

### Basement Impact Assessment AUDIT: Instruction

**Section A (Site Summary)** – to be completed by Case Officer

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|---|---|--|--|
| <b>Camden Case Reference:</b>   | 2022/3694/P<br>2022/4547/L                | <b>Site Address:</b>   | 12 & 13 Primrose Hill Studios, Fitzroy Road, London, NW1 8TR |
| <b>Case officer contact details:</b>  | Sam FitzPatrick                           | <b>Date of audit request:</b>  | 22/03/2023   |
| <b>Statutory consultation end date:</b>   |   | 03/12/2022   |  |
| <b>Reason for Audit:</b>  | Planning application / basement extension |  |  |
| <b>Proposal description:</b>  |   |  |  |
| Internal remodelling of both No.12 and No.13 Primrose Hill Studios, new basement studio linked to No.12, external modifications to No.13, new windows and remodelling of amenity area to form a shared space. |   |  |  |
| <b>Relevant planning background</b>   |   |  |  |
| 2018/0191/P + 2018/1156/L – First floor extension over existing double garage and single storey link to main dwelling at ground floor. Permission granted 08/02/2019  |   |  |  |
| Do the basement proposals involve a listed building or does the site neighbour any listed buildings?  |   | Yes – both no.12 and no.13 are listed buildings and all adjacent properties in Primrose Hill Studios are listed (all Grade II) |  |
| Is the site in an area of relevant constraints? (check site constraints in M3/Magic GIS)  |   | Slope stability  | No   |
|   |   | Surface Water flow and flooding  | No   |
|   |   | Local flood risk zone  | Yes  |
|   |   | Subterranean (groundwater) flow  | No   |
| Does the application require determination by Development Control Committee in accordance fall the Terms of Reference <sup>1</sup>  |   | No   |  |
| Does the scope of the submitted BIA extend beyond the screening stage?  |   | Yes  |  |

<sup>1</sup> Recommendations for approval of certain types of application require determination by Planning Committee (PC). From time to time applications which would normally be determined by officers under delegated authority are referred by the Director of Regeneration and PC for decision. Where the Auditor makes representations at PC on behalf of an application the fees for attendance will be passed to the applicant.

**Section B: BIA components for Audit (to be completed by Applicant)**

| Items provided for Basement Impact Assessment (BIA) <sup>1</sup> |                                |  |
|--|--------------------------------|--|
| Item provided  | Yes/<br>No/<br>NA <sup>2</sup> | Name of BIA document/appendix in which information is contained.   |
| 1  | Yes                            | 2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 0 Main Report<br>(Pages 3 – 4)  |
| 2  | Yes                            | 2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 Appendix G - Jamie Fobert Architects Drawings<br>(Page 3 & others)  |
| 3  | Yes                            | 2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 Appendix G - Jamie Fobert Architects Drawings<br>(Page 12 - 21)   |
| 4  | Yes                            | Flood risk assessment report and URS:<br><br>2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 Appendix F - Part 1, Part 2, Part 3 & Part 4<br><br><u>Topography survey:</u><br><br>2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 Appendix E - Topography Survey |
| 5  | Yes                            | 2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 Appendix A&B - Structural Drawings<br><br>2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 Appendix C - R-STU5616-R01-RevC 02 Appendix AtoF   |
| 6  | Yes                            | 2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 Appendix G - Jamie Fobert Architects Drawings<br>(Page 12 - 21)   |
| 7  | Yes                            | 2210455-EWP-ZZ-XX-RP-T-001 Draft CMP (Construction Management Plan) by Elliott Wood  |
| 8  | Yes                            | <u>Ground stability and groundwater flooding:</u><br><br>2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 Appendix D - STU5616-R02<br><br><u>Flood risk assessment report:</u><br><br>2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 Appendix F - Part 1         |

