

Policy CL7 Basements: Monitoring Indicators

Ref	Target	Monitoring Indicator	When	Measured How	Measured by Whom	Relates to Policy Criteria	Trigger for review
1	All permissions to be granted within the limits on extent set out in the policy	<p>Number of permissions for basement proposals, including a break down by size and type.</p> <p>Number of relevant applications granted over a two year period which do not comply with the limits set out in the policy.</p> <p>Appeals upheld on grounds of extent specified in the policy.</p> <p>Number of enforcement notices served relating to</p>	Annually	<p>Through planning data on Acolaid/ Crystal Reports</p> <p>Appeal analysis.</p> <p>Acolaid enforcement monitoring system.</p>	Department of Planning and Borough Development	CL7 (a), CL7 (b) and CL7(c)	<p>More than 50% of relevant appeals allowed and/or enforcement notices quashed over a two year period where the extent of the basement as considered to be a principal issue this was not supported by the inspector.</p> <p>More than 25% of relevant applications granted over a two year period which do not comply</p>

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		basement development being built not in accordance with the approved drawings.					with the limits set out in the policy.
2	Basements should not cause loss, damage or long term threat to trees of townscape or amenity value.	<p>Number of permissions for basement proposals which include the loss of damage of a tree of townscape or amenity value.</p> <p>Number of enforcement investigations relating to damage to trees during construction phase of development.</p> <p>Damage to trees of townscape and amenity value</p>	Annually	<p>Aerial photos of before and after for basement permissions.</p> <p>Acolaid enforcement monitoring system.</p> <p>Through planning data on Acolaid/ Crystal Reports</p> <p>Appeal analysis.</p>	Department of Planning and Borough Development	CL7 (d)	<p>More than 50% of relevant appeals allowed and/or enforcement notices quashed over a two year period where the impact on trees as considered by the Council to be a principal issue but where this was not supported by the inspector.</p> <p>More than 25% of relevant</p>

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		<p>post construction.</p> <p>Number of enforcement notices served, and where challenged, quashed.</p>					<p>applications granted over a two year period which do not comply with the limits set out in the policy</p>
3	In assessing harm to a heritage asset, the Council will apply the tests in national policy	<p>Proportion of appeals upheld on grounds of impact the heritage asset.</p> <p>Proportion of appeals upheld in relation to impact on the heritage asset.</p> <p>Number of enforcement investigations relating to damage fabric of listed building during</p>	Annually	Through planning data on Acolaid/ Crystal Reports Acolaid enforcement monitoring system	Department of Planning and Borough Development	CL7 (e), CL7(f)	<p>More than 50% of relevant appeals allowed and/or enforcement notices quashed over a two year period where the impact upon a heritage asset as considered by the council to be a principal issue but where the council's view</p>

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		<p>construction phase of development.</p> <p>Number of enforcement notices served, and where challenged, quashed.</p>					on this matter was not supported by the inspector.
4	Improve the character or appearance of the building, garden or wider area with sensitively designed and discreetly sites external manifestations such as light wells.	Proportion of appeals upheld where the reason for refusal related to external manifestations of basements.	Annually	Through planning data on Acolaid/ Crystal Reports	Department of Planning and Borough Development	CL7 (h) and CL7(i)	More than 50% of relevant appeals allowed and/or enforcement notices quashed over a two year period where the Council considered impact upon character and appearance to be a principal issue by where this was not

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							supported by the inspector.
5	Ensure that the basement does not increase the volume and flow of surface water run-off through appropriate use of SuDs	<p>Proportion of applications which include an element of basement development which have an effective SuDS.</p> <p>Proportion of appeals upheld in relation to the provision of SuDS.</p>	Annually	Through planning data on Acolaid/ Crystal Reports	Department of Planning and Borough Development	CL7 (j)	<p>More than 50% of relevant appeals allowed and/or enforcement notices quashed over a two year period where the Council consider the provision of SuDS to be principal issue but where this was not supported by the inspector.</p> <p>More than 25% of relevant applications have not</p>

