

**From:** Litherland, Jenna  
**Sent:** 09 May 2014 17:48  
**To:** 'seamus@lbhgeo.co.uk'  
**Subject:** 2013/7355/P: 38 Heath Drive -Basement Impact Assessment verification  
**Attachments:** 38 Heath Drive DN.pdf; 38 Heath Drive Delegated report.pdf; 38 Heath Drive - Basement excavation plan.pdf; 38 Heath Drive - BIA.pdf; 38 Heath Drive Structural Stability Report.pdf; 38 Heath Drive - Revised Basement Impact Report.pdf

Dear Seamus,

I am writing to request a quote for verification of a Basement Impact Assessment in relation to the above appeal for erection of a part 3, 4 and 5 storey building as well as basement level comprising 21 residential units (3x 1 bed, 13x 2 bed and 5x 3 bed).

The Council refused planning permission on a number of grounds including that:

'The Basement Impact Assessment fails to demonstrate that the proposed development would maintain the structural stability of the neighbouring properties and would not adversely impact upon the local water environment and drainage, contrary to policies CS5 (Managing the impact of growth and development) and CS13 (Tackling climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy; and to policies DP23 (Water), and DP27 (Basements and lightwells) of the London Borough of Camden Local Development Framework Development Policies.'

The BIA submitted at the time of the application was not independently verified but was considered unsatisfactory by officers. This is explained in the officers report which is attached to this email. During the course of the appeal the appellant has submitted additional information in order to address the concerns raised. The original BIA and the amendments are also attached. Other planning documents can be found on the Council's website (Planning application search) using the following reference: 2013/7355/P.

I now need to make an assessment as to whether:

- a) the submission contains a Basement Impact Assessment, which has been prepared in accordance with the processes and procedures set out in DP27 and CPG4 , for both temporary and permanent works;
- b) the methodologies have been appropriate to the scale of the proposals and the nature of the site;
- c) the conclusions have been arrived at based on all necessary and reasonable evidence and considerations, in a reliable, transparent manner, by suitably qualified professionals, with sufficient attention paid to risk assessment and use of conservative engineering values/estimates;
- d) the conclusions are sufficiently robust and accurate and are accompanied by sufficiently detailed amelioration/mitigation measures to ensure that the grant of planning permission would accord with DP27, in respect of

- a. maintaining the structural stability of the building and any neighbouring properties;
- b. avoiding adverse impact on drainage and run-off or causing other damage to the water environment; and
- c. avoiding cumulative impacts on structural stability or the water environment.

It would also be helpful if there are any other considerations/steps/measures which you consider would be appropriate to test or apply. In particular it would be helpful to have comments on whether the submission represents a sufficiently robust and comprehensive approach to the design that the Council should seek to ensure that the construction measures and design approach should be used as the basis for the final design stage and thereafter carried through to implementation.

I would be grateful at this stage if you could advise of the cost of the BIA verification.

Regards,

Jenna

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