

Basement Impact Assessment AUDIT: Instruction

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

Case officer contact details:	Kate Phillips 0207 974 2521 Kate.Phillips@camden.gov.uk	Date of audit request:	04/03/2016
Camden Reference:	2014/5915/P & 2014/6018/L	Statutory consultation end date:	TBC
Site Address:	40 Frogna Lane, London, NW3 6PP		
Reason for Audit:	Planning application		
Proposal description:			
Excavation to create basement level swimming pool under garden area in connection with existing residential dwelling (Class C3).			
Relevant planning background			
2013/7063/L - Alteration to existing boundary wall, involving the removal of the existing pedestrian gate on the northern boundary wall and its infilling with matching brickwork and installation of a new pedestrian gate on the eastern boundary wall - Granted 31-03-2014.			
2013/6955/P - Alteration to existing boundary wall to a single dwellinghouse (Class C3), involving the removal of the existing pedestrian gate on the northern boundary wall and its infilling with matching brickwork and installation of a new pedestrian gate on the eastern boundary wall - Granted 31-03-2014.			
2013/3106/L - Replacement and restoration of joinery, fittings and finishes and removal of unauthorised fittings and materials, and installation of a new heating system to existing dwellinghouse (Class C3) - Granted 31-07-2013.			
2011/1341/P - Excavation to create basement level swimming pool under garden area in connection with existing residential dwelling (Class C3) - Granted 16-12-2011.			
2011/1174/L - Excavation to create basement level swimming pool under garden area and associated internal alterations in connection with existing residential dwelling (Class C3). - Granted 16-12-2011.			
2009/5622/P - Erection of a single storey outbuilding within garden of residential dwelling - Refused 02-03-2010.			
2004/2933/P - The erection of a side extension to an existing double garage to provide ancillary staff accommodation - Granted 18-10-2004.			
2004/3233/L - The erection of a side extension to an existing double garage to provide			

ancillary staff accommodation - Granted 18-10-2004.

2004/2534/P - The erection of a single storey side extension and the replacement of a door on the rear elevation with a window, as an amendment to planning permission 2003/2758/P, granted on 02/04/04, for the erection of a single storey rear conservatory extension and 2-storey side extension for a swimming pool, plus associated elevational alterations - Granted 03-08-2004.

2003/1122/P - Erection of new boundary wall and railings and 2 new vehicular entrances with gates, plus provision of forecourt parking in front garden of no.38, plus landscaping works to side garden between Nos. 38 and 40 - Refused 18-09-2003.

9470309 - Retention of satellite dish on roof - Refuse Listed Building Consent 28-03-1996.

9401571 - Retention of satellite dish on roof - Refuse Planning Permission 28-03-1996.

9370132 - Demolition and reconstruction of south and east elevations - Refuse List. Build. or Cons Area Consent 02-12-1993.

9270036 - Demolition and reconstruction of west wall together with the demolition of the north wing and replacement with a new two storey extension together with works of refurbishment - Grant List.Build. or Cons.Area Consent 26-03-1992.

9270035 - Demolition and reconstruction of west wall together with the demolition of the north wing and replacement with a new two storey extension together with works of refurbishment - Grant List.Build. or Cons.Area Consent 26-03-1992.

9200132 - The erection of a two storey extension and roof dormers and garage building - Grant Full or Outline Perm. with Condit. 26-03-1992.

9200131 - The erection of a two storey extension and roof dormers and garage building - Grant Full or Outline Perm. with Condit. 26-03-1992.

9170163 - Works of repair and refurbishment including the partial demolition and rebuilding of the west façade - Grant List.Build. or Cons.Area Consent 26-03-1992.

9170162 - Works of repair and refurbishment including the partial demolition and rebuilding of the west façade - Grant List.Build. or Cons.Area Consent 26-03-1992.

9005147 - Partial demolition and erection of a two storey extension to a single family dwelling - Refuse Full or Outline Permission 01-08-1991.

9070907 - Demolition of garage (consent in retrospect) - Grant List.Build. or Cons.Area Consent 15-05-1991.

9070906 - Retrospective consent for demolition of part of southern garden wall - Grant List.Build. or Cons.Area Consent 15-05-1991.

