

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2024/0993/P & 2024/1005/L	Site Address:	135-149 Shaftesbury Avenue London WC2H 8AH
Case officer contact details:	Alex Kresovic Alex.kresovic@camden.gov.uk	Date of audit request:	20/03/2024
Statutory consultation end date:			
Reason for Audit:	Basement development		
Proposal description: Part demolition, restoration and refurbishment of the existing Grade II listed building, roof extension, and excavation of basement space, to provide a theatre at lower levels, with ancillary restaurant / bar space (Sui Generis) at ground floor level; and hotel (Class C1) at upper levels; provision of ancillary cycle parking, servicing and rooftop plant, and other associated works.			
Relevant planning background 2017/7051/P and 2018/0037/L. The applications were refused and subject to an Appeal (PINS references APP/X5210/W/19/3243781 and APP/X5210/Y/19/3243782). The Public Inquiry was held in December 2020.			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?	Yes		
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	
	Subterranean (groundwater) flow	No	
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹	Yes		
Does the scope of the submitted BIA extend beyond the screening stage?	Yes		
Which ward is the application situated?	Holborn and Covent Garden		
Is there an adopted neighbourhood plan? If so, which is it?			

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.	Yes	Basement Impact Assessment
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	Basement Impact Assessment Appendix C Part 1
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	Basement Impact Assessment
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)	No	Reference is made to The Flood Risk Assessment document 105465-PEF-ZZ-XX-RP-YE-000010-S2-P02_FRA_BOUND which identifies that the site is wholly within Flood Zone 1 (Low Probability) and is so considered to be at low risk of flooding from Main Rivers and the sea. No mitigation measures are therefore required.
5	Plans and sections to show foundation details of adjacent structures.	No	Not available at the time of submission
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Basement Impact Assessment Appendix C Part 1 and Part 2
7	Programme for enabling works, construction and restoration.	Yes	Construction Management Plan prepared by Kier
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	Basement Impact Assessment Appendix G
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	Basement Impact Assessment Appendix G
10	Identification of significant adverse impacts.	Yes	Basement Impact Assessment Appendix G
11	Evidence of consultation with neighbours.	Yes	The Statement of Community Involvement document prepared by Yoo Capital outlines the pre-application public and stakeholder consultation strategy developed for this planning application; the activities, engagement that took place and key stakeholders, residents and the local community; the comments that were received throughout the consultation period and how Yoo Capital sought to address the feedback raised by amending the proposed development.
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 	Yes	Basement Impact Assessment

	<ul style="list-style-type: none"> - confirmation of baseline conditions - factual site investigation report 		
13	Ground Movement Assessment (GMA).	Yes	Basement Impact Assessment Appendix G
14	Plans, drawings, reports to show extent of affected area.	Yes	Basement Impact Assessment and Basement Impact Assessment Appendix C Part 1 and 2
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	Basement Impact Assessment Appendix G
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	Basement Impact Assessment
17	Proposals for monitoring during construction.	Yes	Outlined in principle in Section 1.7 but not in detail
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	Basement Impact Assessment Appendix G
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	Basement Impact Assessment
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	Basement Impact Assessment Appendix E
21	Identification of areas that require further investigation.	Yes	Basement Impact Assessment
22	Non-technical summary for each stage of BIA.	Yes	Basement Impact Assessment
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)
20/03/2024	Category C - £5,400	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.