

Draft Policies for our Neighbourhood.

These are in addition/add detail to the Lambeth Local Plan, the London Plan and the National Planning Policy Framework.

BASEMENTS

202 local people told us to...
Place limits on basement developments.

KOVI2 Basement development

London Boroughs with high house and land prices (land at Vauxhall changes hands at £100m per hectare) are finding problems for neighbours when owners eg of listed buildings find they cannot extend and instead excavate large new basements underneath their houses. Properties next door can suffer subsidence, and long term nuisance from construction traffic, especially if other neighbours in the same street are then inspired to do the same, one after the other. On the other hand, owners all expect the right to make reasonable changes to their properties without too much red tape. We are seeing a trickle of such cases in the KOV area, with the added complication of flood risk and water table issues. Almost all the KOV area lies in Flood Zone 3 (High Risk), and surface water flooding after the Referendum Day downpours overpowered the sewerage system and extensively flooded basements in Kennington Cross. Kensington and Chelsea have recently banned basement development beneath listed buildings, and insisted on more detailed statements about impact on the amenity of neighbours.

Share your thoughts:

The KOV Neighbourhood Plan could for instance:

- ask that the Basement Impact Assessment (Item 11 on Lambeth's Local Application Requirements) require details of Party Wall discussions with neighbours as part of "appropriate basement construction methods to maintain the structural stability of the host building and neighbouring properties",
- reinforce references to flood risk to emphasise surface water flooding in Local Plan para 9.33 (Policy EN5 Flood Risk),
- withdraw the exemption for individual dwellings in Zone 3 from having to provide mitigation measures (LP Policy EN5(f), and
- (taking a leaf out of Kensington and Chelsea's book) "ensure that traffic and construction activity do not cause unacceptable harm to pedestrian, cycle, vehicular and road safety; adversely affect bus or other transport operations (e.g. cycle hire), significantly increase traffic congestion, nor place unreasonable inconvenience on the day to day life of those living, working and visiting nearby."

THANK YOU! Join in. Get involved!

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