

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2017/1047/P	Site Address:	76 Fitzjohn's Avenue London NW3 5LS
Case officer contact details:	Laura Hazelton 02079741017 laura.hazelton@camden.gov.uk	Date of audit request:	16/03/2017
Statutory consultation end date:		13/03/2017	
Reason for Audit:	Planning application / Basement Extension		
Proposal description: Creation of a single storey basement with lightwell to front and rear, installation of 1 x AC unit within front garden, removal of 1 x palm tree from front garden, alterations to side elevation fenestration, alterations to rear ground floor patio doors and erection of a new fence in the front garden.			
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? Also hydrological constraints – Bagshot Beds	Slope stability	Y	
	Surface Water flow and flooding	N	
	Subterranean (groundwater) flow	Y	
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹		N	

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.

No/Does the scope of the submitted BIA extend beyond the screening stage?	Yes
---	-----

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

Items provided for Basement Impact Assessment (BIA)¹			
Item provided		Yes/ No/ NA²	Name of BIA document/appendix in which information is contained.
1	Description of proposed development.	Yes	Site Investigation and Basement Impact Assessment (J16214 Issue 2, dated 14 th February 2017) – Throughout the report
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	FPY_001 Site Location Plan FPY_202 Proposed Ground Floor Plan & Site_Rev D
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	Site Investigation and Basement Impact Assessment (J16214 Issue 2, dated 14 th February 2017) – Section 10
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)	Yes	Construction Method Statement for Subterranean Development by MBP
5	Plans and sections to show foundation details of adjacent structures.	N/A	No such drawings available.
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	FPY_201 Proposed Basement Plan_Rev D FPY_206 Proposed Front Elevation A & Section A_Rev D FPY_207 Proposed Rear Elevation B & Section B_Rev D FPY_209 Proposed Long Section D_Rev C FPY_210 Proposed Long Section C_Rev A
7	Programme for enabling works, construction and restoration.	Yes	C2170 - 76 Fitzjohn's Avenue - CDMPH01791 Revision A (Construction & Demolition Management Plan)
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	Site Investigation and Basement Impact Assessment (J16214 Issue 2, dated 14 th February 2017) – Section 3 & Section 10
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	Site Investigation and Basement Impact Assessment (J16214 Issue 2, dated 14 th February 2017) – Section 3 & Section 10
10	Identification of significant adverse impacts.	Yes	Site Investigation and Basement Impact Assessment (J16214 Issue 2, dated 14 th February 2017) – Section 3

11	Evidence of consultation with neighbours.		
12	Ground Investigation Report and Conceptual Site Model including <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 	Yes	Site Investigation and Basement Impact Assessment (J16214 Issue 2, dated 14 th February 2017) – Entire report
13	Ground Movement Assessment (GMA).	Yes	Site Investigation and Basement Impact Assessment (J16214 Issue 2, dated 14 th February 2017) – Sections 9 – 12
14	Plans, drawings, reports to show extent of affected area.	Yes	Site Investigation and Basement Impact Assessment (J16214 Issue 2, dated 14 th February 2017) – Appendix
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	Construction Method Statement for Subterranean Development by MBP
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.	Yes	C2170 - 76 Fitzjohn's Avenue - CDMPH01791 Revision A (Construction & Demolition Management Plan)
17	Proposals for monitoring during construction.	Yes	Construction Method Statement for Subterranean Development by MBP
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	Site Investigation and Basement Impact Assessment (J16214 Issue 2, dated 14 th February 2017) – Section 10
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.	Yes	Site Investigation and Basement Impact Assessment (J16214 Issue 2, dated 14 th February 2017) – Section 10
20	Confirmatory and reasoned statement with	Yes	Site Investigation and Basement Impact

	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.		Assessment (J16214 Issue 2, dated 14 th February 2017) – Section 3 & 12
21	Identification of areas that require further investigation.	Yes	Site Investigation and Basement Impact Assessment (J16214 Issue 2, dated 14 th February 2017) – Section 13
22	Non-technical summary for each stage of BIA.	Yes	Site Investigation and Basement Impact Assessment (J16214 Issue 2, dated 14 th February 2017) – Section 12
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)
17/03/2017	Category B - £3,045	Approximately 4 weeks from instruction	<i>Additional fees may be required for</i> <ul style="list-style-type: none">• <i>site attendance</i>• <i>reviewing revised/resubmitted documentation</i>• <i>reviewing third part consultation comment</i>• <i>attending DCC</i>

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.