

Self-contained or 'akin' to a duplex flats in flood prone areas

Approved (or not refused on flood grounds) under the current Local Plan

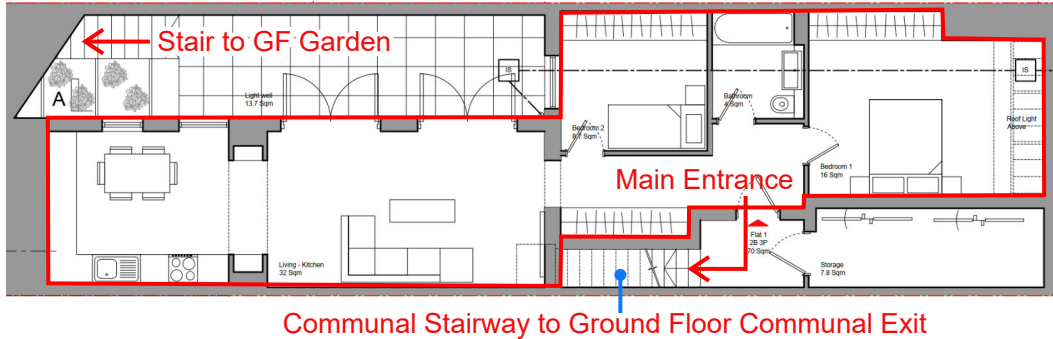
Quick Ref No.	Application Number Site Address	Decision Date Decided since the Local Plan was adopted 03/07/2017 - which thereafter carries full weight.	Multi vs. Single Level	Camden Local Flood Risk Zone	EA Flood Risk Checker For the exact Address	Previously Flooded Street Or other Flood Risk	LLFA Comments	Basement Bedrooms	Basement Habitable Rooms	Other Basement Rooms Bath, Gym, Pool, Games, Office, Workshop etc.	Plant Rooms Gas, Electric, Pump, Comms etc.	Final Decision
4	2015/6064/P 10 Agamemnon Rd. London NW6 1DY	12 Jul 2017	1 x Self Contained Basement Flat 'Akin' to a Duplex	Not in a Local Flood Risk Zone	Low Risk Surface Water Flooding	Previously Flooded Street 2002	No LLFA Comments Found	2 Basement Bedrooms	2 Other Habitable Basement Rooms	1 Other Misc. Basement Room	-	GRANTED
60	2017/4705/P 62 Belsize Rd. London NW6 4TG	19 Dec 2017	1 x Fully Self Contained Basement Flat	Goldhurst Local Flood Risk Zone	Low Risk Surface Water Flooding	Previously Flooded Street 1975 & 2002	No LLFA Comments Found	1 Additional Basement Bedroom	-	1 Other Misc. Basement Room	-	GRANTED
	2016/2689/P 190 Goldhurst Terr. London NW6 3HN		1 x Self Contained Basement Flat 'Akin' to a Duplex	Goldhurst Local Flood Risk Zone	Very Low Risk Surface Water Flooding	Previously Flooded Street 1975 & 2002	No LLFA Comments Found		2 Other Habitable Basement Rooms	2 Other Misc. Basement Rooms		GRANTED
7	2015/7293/P 114 Prince of Wales Rd. London NW5 3NE	8 Feb 2018	1 x Fully Self Contained Basement Flat Basement Flat	Not in a Local Flood Risk Zone	Medium Risk Surface Water Flooding	Previously Flooded Street 2002	No LLFA Comments Found	2 Basement Bedrooms	1 Other Habitable Basement Room	1 Other Misc. Basement Rooms	-	GRANTED
22	2016/5652/P Orman Court 2 Orman Rd. London NW3 4PT	3 May 2018	2 x Self Contained Basement Flats. Entry via Lightwell	Not in a Local Flood Risk Zone	Very Low Risk Surface Water Flooding	Previously Flooded Street 2002	No LLFA Comments Found	4 Basement Bedrooms	2 Other Habitable Basement Rooms	4 Other Misc. Basement Rooms	-	GRANTED
16	2016/3545/P Maryon House 115-119 Goldhurst Terr. London NW6 3EY	11 May 2018	3 x Self Contained Basement Flats 'Akin' to a Duplex	Goldhurst Local Flood Risk Zone	No.113 Low Risk No.121 High Risk Surface Water Flooding	Street not previously flooded	No LLFA Comments Found	4 Basement Bedrooms	6 Other Habitable Basement Rooms	4 Other Misc. Basement Rooms	2 Plant Rooms	GRANTED
109	2018/5338/P 8 Agamemnon Rd. London NW6 1DY	3 Jul 2019	1 x Self Contained Basement Flat Flat 'Akin' to Duplex	Not in a Local Flood Risk Zone	Low Risk Surface Water Flooding	Previously Flooded Street 2002	No LLFA Comments Found	2 Basement Bedrooms	2 Other Habitable Basement Rooms	2 Other Misc. Basement Rooms	-	GRANTED
37	2017/0911/P 23 Ravenshaw St. London NW6 1NP	9 Jul 2019	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	No LLFA Comments Found	6 Basement Bedrooms	4 Other Habitable Basement Rooms	4 Other Misc. Basement Rooms	1 Plant Room	DISMISSED On Appeal NOT refused for Surface Water Flooding Issues.
114	2019/0194/P 106-108 Regents Park Rd. London NW1 8UG	26 Nov 2019	1 x Self Contained Basement Flat (108 Unit 2) Plus 1 x Duplex Flat	Primrose Hill Local Flood Risk Zone	Low Risk Surface Water Flooding	Street not previously flooded	No LLFA Comments Found	1 Basement Bedroom	5 Other Habitable Basement Rooms	5 Other Misc. Basement Rooms	2 Plant Rooms	GRANTED
113	2019/0158/P 190 Goldhurst Terr. London NW6 3HN	27 Mar 2020	1 x Self Contained Basement Flat No longer 'Akin' to Duplex	Goldhurst Local Flood Risk Zone	Very Low Risk Surface Water Flooding	Previously Flooded Street 1975 & 2002	No LLFA Comments Found	2 Basement Bedrooms	2 Other Habitable Basement Rooms	2 Other Misc. Basement Rooms	-	DISMISSED appeal but NOT for Flood Risk. Inspector concludes: site 'not prone to flooding' And 'a suitable location'
125	2019/3109/P 1 Hillfield Rd. London NW6 1QD	26 May 2021	1 x Self Contained Basement Flat Flat with its Own Entrance	Not in a Local Flood Risk Zone	Very Low Risk Surface Water Flooding	Previously Flooded Street 1975 & 2002	Much discussion of Street Flooding No LLFA Comments Found	2 Basement Bedrooms	2 Other Habitable Basement Rooms	2 Other Misc. Basement Rooms	-	GRANTED
Total			15 Self Contained Flats				0 LLFA Comments	28 Bedrooms	27 Habitable Rooms	28 Other Rooms	5 Plant Rooms	11 Applications Granted

