

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2017/4496/P	Site Address:	Land at 152 Royal College Street London NW1 0TA
Case officer contact details:	Laura Hazelton Laura.hazelton@camden.gov.uk	Date of audit request:	10/08/2017
Statutory consultation end date:		07/09/2017	
Reason for Audit:	Planning application / Basement Extension		
<p>Proposal description: Variation of conditions 2 and 12 of planning permission 2015/4396/P dated 07/10/16 for the erection of a 5 storey building including basement to provide 1 x 4 bed maisonette (Class C3) and retail (Class A1) at ground and basement level; namely, changes to basement construction and layout.</p>			
<p>Relevant planning background</p> <p>Previous conditions:</p> <p>Condition 2: approved plans</p> <p>Condition 12: The development shall not be constructed other than in accordance with the conclusions, methodologies and recommendations of the Basement Impact Assessment by Michael Hadi Associates Ltd dated July 2015 hereby approved, including inter alia the need for further pre-commencement trial excavations and pre-condition surveys, monitoring and surface water mitigation measures. In the event that further evidence of site or building conditions necessitate amendments to the BIA or associated methodologies they shall be submitted to the local planning authority for approval in writing prior to the commencement of development and the development shall be constructed in accordance with such amendments.</p>			
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?		Slope stability	Y

(check site constraints in M3/Magic GIS)	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	
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 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		Section 1 & 2. Pages 3-5 Basement Impact Assessment by MHA.
2		SK06 Appendix G Basement Impact Assessment by MHA. Development extends to the edge of the site boundary.
3		Pages 3, 4, 9 Basement Impact Assessment by MHA
4		Pages 3-9, & 64 Basement Impact Assessment by MHA
5		Appendix C Basement Impact Assessment by MHA
6		Appendix C Basement Impact Assessment by MHA
7		Appendix G Basement Impact Assessment by MHA
8		Section 12. Page 14 Basement Impact Assessment by MHA.
9		Sections 8 & 9. Pages 10 & 11. Appendix D and E Basement Impact Assessment by MHA.
10		No adverse impacts anticipated.
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 		Report is included in Appendix A of MHA's Basement Impact Assessment.
13	Ground Movement Assessment (GMA).		Sections 8 & 9. Pages 10 & 11, Appendix D and E. Basement Impact Assessment by MHA. 6.2 of the Ground Investigation Report in appendix A.
14	Plans, drawings, reports to show extent of affected area.		Not applicable.
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.		Not applicable due to the proposed rigid basement box construction.
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.		Section 7. Page 10 & Appendix G of MHA's Basement Impact Assessment.
17	Proposals for monitoring during construction.		To be agreed as part of the Party Wall Award.
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale		Statements provided in Section 9.0 (pages 11) and Appendix E. Basement Impact Assessment by MHA.
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.		Statements provided in Section 9.0 (pages 11) and Appendix E. Basement Impact Assessment by MHA.
20	Confirmatory and reasoned statement with supporting evidence that there will be no adverse effects on drainage or run-off and		Refer to Surface Water Flow screening in Section 12 (pages 12-14). Basement Impact Assessment by MHA.

	no damage to the water environment (by reference to ground investigation, BIA and CSM), including consideration of cumulative effects.		
21	Identification of areas that require further investigation.		Not applicable.
22	Non-technical summary for each stage of BIA.		Sections 12.1, 12.1, and 15.1 of MHA's Basement Impact Assessment.
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)
23/08/2017	<i>B revision - £1,620</i>	<i>Approx 4 weeks</i>	<p><i>Assumes single review to ensure previous BIA assessments remain valid.</i></p> <p><i>Additional fees may be required for</i></p> <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.