

## Basement Impact Assessment AUDIT: Instruction

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

<b>Camden Case Reference:</b>	2017/2917/P	<b>Site Address:</b>	115 Frognal London NW3 6XR
<b>Case officer contact details:</b>	Kate Henry <a href="mailto:Kate.Henry@camden.gov.uk">Kate.Henry@camden.gov.uk</a> 0207 974 2521	<b>Date of audit request:</b>	30/05/2017
<b>Statutory consultation end date:</b> TBC			
<b>Reason for Audit:</b>	Planning application		
<b>Proposal description:</b>  <b>Variation of condition 2 (approved plans) of planning permission 2016/5380/P, dated 13/04/2017 (for erection of 2 storey, 4-bed dwellinghouse following demolition of existing dwellinghouse, and associated landscaping works), namely to allow creation of basement, alterations to fenestration, installation of air-con units on roof of garage</b>			
<b>Relevant planning background</b>  <b>2016/5380/P</b> - Erection of a 2 storey, 4-bed dwellinghouse following demolition of existing dwellinghouse, and associated landscaping works - Granted Subject to a Section 106 Legal Agreement 13/04/2017			
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	Yes	
	Subterranean (groundwater) flow	Yes	
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference <sup>1</sup>	TBC		

<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

No/Does the scope of the submitted BIA extend beyond the screening stage?	Yes
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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.	Yes	Fluid Structures' BIA & SI Summary report, Section 4
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	Fluid Structures' BIA & SI Summary report, Appendix A
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	Fluid Structures' BIA & SI Summary report, Appendix A and GEA's BIA report.
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	GEA's "Site Investigation and Basement Impact Assessment Report", ref.J16245, refer to the Envirocheck report section
5	Plans and sections to show foundation details of adjacent structures.	Yes	Fluid Structures' BIA & SI Summary report, Appendix C and D
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Fluid Structures' BIA & SI Summary report, Appendix A and C
7	Programme for enabling works, construction and restoration.	Yes	Refer to the programme produced by Newton Wood
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	GEA's "Site Investigation and Basement Impact Assessment Report", ref.J16245
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	GEA's "Site Investigation and Basement Impact Assessment Report", ref.J16245
10	Identification of significant adverse impacts.	Yes	GEA's "Site Investigation and Basement Impact Assessment Report", ref.J16245
11	Evidence of consultation with neighbours.	No	To following during the Planning process

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>	Yes	GEA's "Site Investigation and Basement Impact Assessment Report", ref.J16245
13	Ground Movement Assessment (GMA).	Yes	GEA's "Site Investigation and Basement Impact Assessment Report", ref.J16245
14	Plans, drawings, reports to show extent of affected area.	Yes	GEA's "Site Investigation and Basement Impact Assessment Report", ref.J16245
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	NA	The ground movement analysis completed by GEA illustrates the Damage Assessment (Section 11.0) to the neighbouring buildings to be "negligible"
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	Fluid Structures' BIA & SI Summary report Section 6 and Appendix A, B & C
17	Proposals for monitoring during construction.	Yes	Fluid Structures' BIA & SI Summary report Section 8
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	GEA's "Site Investigation and Basement Impact Assessment Report", ref.J16245, Section 11
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	Fluid Structures' BIA & SI Summary report and GEA's "Site Investigation and Basement Impact Assessment Report", ref.J16245,
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	Yes	GEA's "Site Investigation and Basement Impact Assessment Report", ref.J16245,

	CSM), including consideration of cumulative effects.		
21	Identification of areas that require further investigation.	Yes	Fluid Structures' BIA & SI Summary report, Section 9.0
22	Non-technical summary for each stage of BIA.	Yes	GEA's "Site Investigation and Basement Impact Assessment Report", ref.J16245
<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>
<i>Date</i>	<i>Category and cost -</i>	<i>This will depend on date of completion of section D but some indication is required</i>	<i>If possible please ALSO provide estimate for possible additional fees required to review consultation responses received to date.</i>
19/06/2017	Cat B - £3,045	Approx 4 weeks from date of instruction	<p>Additional fees may be required for</p> <ul style="list-style-type: none"> <li>• site attendance</li> <li>• reviewing revised/resubmitted documentation</li> <li>• reviewing third part consultation comment</li> <li>• attending DCC</li> </ul>

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.