

## Basement Impact Assessment AUDIT: Instruction

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

<b>Case officer contact details:</b>	James Clark, <a href="mailto:james.clark@camden.gov.uk">james.clark@camden.gov.uk</a> ,	<b>Date of audit request:</b>	Date 17/12/2015
<b>Camden Reference:</b>	Ref 2015/3906/P	<b>Statutory consultation end date:</b>	Date; 07/08/2015
<b>Site Address:</b>	36 Heath Drive, London, NW3 7SD		
<b>Reason for Audit:</b>	Planning application (Variation of Condition)		
<b>Proposal description and :</b>			
<p><i>The application seeks to amend condition 3," The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan: prefix (2012/0265) 002; 003; 004; 005; 101 rev 01; 102 rev01; 103 rev 01; 104 rev 01; 005; 010; 020 rev 01; 021 rev 01; Basement Impact Assessment by Site Analytical Services August 2012; Report on Ground Investigation by Site Analytical Services August 2012.</i></p> <p><i>The proposed variation of condition would change the windows, doors, lightwells, eaves, dormer window location &amp; insertion of additional windows.</i></p>			
<b>Relevant planning background</b>			
2012/4975/P – Planning permission			
"Excavation to create new basement with 3 front and 1 rear lightwells, erection of two storey rear extension including the reconfiguration of existing dormers to single dormer window in rear roof slope, side extensions at ground and first floor to residential house (Class C3)."			
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	
	Hydrological constraints (underground	No	

	river)	
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference <sup>1</sup>	No	
No/Does the scope of the submitted BIA extend beyond the screening stage?	Yes	

---

<sup>1</sup> Recommendations for approval of certain types of application require determination by Development Control Committee (DCC). From time to time applications which would normally be determined by officers under delegated authority are referred by the Director of Culture and Environment to DCC for decision. Where the Auditor makes representations at DCC 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/ NA<sup>2</sup></b>	<b>Name of BIA document/appendix in which information is contained.</b>
1	Description of proposed development.	Y	1.1 of BIA
2	Plan showing boundary of development including any land required temporarily during construction.	Y	3.1 of BIA
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Y	Appendix B
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	3.5.2 of BIA
5	Plans and sections to show foundation details of adjacent structures.	N	
6	Plans and sections to show layout and dimensions of proposed basement.	Y	Appendix B
7	Programme for enabling works, construction and restoration.	N	
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Y	Throughout BIA
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Y	Appendix A, Appendix B and within main body of the BIA
10	Identification of significant adverse impacts.	N	
11	Evidence of consultation with neighbours.	N	

12	<p>Ground Investigation Report and Conceptual Site Model including</p> <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	Appendix A and Appendix B
13	Ground Movement Assessment (GMA).	Y	Appendix B
14	Plans, drawings, reports to show extent of affected area.	Y	Appendix B
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Y	Appendix B
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.	N	This is required by the s106 attached to the original permission (this is a s73 application) and will therefore be submitted and approved by the LPA before works can begin on site.
17	Proposals for monitoring during construction.	N	To be addressed as part of CMP
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Y	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	Appendix B and main body of BIA
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	Y	Throughout BIA and Appendices

	effects.		
21	Identification of areas that require further investigation.	Y	Within body of BIA
22	Non-technical summary for each stage of BIA.	Y	Within body of 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 DP27 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)**

<b>Date</b>	<b>Fee Categorisation (A/B/C) and costs (£ ex VAT)</b>	<b>Date estimate for initial report</b>	<b>Commentary (including timescales for completion of Initial Report)</b>
22/12/2015	Category B - £3045	Approx 4 weeks from instruction	Additional fees may be required a site visit is necessary, if there are numerous third party comments to address or if the audit requires the submission of revised documents.

Note: Where changes to the fee categorisation are required during the audit process, this will require an update to the above table, 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 D: Audit Agreement (to be completed by Applicant)**

I agree to pay the full costs of the independent audit of the Basement Impact Assessment associated with the planning application for the site identified in Section A. Such costs may include additional fees charged at the hourly rate for DCC attendance (for example).

<b>Name of contact [to be sent Invoice for final costs]</b>	<b>Seema Whadhani</b>
<b>Address of contact</b>	36 Heath Drive,  London NW3 7TA  seema@wanis.com
<b>Company (if relevant)</b>	
<b>Contact telephone number</b>	07946 579743
<b>Date</b>	4 <sup>th</sup> January 2016