9070904 - Demolition of timber garage and part of brick wall in retrospect - Grant List.Build. or Cons.Area Consent 05-06-1991.

9070903 - Retention and completion of partially constructed bicycle store refuse store and meter housing - Refuse List.Build. or Cons Area Consent 05-06-1991.

9070835 - Demolition of two storey side extension and works of repair and refurbishment to main buildings - Refuse List.Build. or Cons Area Consent 01-08-1991.

9005567 - Retention and completion of partially constructed bicycle store refuse store and meter housing - Refuse Full or Outline Permission 05-06-1991.

8770425 - Works of alteration and repair including the formation of a room within the roofspace and the addition of a conservatory - Grant List.Build. or Cons.Area Consent 13-04-1988.

8703330 - Works of alteration and repair including the formation of a room within the roofspace and the addition of a conservatory - Grant Full or Outline Perm. with Condit. 13-04-1988.

Do the basement proposals involve a listed building or does the site neighbour any listed buildings?	Yes (Grade II)	
Is the site in an area of relevant constraints? (check site constraints in M3/Magic GIS)	Slope stability	No
	Surface Water flow and flooding	Yes (M3 constraints layer)
	Subterranean (groundwater) flow	Yes (Claygate Beds)
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹	TBC	
No/Does the scope of the submitted BIA extend beyond the screening stage?	Yes	

¹ 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 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)
09/03/2016	Category C - £4050	Approximately 4 weeks from instruction	Additional fees may be required for <ul style="list-style-type: none"> • site attendance • reviewing revised/resubmitted documentation • reviewing third part consultation comment • attending DCC.

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 B: BIA components for Audit (to be completed by Applicant)

Items provided for Basement Impact Assessment (BIA) ¹		
Item provided	Yes/ No/ NA ²	Name of BIA document/appendix in which information is contained.
1		SUBTERRANEAN POOL
2		SEE PLANNING APPLICATION DOCUMENTS
3		✓
4		✓
5		✓
6		✓
7		✓
8		✓
9		✓
10		✓
11		✓

12	<p>Ground Investigation Report and Conceptual Site Model including</p> <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 		5
13	Ground Movement Assessment (GMA).		11
14	Plans, drawings, reports to show extent of affected area.		5
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.		5
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.		11
17	Proposals for monitoring during construction.		1
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale		1
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.		1
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		11

	effects.		
21	Identification of areas that require further investigation.		✓
22	Non-technical summary for each stage of BIA.		✓
Additional BIA components (added during Audit)			
Item provided	Yes/No/NA²		Comment

Notes:

¹ NB DP27 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 D: Audit Agreement (to be completed by Applicant)

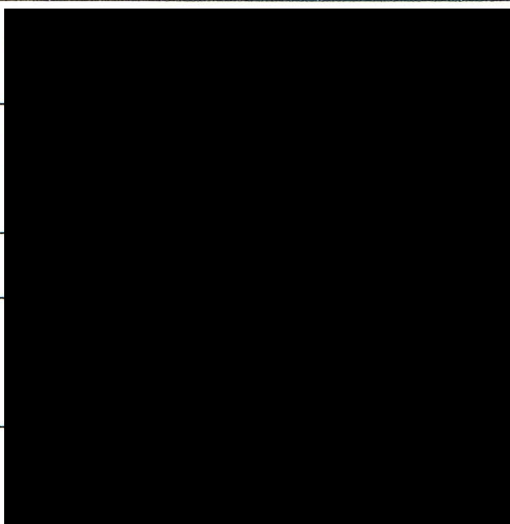
For data protection reasons this section should NOT be published on the Public website.

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.

Additional fees, which would be charged at the hourly rate, will also arise, for instance in the following circumstances:

- To assess detailed revisions to the originally submitted audit material
- To assess detailed technical consultation responses from Third Party consultants
- To attend Development Control Committee

Every effort will be made to minimise the occurrence of additional unforeseen expenses arising from the audit process.

FULL Name of contact [to be sent Invoice for final costs]*	
Address of contact	
Company (if relevant)	
Contact telephone number	
Date	

*If no Company name provided then **full name** of Contact (First-name & Surname) must be provided – initials will not suffice.