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							demonstrated the provision of an effective SuDS.
6	Require provision of 1 metre of top soil	<p>Proportion of applications which include an element of basement development which have included the provision of 1 metre of topsoil.</p> <p>Proportion of appeals upheld in relation to the provision of 1m of soil.</p>	Annually	Through planning data on Acolaid/ Crystal Reports	Department of Planning and Borough Development	New criteria j(ii)	<p>More than 50% of relevant appeals allowed and/or enforcement notices quashed over a two year period where the Council considered the provision of a metre of topsoil to be a principal issue but where this was not supported by the inspector.</p> <p>More than 25% of relevant applications granted over a</p>

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							two year period which do not provide a metre of topsoil above the top of the basement beneath the garden.
7	Ensure that existing buildings to which the basement relates is adapted to a high level of performance in respect of energy waste and water.	Proportion of appeals upheld where the reason of refusal included lack to adaptation of the existing building to the appropriate standards in respect of energy waste and water. Number of enforcement notices served, and where challenged,	Annually	Through planning data on Acolaid/ Crystal Reports	Department of Planning and Borough Development	CL7 (k)	More than 50% of relevant appeals allowed and/or enforcement notices quashed over a two year period where the adaptation of buildings to a high level of environmental performance was considered by the Council to be a principal issue but

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		quashed.					<p>where this was not supported by the inspector.</p> <p>More than 25% of relevant applications granted over a two year period which do ensure that existing buildings to which the basement relates is adapted to a high level of performance in respect of energy waste and water.</p>
8	Ensure that construction impacts are appropriately mitigated.	Enforcement cases relating to Construction Traffic Management Plans.	Annually	Through enforcement data on Acolaid/ Crystal Reports. Environmental	The Council – Department of Planning and Borough Development and Environmental	CL7(l) and CL7(m)	More than 50% of enforcement notices quashed over a two year

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		<p>Number of enforcement notices served, and where challenged, quashed.</p> <p>Complaints made to Environmental Health with regard noise and vibration.</p> <p>Number of s60 notices served.</p> <p>Percentage of appropriate large developments where the developer has entered into a voluntary s61 agreement with the Council in order to mitigate the potential</p>		Health noise complaints.	Health		<p>period where the construction impacts were included by the Council as a key reason for the notice, but where this aspect was not supported by the inspector.</p>

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		impact.					
9	Ensure that basements are designed to minimise damage to and safeguard the structural stability of the application building, nearby buildings and other infrastructure including London underground tunnels and the highway.	Properties with newly created basements under imminent danger of collapse under the London Building Act.	Annually	Through Building Control Acolaid data	The Council – Department of Planning and Borough Development and Building Control	CL7 (n)	The Council will review the effectiveness of the policy when any building is shown to be in imminent danger of collapse.
10	Ensure that basements are protected from sewer flooding.	Proportion of applications which include an element of basement development which have included the provision of a suitable pumped device. Number of sewer flooding	Annually	Reported by Thames Water	The Council – Department of Planning and Borough Development (Flooding Officer)	CL7 (o)	More than 50% of relevant appeals allowed and/or enforcement notices quashed over a two year period where the protection of sewer flooding was considered by

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		<p>incidents reported to Thames Water.</p> <p>Proportion of appeals upheld where ground of appeal includes absence of provision of the suitable pumped devices.</p>					<p>the Council to be a principal issue but where this was not supported by the inspector.</p> <p>More than 25% of relevant applications granted over a two year period which do not include the provision of a suitable pumped device.</p>
11		Number of basements built within the Borough under permitted development rights.	Annually	Through planning data on Acolaid/ Crystal Reports	Department of Planning and Borough Development	Baseline number applications in 2013.	The Council will review the effectiveness of the policy if there is a doubling in the number of basements

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							built under permitted development when compared to the 12 months before the adoption of CL7.

In addition the Council will undertake a full review of the policy within five years of the adoption of the policy, in order to allow full detailed and transparent examination of its effectiveness.