This table lists a subset of 152 applications that required a Basement Impact Assessment (BIA) Audit with their application and/or are located in a Camden Local Flood Risk Zone or a Previously Flooded Street 1975 & 2002 decided since July 2017. This information is derived from analysing planning application documents published on the LB Camden web site. Whilst every effort has been made to ensure it is as accurate as possible we cannot be held responsible for any errors or omissions in either the original data or that may have occurred during the compilation process. 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 June 2021. E&OE.

Examples of self-contained or 'akin' to a duplex flats in 'flood prone' areas

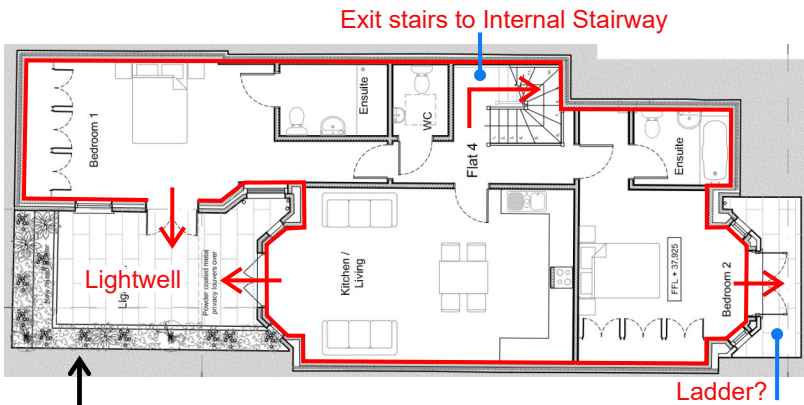
2015/6064/P 10 Agamemnon Road London NW6 1DY

