the Council's third party auditors, as part of previous planning permission ref no 2020/0571/P. The findings in the audit report confirm that the excavation works would not cause harm to neighbouring buildings, surrounding highways, slope stability and the hydrogeology of the site...  In light of the above, the proposed basement excavation would be in accordance with policy A5 and CPG Basements.	REFUSED	
151	2020/4562/P 67A Gascony Av. London NW6 4ND	10 Jun 2021	Erection of single storey side/rear extension; excavation of basement and formation of rear lightwell.  Note: Basement Living Room, Bathroom and Plant Room, smack in the middle of the Kingsgate Local Flood Risk Zone. Not remarked in the BIA Audit or Decision.  That applicants Surface Water Drainage Pro-forma states: 1. Site Details. Is the development in a LFRZ or in an area known to be at risk of surface or ground water flooding? If yes, please demonstrate how this is managed, in line with DP23? The applicants answer is No.  This statement is not true and cannot have been checked. The site is near the centre of the Kingsgate LFRZ, as shown on the Camden's Strategic Flood Risk Assessment Map Figure 6.  Campbell Reith's BIA Audit conclusions are accepted and Permission is Granted.  (*Campbell Reith omit reference to complying with Policy A5.)	Ancillary Basement to House	Kingsgate Local Flood Risk Zone	Very Low Risk Surface Water Flooding	Street not previously flooded	No LLFA Comments Found	-	1 Other Habitable Basement Room	1 Other Misc. Basement Rooms	1 Plant Room	Campbell Reith BIA Audit 13398-64 Rev: F1 April 2021  5.0 CONCLUSIONS  5.5. The Flood Risk Assessment (FRA) states the site is at medium risk from sewer flooding, against which the FRA included adequate mitigation measures to reduce the risk to a low level.  5.12. Queries and requests for information are summarised in Appendix 2. Considering the additional information presented, the BIA meets the requirements of Camden Planning Guidance: Basements.	Full Planning Permission Granted  Informative(s): 1 Reasons for granting permission  The basement excavation would deepen the existing cellars to create additional habitable accommodation and would include a lightwell at the rear. These excavations would comply with the parameters set out in Local Plan policy A5 (Basements) and the proposed basement and lightwell would not harm the character or visual amenity of the site or any ecological features.  The submitted Basement Impact Assessment has been revised and reviewed by external consultants who have confirmed that there will be no adverse impacts on ground movements, land stability and local hydrogeological conditions. The proposed basement will be formed in London Clay, which is considered a suitable bearing stratum.  The site does not have a history of flooding and, due to the site levels, the new basement would be unlikely to flood. The principle of this development here is acceptable as it does not create a new self-contained basement flat. Nevertheless, as ancillary habitable accommodation is proposed in the basement, conditions regarding water efficiency and discharge rates are recommended. A condition regarding rainwater harvesting is also recommended in the interests of reducing water run-off rates and using water more efficiently.  As the proposal is for a secondary sitting room, a shower room and utility room, it is considered that the layout and internal conditions are satisfactory and that the quality of accommodation is acceptable.  The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.	GRANTED	
152	2020/5214/P 18A Froggnal Gdns. London NW3 6XA  Re-application of: 2019/5348/P	30 Jun 2021	Demolition of existing three-storey dwelling house and replacement with 1 x 4-bed four-storey single family dwelling house with basement excavation, landscaping and associated works (Use Class C3).  Note: Three months earlier in Aug. a basement next door was approved with little fuss over flood risk and no LLFA comments we can see. The flood risk issues are identical, so this application does appear to have been singled out for hypercritical LLFA Comments for no obvious reason. The Architects responded to the LLFA comments fully but the application is withdrawn soon after.  The proposed replacement house is a larger, highly individualistic, pale green tiled, almost 'Egyptian Revival' style in a Conservation area. The LLFA authority officer is actually commenting (apart from the pool tank) on the Ground Floor - which is partially inset into a hill slope and largely replaces the extant lower ground structure anyway, but s/he comments as if it were a full basement.  Contrast this with the light touch given to flood risk in the application next door at 16 Froggnal Gdns. in Aug. 2020 over flood risk - see 2018/2440/P.	Ancillary Basement to House	Froggnal Lane Local Risk Zone	Very Low Risk Surface Water Flooding	Previously Flooded Street 1975	LLFA Comments Made  LLFA Officer comments on the Ground Floor which is partially inset into a hill.	-	1 Other Habitable Basement Room	2 Other Misc. Basement Room	-	2 Plant Rooms	Campbell Reith BIA Audit 12985-86 Rev: F1 Nov. 2020  5.0 CONCLUSIONS  5.4. It is accepted the site is at very low risk of flooding. Flood risk mitigation measures are proposed in regards to impacts from surcharged sewers. The proposed development will not increase the risk of flooding in the surrounding environment.  5.8. Based on the revised submission, the BIA is considered to meet the criteria of CPG Basements.	Full Planning Permission Granted Subject to a Section 106 Legal Agreement  14. Flooding  14.1. Campbell Reith's audit accepted the site is at very low risk of flooding. Flood risk mitigation measures are proposed in regards to impacts from surcharged sewers. They determined the proposed development will not increase the risk of flooding in the surrounding environment.  14.2. In line with policy A5, basement schemes should not include habitable rooms and other sensitive uses in areas prone to flooding. Whilst there is no evidence that the site was directly affected by historical local flood events, caution should be exercised. Nonetheless, the basement area only includes the pool and pool plant. The ground floor level, which is basement level at the rear of the building due to the land level changes, does not include any sensitive rooms and is largely plant and utility space. Furthermore, the ground floor is slightly elevated and there is a sump pump installed so this is considered a low risk and therefore acceptable in line with policy.	GRANTED

Specific details of each application listed can always be verified by checking the original application files on the LB Camden Planning web site itself. Compiled July 2021. E&OE.