

Basement Impact Assessment AUDIT: Instruction

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

Case officer contact details:	Laura Hazelton Laura.hazelton@camden.gov.uk 0207 974 1017	Date of audit request:	30/06/2016
Camden Reference:	2016/2424/P	Statutory consultation end date:	
Site Address:	69 Kentish Town Road, London, NW1 8NY		
Reason for Audit:	Planning application / Basement Extension		
Proposal description: Extension of existing basement; erection of 2 storey upper ground and lower ground floor rear extension to create 1 x bedroom maisonette; and erection of 1st floor closet wing extension.			
Relevant planning background N/A			
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) **Also within an area of 'lost rivers and proximity to the bathing ponds'**	Slope stability	Yes	
	Surface Water flow and flooding	Yes	
	Subterranean (groundwater) flow	Yes	
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference¹	No		

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.

Does the scope of the submitted BIA extend beyond the screening stage?	Yes
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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		THREE + TWO STOREY REAR EXTENSION WITH HALF BASEMENT.
2		AK 1169-12-B. AK 1169-19 AK 1169-17 BIA REPORT.
3		AK 1169-19. BIA REPORT
4		CAMDEN COUNCIL'S HYDROGEOLOGICAL AND HYDROLOGICAL STUDY FIG 11. CP44 "STREETS AT RISK OF SURFACE WATER FLOODING."
5		NOT AVAILABLE BUT SEE PHOTOGRAPH IN BIA REPORT SECTION 3:0.
6		SEE BIA REPORT WITH PLANS ATTACHED AT REAR.
7		SUBJECT TO OBTAINING PLANNING PERMISSION
8		SEE SECTION 5:0 BIA REPORT
9		SEE SECTION 5:0 BIA REPORT
10		NONE IDENTIFIED.
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 	<p>BIA HAS RELIED UPON BRITISH GEOLOGICAL SOCIETY DATA/MAPS AND BORE HOLE TO 285E5 INFORMATION.</p>
13	Ground Movement Assessment (GMA).	SEE BULLAND ASSESSMENT SECTION 7:0 BIA REPORT.
14	Plans, drawings, reports to show extent of affected area.	SEE BIA REPORT.
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	NONE REQUIRED.
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.	TO BE DEVELOPED IF PLANNING SUCCESSFUL.
17	Proposals for monitoring during construction.	NONE REQUIRED PREDICTED MOVEMENT LESS THAN SWL
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	SEE SECTION 7:0 BIA REPORT
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.	SEE BIA REPORT.
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	SEE BIA REPORT.

	effects.		
21	Identification of areas that require further investigation.		NONE REQUIRED.
22	Non-technical summary for each stage of BIA.		INCLUDED IN BIA REPORT.
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 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)
07/07/2016	Category B - £3045	Approximately 4 weeks from instruction	Additional fees may be required for <ul style="list-style-type: none"> • site attendance • reviewing revised/resubmitted documentation • reviewing further third part consultation comments • 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 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.