1 x Self Contained (Akin to a duplex) Basement Flat: **Previously Flooded Street 2002** - Granted 12/07/2017

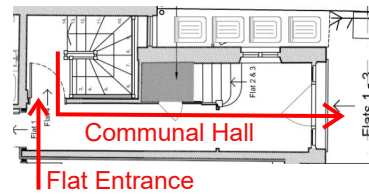


2016/2689/P 190 Goldhurst Terrace London NW6 3HN

1 x 'Akin to the arrangement in Duplex' Basement Flat
Goldhurst Local Flood Risk Zone - Granted by the LPA 25/01/2018



Ground Floor Communal Entrance



Officers Report Extract

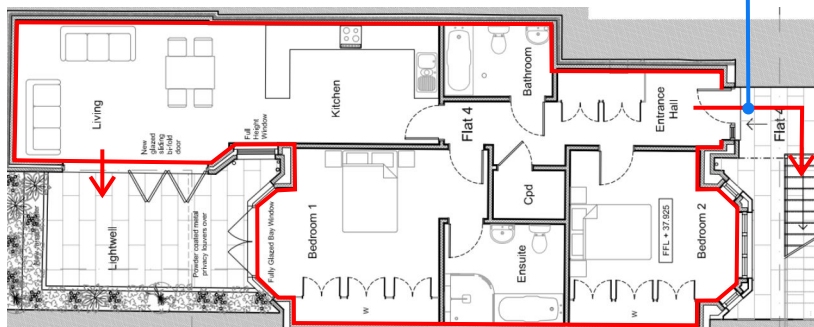
4.2 The proposed flat is accessed via a communal entrance ground floor level and internal staircase. This is considered to be akin to the arrangement in a duplex arrangement where, in the event of a flood occurrence, occupants can exit the lower level to the ground floor level and still be within the main building. The proposals also include a sizeable rear sunken terrace which provides a secondary means of escape and an escape ladder has been included to access ground level. It is considered in this instance that the proposals for a self-contained unit at basement level are acceptable.

Same site,
 same BIA
 same FRA but
 two different
 LPA flood
 risk decisions

2019/0158/P 190 Goldhurst Terrace London NW6 3HN

1 x Fully Self Contained Basement Flat
Goldhurst Local Flood Risk Zone - Refused by the LPA
 Dismissed at Appeal on **non flood risk related** issues - 27/03/2020

Virtually identical flat as 2016/2689/P but now
 refused for **not being 'akin' to a duplex**
 now having its own direct exit to the street



Appeal Decision

Site visit made on 24 February 2020

by **C Cresswell BSc (Hons) MA MBA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 27 March 2020

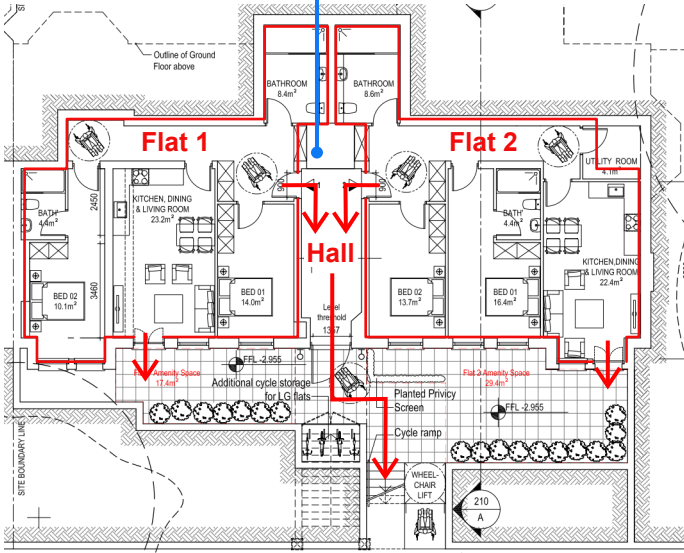
Appeal Ref: APP/X5210/W/19/3238739
190 Goldhurst Terrace, London NW6 3HN

