

## Basement Impact Assessment AUDIT: Instruction

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

|  |  |                               |                     |
|--|--|-------------------------------|---------------------|
| <b>Camden Case Reference:</b>  | 2023/2138/P  | <b>Site Address:</b>          | 69 Charlotte Street |
| <b>Case officer contact details:</b>   | Alex Kresovic<br><a href="mailto:Alex.Kresovic@camden.gov.uk">Alex.Kresovic@camden.gov.uk</a><br>+442079743134 | <b>Date of audit request:</b> |                     |
| <b>Statutory consultation end date:</b> 17/07/2023   |  |                               |                     |
| <b>Reason for Audit:</b>   | Basement extension   |                               |                     |
| <b>Proposal description:</b><br>Erection of basement extension and alterations to shopfronts on Charlotte Street and Tottenham Street elevations.  |  |                               |                     |
| <b>Relevant planning background</b><br>Ref. 8401046 was granted on 19 March 1985 for the “Erection of glazed entrance enclosure to the basement restaurant.<br><br>Ref. 8601104 was approved on 11 September 1986 for “Outline permission for change of use of the first-floor club to office use”.<br><br>Ref. 9000470 was refused on 12 March 1991 for the “Change of use of the shop at No. 67 to restaurant use together with internal alterations to combine it with the two existing restaurants in the basements of Nos. 67 and 69 as shown on drawing numbers 90/CS/01 and 02.”<br>Reasons for refusal cite the loss of the retail unit and intensification of restaurants could be detrimental to the community.<br><br>Ref. PS9704532 for the “Change of use of ground floor from retail use (Class A1) to use within Class A3 forming an extension to the existing restaurant at basement level” was refused on 17 July 1997 to ensure the mix of uses within the area remained.<br><br>On 10 December 2012 an application for planning permission (ref. 2012/4646/P) was granted for the “Change of use of the first and second floors from office (Class B1) to 2 x 2 bedroom flats (Class C3), erection of a mansard roof extension to enlarge the existing 1 bed flat at third floor level to create a 3 bedrooms maisonette, erection of a single storey glazed extension at ground floor level to replace the existing structure on Tottenham Street, replacement of the existing shopfront and refurbishment of the existing façade”<br><br>On 22 March 2013 a certificate of lawfulness (ref. 2013/0487/P) was refused for the use of the ground floor as a restaurant (Class A3). The Council considered insufficient evidence was provided which demonstrates the unit had been in restaurant use (Class A3) for 10 years or longer.<br><br>On 24 June 2014, an application for planning permission (ref. 2014/2732/P) for the “change of use of the basement and ground floor shop (Class A1) to financial and professional services (Class A2)” was approved. |  |                               |                     |
| Do the basement proposals involve a listed building or does the site neighbour any listed buildings?   |  | No.                           |                     |

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| Is the site in an area of relevant constraints?<br>(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 <sup>1</sup> | No.                             |     |
| Does the scope of the submitted BIA extend beyond the screening stage?   | Yes.                            |     |
| Which ward is the application situated?  | Bloomsbury.                     |     |
| Is there an adopted neighbourhood plan? If so, which is it?  | No.                             |     |

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<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>N/A <sup>2</sup> | Name of BIA document/appendix in which information is contained.   |
| 1  | Description of proposed development.   | YES                             | Alterations to the ground floor shopfront elevation and basement extension   |
| 2  | Plan showing boundary of development including any land required temporarily during construction.  | YES                             | CST69-1000-Site Plan.PDF   |
| 3  | Plans, maps and or photographs to show location of basement relative to surrounding structures.  | YES                             | <ul style="list-style-type: none"> <li>69 Charlotte Street 11.05.23.PDF (DAS)</li> <li>230504_Existing &amp; Proposed_69 Charlotte Street without labels-CST69-2000-Existing Basement Floor.PDF</li> <li>CST69-1000-Site Plan.PDF</li> </ul>   |
| 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) | YES                             | Site investigation and Basement Impact Statement by GEA dated April 2023 Rev 0   |
| 5  | Plans and sections to show foundation details of adjacent structures.  | Yes                             | Site investigation and Basement Impact Statement by GEA dated April 2023 Rev 0<br>Aspire Consulting Engineers Structural Drawings  |
| 6  | Plans and sections to show layout and dimensions of proposed basement.   | YES                             | <ul style="list-style-type: none"> <li>230504_Existing &amp; Proposed_69 Charlotte Street without labels-CST69-2000-Existing Basement Floor.PDF</li> <li>230504_Existing &amp; Proposed_69 Charlotte Street without labels-CST69-2007-Existing A-A Section.PDF</li> <li>230504_Existing &amp; Proposed_69 Charlotte Street without labels-CST69-2008-Existing B-B Section.PDF</li> </ul> |
| 7  | Programme for enabling works, construction and restoration.  | YES                             | 69 Charlotte Street – Programme.PDF, This is the Initial client programme. Construction programme to be developed following approval.  |
| 8  | Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.   | YES                             | Site investigation and Basement Impact Statement by GEA dated April 2023 Rev 0   |
| 9  | Assessment of impact of potential risks on neighbouring properties and surface and groundwater.  | YES                             | Site investigation and Basement Impact Statement by GEA dated April 2023 Rev 0   |

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| 10 | Identification of significant adverse impacts.  | YES | Site investigation and Basement Impact Statement by GEA dated April 2023 Rev 0   |
| 11 | Evidence of consultation with neighbours.   | N/A | There are no 'owners' in the building with an interest of 7 years or more, from a planning perspective notice has not been served on neighbours. |
| 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 | Site investigation and Basement Impact Statement by GEA dated April 2023 Rev 0   |
| 13 | Ground Movement Assessment (GMA).   | YES | Site investigation and Basement Impact Statement by GEA dated April 2023 Rev 0   |
| 14 | Plans, drawings, reports to show extent of affected area.   | YES | Site investigation and Basement Impact Statement by GEA dated April 2023 Rev 0   |
| 15 | Specific mitigation measures to reduce, avoid or offset significant adverse impacts.  | YES | Site investigation and Basement Impact Statement by GEA dated April 2023 Rev 0<br>Aspire Engineers CMS report Rev 01                             |
| 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 | Aspire Consulting Engineers CMS Report with appendices Rev 01  |
| 17 | Proposals for monitoring during construction.   | YES | Aspire Consulting Engineers CMS Report with appendices Rev 01  |
| 18 | Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale   | YES | Site investigation and Basement Impact Statement by GEA dated April 2023 Rev 0   |
| 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.                                 | YES | Aspire Consulting Engineers CMS Report with appendices Rev 01  |
| 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 | Site investigation and Basement Impact Statement by GEA dated April 2023 Rev 0   |
| 21 | Identification of areas that require further investigation.   | N/A |  |
| 22 | Non-technical summary for each stage of BIA.  | YES | Site investigation and Basement Impact Statement by GEA dated April 2023 Rev 0   |
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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)**

| <b>Date</b> | <b>Fee Categorisation (A/B/C) and costs (£ ex VAT)</b> | <b>Date estimate for initial report</b> | <b>Commentary (including timescales for completion of Initial Report)</b>   |
|-------------|--|---|---|
| 11/10/2023  | Category B - £3,045                                    | Approximately 4 weeks from instruction  | Additional fees may be required for <ul style="list-style-type: none"> <li>• site attendance</li> <li>• reviewing revised/resubmitted documentation</li> <li>• reviewing third party consultation comments</li> <li>• attending 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.