

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2023/2258/P	Site Address:	20 Crediton Hill London NW6 1HP
Case officer contact details:	Edward Hodgson Edward.Hodgson@camden.gov.uk 020 7974 8186	Date of audit request:	22/06/2023
Statutory consultation end date:		11/07/2023	
Reason for Audit:	Enlargement to previously approved basement		
Proposal description:			
Demolition of existing building and erection of part single part two storey plus basement dwellinghouse and associated works			
Relevant planning background			
2022/0743/P granted 12/04/2023			
2018/1012/P granted 02/10/2018			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?		No	
Is the site in an area of relevant constraints? (check site constraints in M3/Magic GIS)		Slope stability	Yes
		Surface Water flow and flooding	No
		Subterranean (groundwater) flow	Yes
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹		No	
Does the scope of the submitted BIA extend beyond the screening stage?		Yes	

¹ 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)¹			
Item provided		Yes/ No/N A²	Name of BIA document/appendix in which information is contained.
1	Description of proposed development.	Y	BIA Addendum to Revision 04 (ref MES/2305/SA001) – all documents referred to in the following responses are included within the appendices as stated.
2	Plan showing boundary of development including any land required temporarily during construction.	Y	Appendix B
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Y	Appendices A and B
4	Plans, maps and or photographs to show topography of surrounding area with any nearby watercourses/waterbodies including consideration of the relevant maps in the Strategic FRA by URS (2014)	Y	Appendices A, B and C
5	Plans and sections to show foundation details of adjacent structures.	Y	Appendix B (foundations assumed), see text in addendum
6	Plans and sections to show layout and dimensions of proposed basement.	Y	Appendix B
7	Programme for enabling works, construction and restoration.	Y	Please refer to supplementary email statement, sent to LB Camden on 07/07/2023.
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Y	Addendum, Appendices A and D
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Y	Addendum, Appendices A and C
10	Identification of significant adverse impacts.	N	None identified by BIA
11	Evidence of consultation with neighbours.	Y	Provided within Section 4 of the Planning Statement prepared by Savills Planning and submitted in support of the proposals.
12	Ground Investigation Report and Conceptual Site Model including <ul style="list-style-type: none"> - Desktop study - exploratory hole records - results from monitoring the local groundwater regime - confirmation of baseline conditions - factual site investigation report 	Y	Appendix A
13	Ground Movement Assessment (GMA).	Y	Addendum, Appendix D

14	Plans, drawings, reports to show extent of affected area.	Y	Appendices B and D
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Y	Addendum
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.	Y	Appendix B
17	Proposals for monitoring during construction.	Y	Addendum
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Y	Addendum, Appendix D
19	Confirmatory and reasoned statement with supporting evidence that the structural stability of the building and neighbouring properties will be maintained (by reference to BIA, Ground Movement Assessment and Construction Sequence Methodology), including consideration of cumulative effects.	Y	Addendum, Appendices B and D
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.	Y	Addendum, Appendices A, B and C
21	Identification of areas that require further investigation.	N	None
22	Non-technical summary for each stage of BIA.	Y	Addendum Summary, Appendix A
Additional BIA components (added during Audit)			
Item provided	Yes/No/NA²		Comment

Notes:

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

² 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)
26/06/2023	Category A - £997.50	Approximately 4 weeks from instruction	Additional fees may be required for <ul style="list-style-type: none">• site attendance• reviewing revised/resubmitted documentation• reviewing third party consultation comments• attending planning committee

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.