

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2024/0940/P	Site Address:	48 Mornington Terrace London NW1 7RT
Case officer contact details:	Sam FitzPatrick Sam.Fitzpatrick@camden.gov.uk	Date of audit request:	05/04/2024
Statutory consultation end date:		05/05/2024	
Reason for Audit:	Basement development		
Proposal description: Excavation of basement extension to rear of site to create shower room with associated external alterations including lightwell and steps to garden.			
Relevant planning background			
2023/3720/P – Various alterations to rectify planning breaches, including: reinstatement of original features, demolition and replacement of existing rear extension, and replacement of existing windows. Granted 21/12/2023.			
2023/4743/L – Various internal and external alterations to rectify planning breaches, including: reinstatement of original features and planform, demolition and replacement of existing rear extension, and replacement of existing windows. Granted 21/12/2023.			
2014/7441/P – Erection of full width rear extension at lower and ground floors (retrospective). Refused and warning of enforcement action to be taken 21/07/2015.			
2014/7506/L – Erection of full width rear extension at lower and ground floors (retrospective). Refused and warning of enforcement action to be taken 21/07/2015.			
2013/6592/P – Erection of single storey rear extension on basement level, new rear lightwell with balustrade and alterations to rear ground floor windows of rear extension to dwellinghouse (Class C3). Granted 08/04/2014.			
2013/6742/L – External and internal alterations for erection of single storey rear extension on basement level, new rear lightwell with balustrade and replacement of rear ground floor windows of rear extension to dwellinghouse and associated internal alterations (Class C3). Granted 08/04/2014.			
2013/4286/P – Erection of rear extension at lower ground floor level of existing dwelling (Class C3) and associated landscaping. Refused 02/09/2013.			
2013/4379/L – Erection of rear extension at lower ground floor level of existing dwelling (Class C3), associated landscaping and internal alterations. Refused 02/09/2013.			
2013/2239/P – Erection of basement and ground floor rear extension with first floor rear extension above, new rear lightwell with associated landscaping and glass canopy over front lightwell to existing dwelling (Class C3). Refused 13/06/2013.			
2013/2343/L – Erection of basement and ground floor rear extension with first floor rear extension above, new rear lightwell with associated landscaping, glass canopy over front lightwell and internal alterations to existing dwelling (Class C3). Refused 13/06/2013.			

Do the basement proposals involve a listed building or does the site neighbour any listed buildings?	Yes – host building is listed.	
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	No	
Does the scope of the submitted BIA extend beyond the screening stage?	Yes	
Which ward is the application situated?	Regents Park	
Is there an adopted neighbourhood plan? If so, which is it?	No	

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 A ²	Name of BIA document/appendix in which information is contained.
1		Excavation of basement extension to rear of site to create a shower room only.
2		Drg No. 506.301 BIA pdf-page 17 and Drg No. 21BE-1 included in the engineers report.
3		Photos showing the excavation area for the new shower room and the adjoining property are enclosed with this form.
4		BIA pages 25-73 and the engineers report Appendix A contain the maps used.
5		Engineers report Appendix B
6		BIA pdf-page 17 and engineers report Appendix B
7		Construction sequence in the engineers report (pdf-page 7)
8	Yes	Subterranean (groundwater) flow, Land Stability and Surface Flow and Flooding Screening Assessments included in Section 4.0 of GEA Report (J24034 Rev 0, dated March 2024)
9	Yes	Scoping and assessment of any identified impacts in Section 5.0 and 6.0 of GEA Report (J24034 Rev 0, dated March 2024)
10	N/A	No significant impacts identified.
11		Evidence of consultation with neighbours.
12	Yes	Desktop assessment of site history, geology, hydrology and hydrogeology, including a review of local borehole records and previous site investigation works completed on the site included in Section 2.0 and 3.0 of GEA Report (J24034 Rev 0, dated March 2024)
13	N/A	The development proposals are limited and unlikely to result in any significant increase in differential depth of foundations with respect to neighbouring properties, and is also set back from the nearby highway, as per GEA Report (J24034 Rev 0, dated

			March 2024) - see Land Stability Screening Assessment in Section 4.2.
14	Plans, drawings, reports to show extent of affected area.	N/A	See response to 13 above
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.		Engineers report 5.0 Proposed Works includes specific measures such as movement monitoring.
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.		Construction sequence in the engineers report (pdf-page 7) and Drg No. 23BE.TW1
17	Proposals for monitoring during construction.		Engineers report 5.0 Proposed Works includes movement monitoring, final details to be agreed with the party wall surveyors.
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	N/A	See response to 13 above
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	Engineers report conclusions. See also Sections 2.1.1, 3.1 & 4.2 of GEA Report (J24034 Rev 0, dated March 2024).
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	Refer to Sections 3.2, 4.1, 4.3, 5.0 and 6.0 of GEA Report (J24034 Rev 0, dated March 2024). Details of other reports where this information is provided, e.g. the CSM, to be added by relevant parties
21	Identification of areas that require further investigation.	No	Refer to conclusions in Section 7.0 of GEA Report (J24034 Rev 0, dated March 2024).
22	Non-technical summary for each stage of BIA.	Yes	Refer to Exc. Summary of GEA Report (J24034 Rev 0, dated March 2024) for non-technical summary of the findings of this assessment. Details of other reports to be added by relevant parties
Additional BIA components (added during Audit)			
Item provided	Yes/No/NA²		Comment

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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)
17/04/2024	Category A - £997.50	Approximately 4 weeks from instruction	Additional fees may apply for: <ul style="list-style-type: none"> • Submission of additional documents requiring further review. • Meetings • Site visits • Attendance at 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.