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|    | Assessment of impact of potential risks on neighbouring properties and surface and groundwater.   | Yes | Please refer to the references for item 8.   |
| 10 | Identification of significant adverse impacts.  | Yes | 2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 0 Main Report (Page 6) & 2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 Appendix D - STU5616-R02 (page 13)  |
| 11 | Evidence of consultation with neighbours.   | Yes | Refer to 12_13_phs_consultation_revq   |
| 12 | Ground Investigation Report and Conceptual Site Model including <ul style="list-style-type: none"> <li>- Desktop study</li> <li>- exploratory hole records</li> <li>- results from monitoring the local groundwater regime</li> <li>- confirmation of baseline conditions</li> <li>- factual site investigation report</li> </ul> | Yes | 2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 Appendix C - R-STU5616-R01-RevC 01 Main Report <ul style="list-style-type: none"> <li>- <u>Desktop Study</u>: (Pages 3 – 9)</li> <li>- <u>Groundwater monitoring</u>: (Pages 21 &amp; 22)</li> </ul> <u>Exploratory Hole Record</u> :<br><br>2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 Appendix C - R-STU5616-R01-RevC 02 Appendix AtoF (Pages 4 – 12) |
| 13 | Ground Movement Assessment (GMA).   | Yes | 2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 0 Main Report (Pages 4 – 5)<br><br>2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 Appendix D - STU5616-R02 (Pages 18 – 21; 57 – 72)   |
| 14 | Plans, drawings, reports to show extent of affected area.   | Yes | 2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 Appendix D - STU5616-R02, section 7   |
| 15 | Specific mitigation measures to reduce, avoid or offset significant adverse impacts.  | Yes | 2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 0 Main Report (Page 6)  |
| 16 | Construction Sequence Methodology (CSM) referring to site investigation and containing basement, floor and roof plans, sections (all views), sequence of construction and temporary works.  | Yes | 2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 Appendix A&B - Structural Drawings (Page 22)<br><br>2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 0 Main Report (Page 5 - 6)   |
| 17 | Proposals for monitoring during construction.   | Yes | 2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 0 Main Report (Pages 6 – 7)   |
| 18 | Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale   | Yes | 2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 Appendix D - STU5616-R02 (Page 72)  |
| 19 | Confirmatory and reasoned statement with supporting evidence that the structural stability of the building and neighbouring   | Yes | 2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 0 Main Report (Page 7)  |

|   |  |     |   |
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|   | properties will be maintained (by reference to BIA, Ground Movement Assessment and Construction Sequence Methodology), including consideration of cumulative effects.  |     |   |
| 20  | Confirmatory and reasoned statement with supporting evidence that there will be no adverse effects on drainage or run-off and no damage to the water environment (by reference to ground investigation, BIA and CSM), including consideration of cumulative effects. | Yes | 2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 0 Main Report (Page 7) and 2210445-EWP-ZZ-XX-RP-S-0001-Stage 2 Planning Report P1 Appendix D - STU5616-R02 (letter from Chord Environmental Ltd) |
| 21  | Identification of areas that require further investigation.  | N/A | None deemed necessary beyond investigation work into the roof fabric of the building to ensure timber structure is in good condition.   |
| 22  | Non-technical summary for each stage of BIA.   | Yes |   |
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|   |  |     |   |
|   |  |     |   |
| <b>Additional BIA components (added during Audit)</b> |  |     |   |
| <b>Item provided</b>                                  | <b>Yes/No/NA<sup>2</sup></b>   |     | <b>Comment</b>  |
|   |  |     |   |
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Notes:

<sup>1</sup>NB policy A5 also requires consideration of architectural character, impacts on archaeology, amenity and other matters which are not covered by this checklist.

<sup>2</sup>Where response is 'no' or 'NA', an explanation is required in the Comment section.

**Section C : Audit proposal (to be completed by the Auditor)**

| Date       | Fee Categorisation (A/B/C) and costs (£ ex VAT) | Date estimate for initial report       | Commentary (including timescales for completion of Initial Report)   |
|------------|---|--|--|
| 13/04/2023 | Category B - £3045                              | Approximately 4 weeks from instruction | Additional fees may apply for: <ul style="list-style-type: none"> <li>• Submission of additional documents requiring further review.</li> <li>• Meetings</li> <li>• Site visits</li> <li>• Attendance at planning committee</li> </ul> |
|            |   |  |  |

Note: Where changes to the fee categorisation are required during the audit process, this will require details to be updated in section E, with justification provided by the auditor. These changes shall be agreed with the planning officer and the applicant, in writing before the work is undertaken.

**Section D: Audit Agreement (TO BE COMPLETED BY THE APPLICANT) For data protection reasons this page should NOT be published on the Public website.**



