

## Basement Impact Assessment AUDIT: Instruction

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

<b>Camden Case Reference:</b>	2024/5731/P	<b>Site Address:</b>	34a Netherhall Gardens London NW3 5TP
<b>Case officer contact details:</b>	sam.fitzpatrick@camden.gov.uk	<b>Date of audit request:</b>	24/01/2025
<b>Statutory consultation end date:</b>		23/02/2025	
<b>Reason for Audit:</b>	Formation of new basement		
<b>Proposal description:</b> Demolition of existing dwellinghouse and erection of three storey replacement house, including excavation of basement. Associated works including replacement of front boundary wall and erection of cycle and waste storage.			
<b>Relevant planning background</b>  No previous apps including basements			
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 <sup>1</sup>		No	
Does the scope of the submitted BIA extend beyond the screening stage?		Yes	
Which ward is the application situated?		Belsize	
Is there an adopted neighbourhood plan? If so, which is it?		No	

<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)**

<b>Items provided for Basement Impact Assessment (BIA)<sup>1</sup></b>			
<b>Item provided</b>		<b>Yes/ No/N A<sup>2</sup></b>	<b>Name of BIA document/appendix in which information is contained.</b>
1	Description of proposed development.	Y	BIA of A2 Squared – Part 1
2	Plan showing boundary of development including any land required temporarily during construction.	Y	Ditto
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Y	Ditto and Parts 7 & 8
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	Part 8 and Appendix D of BIA
5	Plans and sections to show foundation details of adjacent structures.	Y	Part 1 of BIA
6	Plans and sections to show layout and dimensions of proposed basement.	Y	Ditto
7	Programme for enabling works, construction and restoration.		Ditto
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Y	Part 8 & Appendix D of BIA
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Y	Part 2 - Appendix B
10	Identification of significant adverse impacts.	Y	Ditto
11	Evidence of consultation with neighbours.	Y	Planning Statement
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>	Y	Part 2 Appendix C
13	Ground Movement Assessment (GMA).	Y	Part 8 and Appendix 8
14	Plans, drawings, reports to show extent of affected area.	Y	Ditto
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Y	Part 2 Appendix C
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	Parts 1 & 2

17	Proposals for monitoring during construction.	Y	BIA Part 1
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Y	Part 2 Appendix B
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	BIA – all parts
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	BIA - all parts
21	Identification of areas that require further investigation.	Y	BIA
22	Non-technical summary for each stage of BIA.	Y	BIA
<b>Additional BIA components (added during Audit)</b>			
<b>Item provided</b>	<b>Yes/No/NA<sup>2</sup></b>		<b>Comment</b>

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)**

Date	Fee Categorisation (A/B/C) and costs (£ ex VAT)	Date estimate for initial report	Commentary (including timescales for completion of Initial Report)
<i>Date</i>	<i>Category and cost -</i>	<i>This will depend on date of completion of section D but some indication is required</i>	<i>If possible please ALSO provide estimate for possible additional fees required to review consultation responses received to date.</i>
30/01/2025	Category B - £3,045	Approximately 4 weeks from instruction	Additional fees may apply for: <ul style="list-style-type: none"> <li>• Submission of additional documents requiring further review.</li> <li>• Meetings</li> <li>• Site visits</li> <li>• Attendance at 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.