15. However, in this particular case, the appellant has commissioned engineers to carry out a bespoke flood risk assessment. The report concludes that the appeal property is at low risk of flooding from all sources, having taken a number of matters into consideration such as the flooding history of the area and variations in topography along Goldhurst Terrace.
16. Therefore, while there are clearly properties at risk of flooding within the LFRZ (including those which have flooded in the past) the very specific evidence for this particular property indicates that it is not prone to flooding. Hence, there would be no conflict with Policies A5 and CC3 of the Local Plan.
17. I conclude on this issue that the site would provide a suitable location for the proposed development with regard to flood risk.

2016/5652/P Ornan Court 2
Ornan Rd.
London NW3 4PT

2 x Self Contained Basement Flats
Previously Flooded Street 2002
Granted 03/05/2018

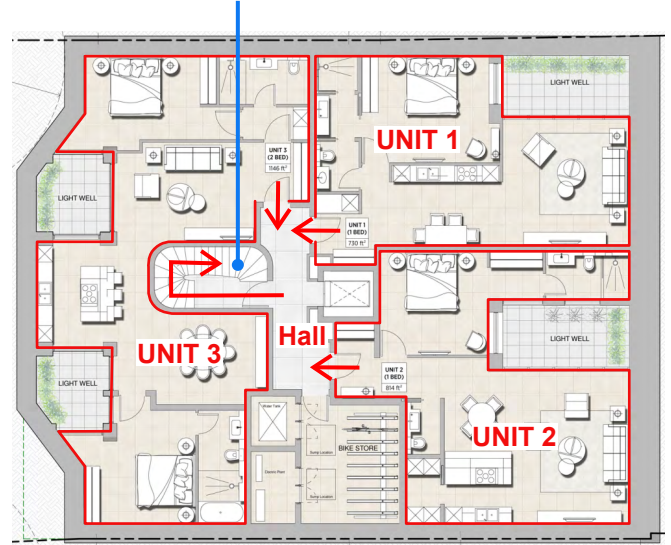
2x main exits at basement level to internal communal hall hallway



2016/3545/P Maryon House
115-119 Goldhurst Terr.
London NW6 3EY

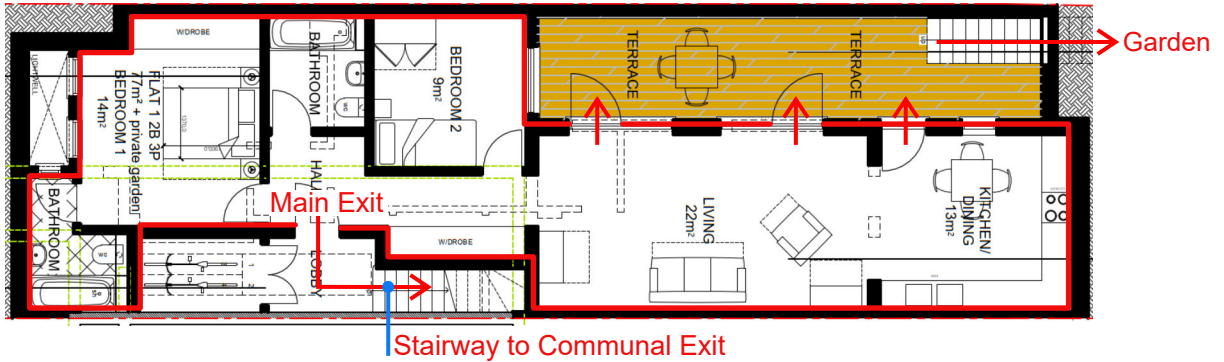
3 x Self Contained Basement Flats
Goldhurst Local Flood Risk Zone
Granted 11/05/2018

3 x main exits at basement level to internal communal hall and stairway to GF exit



