

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2024/0458/P	Site Address:	10 Abbot's Place, North Maida Vale, London, NW6 4NP
Case officer contact details:	Sam FitzPatrick Sam.fitzpatrick@camden.gov.uk	Date of audit request:	12/04/2024
Statutory consultation end date: 05/05/2024			
Reason for Audit:	Basement development		
Proposal description: Erection of a basement extension, single storey side and infill extension, and roof extension. Various associated alterations including fenestration changes, relocation of entrance door to front façade, and alteration of existing boundary wall.			
Relevant planning background No			
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	Yes
		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?		Kilburn	
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/NA²	Name of BIA document/appendix in which information is contained.
1	Description of proposed development.	Yes	0675-Basement Impact Assessment Report_Maida Vale NW6 4NP_01
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	Please refer to Architectural drawings and Appendix A(Scheme Drawings) of Basement Impact Assessment Report
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	Same as Point 2.
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	Please refer to Appendix B_(Desk Study & Phase I Risk Assessment) of the Basement Impact Assessment Report.
5	Plans and sections to show foundation details of adjacent structures.	Yes	Please refer to Architectural drawings and Appendix A (Scheme Drawings) of the Basement Impact Assessment Report.
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Please refer to Architectural drawings and Appendix A(Scheme Drawings) of the Basement Impact Assessment Report.
7	Programme for enabling works, construction and restoration.	No	To be confirmed.
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes, identified.	Please refer to Appendix B (Desk Study & Phase I Risk Assessment) & (Ground Investigation Report).
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	No risk. Yes, assessment carried out.	Please refer to Basement Impact Assessment Report, Appendix B (Desk Study & Phase I Risk Assessment) & (Ground Investigation Report).
10	Identification of significant adverse impacts.	No risk.	Please refer to the Basement Impact Assessment Report.
11	Evidence of consultation with neighbours.	No	
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 	Yes	Please refer to Appendix B (Desk Study & Phase I Risk Assessment) & (Ground Investigation Report).
13	Ground Movement Assessment (GMA).	N/A	1.1. Considering the ground conditions

			, neighbouring properties and all factors, the site is very low risk. Based on our experience, there will be minimum movement if the work has been carried out carefully with sequencing. Please refer to Basement Impact Assessment Report, Appendix B (Desk Study & Phase I Risk Assessment) & (Ground Investigation Report).
14	Plans, drawings, reports to show extent of affected area.	Yes	Please refer to Architectural drawings and Appendix A (Scheme Drawings) of the Basement Impact Assessment Report.
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	Please refer to Basement Impact Assessment Report and Appendix A.
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	Please refer to Basement Impact Assessment Report and Appendix A.
17	Proposals for monitoring during construction.	Yes	Please refer to the Basement Impact Assessment Report and Appendix G.
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	Please refer to the Basement Impact Assessment Report and 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	Please refer to the Basement Impact Assessment Report and Appendix A & G.
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	Please refer to the Basement Impact Assessment Report and Appendix A , B ,C, D, E & F.
21	Identification of areas that require further investigation.	Yes	Please refer to the Basement Impact Assessment Report, party wall awards, and pre- commencement survey of the neighbouring properties.
22	Non-technical summary for each stage of BIA.		
Additional BIA components (added during Audit)			

Item provided	Yes/No/NA ²		Comment

Notes:

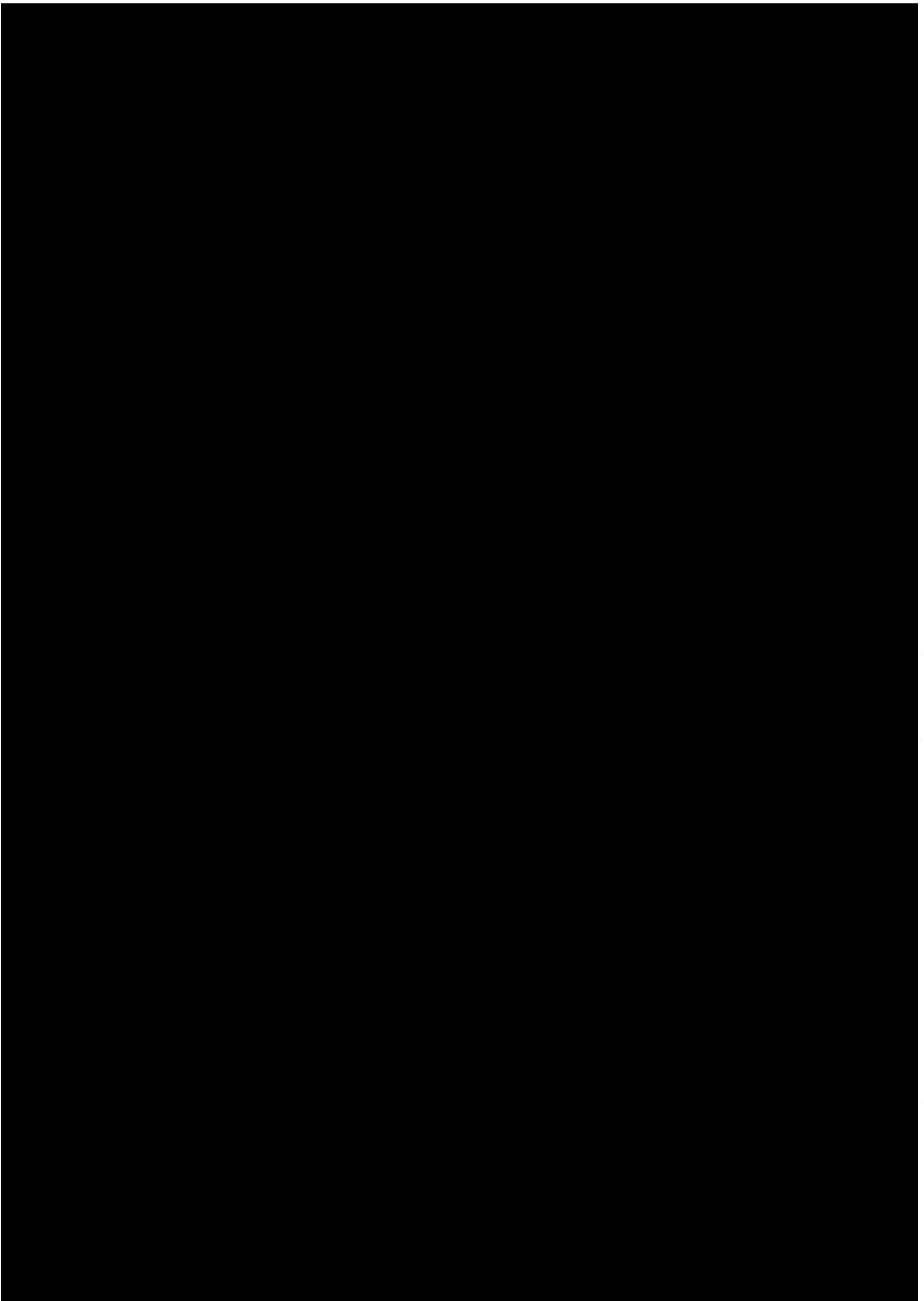
¹ NB policy A5 also requires consideration of architectural character, impacts on archaeology, amenity and other matters which are not covered by this checklist.

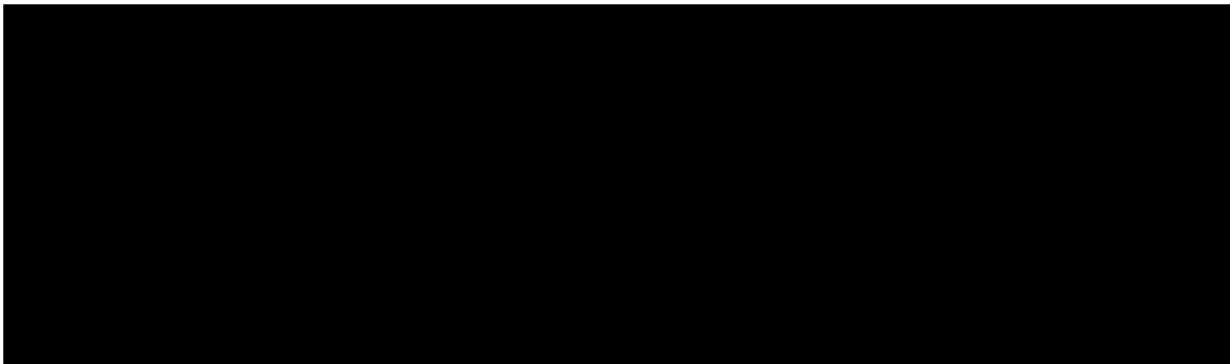
² Where response is 'no' or 'NA', an explanation is required in the Comment section.

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)
15/04/2024	Category B - £3,045	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.





Section E: Further work (to be completed *during* audit process if further fees required)

Date	Additional Fee (£ ex VAT)	Reason for additional fee	Date of agreement from Invoicee to meet these costs
10/10/2024	£1,620	Additional fee required to review new updated submissions of the BIA and Ground Movement Assessment.	

Agreement from the invoicee (Contact in Section D) is required prior to instructing the Auditors to proceed with additional fee work.