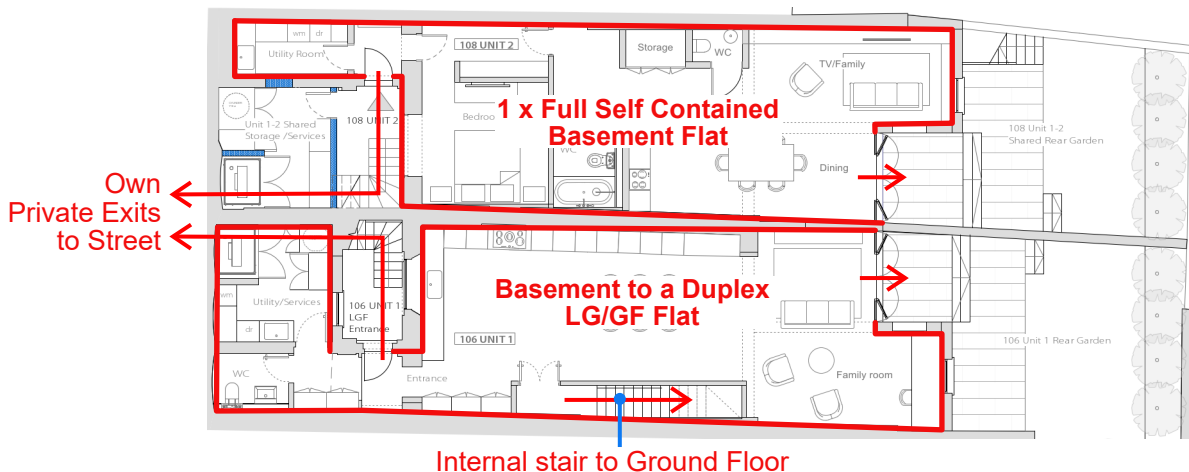
2018/5338/P 8 Agamemnon Road London NW6 1DY

1 x Fully Self Contained Basement Flat: **Previously Flooded Street 2002** - Granted 03/07/2019



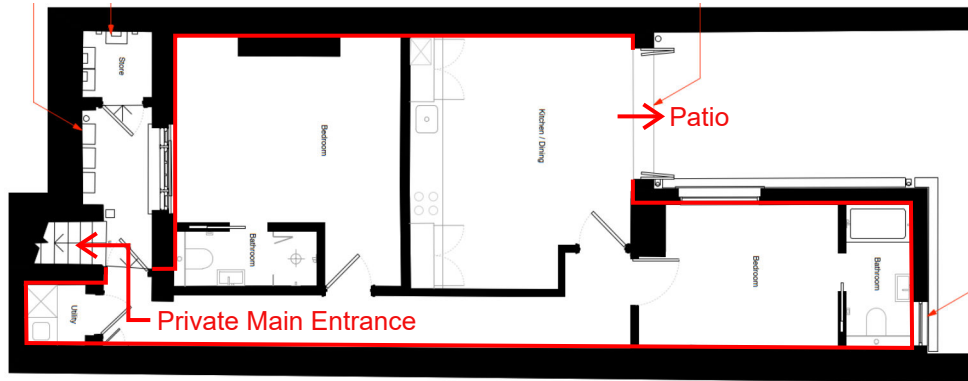
2019/0194/P 106-108 Regents Park Road London NW1 8UG

1 x Fully Self Contained Basement Flat and 1 x Duplex: **Primrose Hill Local Flood Risk Zone** - Granted 26/11/2019



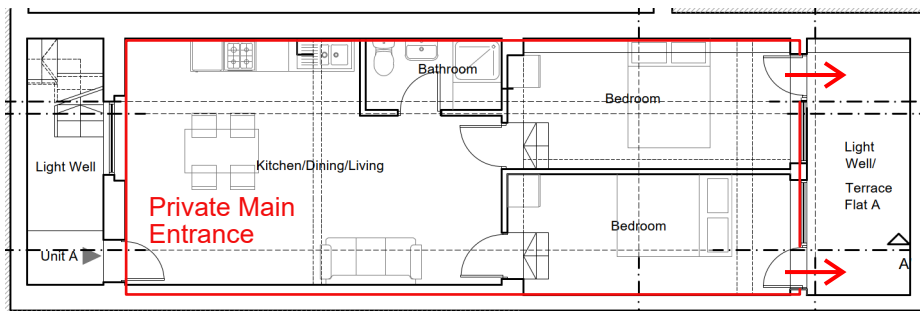
2017/4705/P 62a Belsize Road London NW6 4TG

1 x Fully Self Contained Basement Flat: **Goldhurst Local Flood Risk Zone** - Granted 19/12/2017



2015/7293/P 114 Prince of Wales Rd. London NW5 3NE

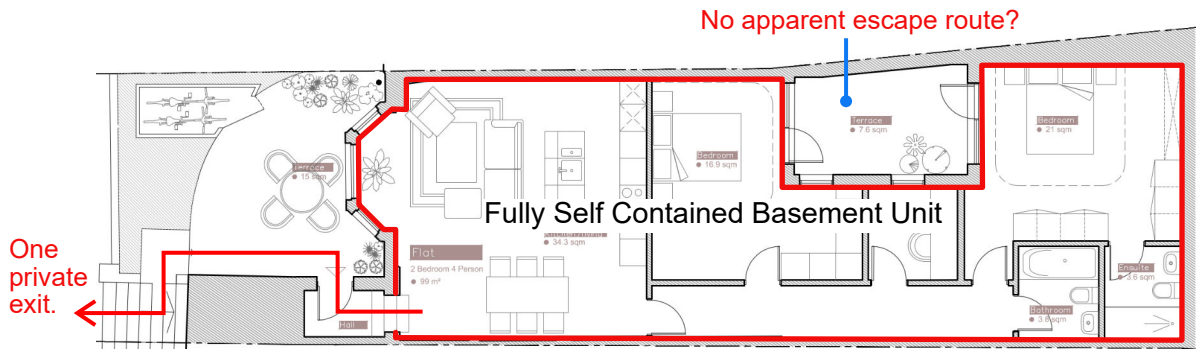
1 x Fully Self Contained Basement Flat: **Previously Flooded Street 2002** - Granted 08/02/2018



2019/3109/P 1 Hillfield Rd. London NW6 1QD

1 x Fully Self Contained Basement Flat: **Previously Flooded Street 2002** Granted 26/05/2021

Granted 2 months after 23 Ravenshaw Street was refused because they followed the site specific FRA findings as the should have done with the appellants site.



DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
1 Hillfield Road
London
NW6 1QD



Officers Report Extract

7.0 Flood risk

7.1 Local Plan policy CC3, section 8.70 and policy A5 Basements, section 6.135 state that the Council will not permit basement schemes which include habitable rooms and other sensitive uses for self-contained basement flats and other underground structures in areas prone to flooding as well as related. **The site is identified as being located in an area which has experienced surface water flow and flooding. As the proposals involve the installation of a new residential unit at basement level, concerns were raised by Officers about the possibility of the site flooding. Consequently, the Applicant was requested to submit a Flood Risk Assessment.**

7.2 Following the further analysis, it has been established that whilst parts of Hillfield Road did flood historically, the area around 1 Hillfield Road did not. Below are the approximate locations of the scheme (circled in purple) and the single property that was flooded in 2002 (circled orange).

7.3 The separation distance between the locations is estimated at 220m and there is a topographical vertical fall, estimated at 5m (to the nearest 1m), travelling from the scheme location to the flood incident site.

7.4 The applicant has described various mitigating features with respect to flood risk to the proposed lower ground floor. In consideration of all the above in nature and scale, since this is a special classification of historically flooded street, Officers are of the view that the policy on basements in a flood risk area may be applied with discretion. **Due to these exceptional circumstances** Officers accept the principle of habitable uses and a self-contained flat being located at basement/ lower ground floor level in this scheme.

11.0 Recommendation

11.1 It is considered that, on balance, the provision of a new residential unit, which assists with the aims of policy H1, to meet the Council's housing targets, to warrant recommending approval of this application. It is recognised that there are various aspects of the proposals which are not ideal, however the general scheme is considered consistent with the aims of the policies in the Camden Local Plan and the Fortune Green and West Hampstead Neighbourhood Plan.

11.2 Therefore, it is recommended that the application is approved subject to conditions and the agreement of a S106 legal agreement with the clauses set out above.

They seem oblivious to scores of the own similar decisions over the last 4 years