

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2017/3029/P	Site Address:	34A King Henrys Road, London, NW3 3RP
Case officer contact details:	Evelyn.jones@camden.gov.uk	Date of audit request:	17/08/2017
Statutory consultation end date:			
Reason for Audit:	Planning application / Basement Extension		
Proposal description: Single storey rear and side extension and excavating at the front to enlarge the basement.			
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)	Slope stability	Yes	
	Surface Water flow and flooding	No	
	Subterranean (groundwater) flow	No	
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹	No		
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	Description of proposed development.	Y	BIA/7806 Section 2.0 and Appendix B
2	Plan showing boundary of development including any land required temporarily during construction.	Y	BIA/7806 Appendix B dwg D-001_A
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Y	BIA/7806 Appendix B also submitted architectural drawing package
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)	Y	BIA/7806 Section 3.0
5	Plans and sections to show foundation details of adjacent structures.	Y	BIA/7806 Appendix B see Packman Lucas SE drawing package
6	Plans and sections to show layout and dimensions of proposed basement.	Y	BIA/7806 Appendix B also submitted architectural drawing package
7	Programme for enabling works, construction and restoration.	N	A construction management plan will be produced as part of the post-planning detailed design and building regulation stages.
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Y	BIA/7806 Sections 4.0 & 5.0
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Y	BIA/7806 Sections 6.0 & 7.0
10	Identification of significant adverse impacts.	Y	Read BIA/7806 Sections 6.0 & 7.0
11	Evidence of consultation with neighbours.	Y	statutory planning consultation period. Refer to Camden planning portal App No. 2017/3029/P

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 	Y	BIA/7806 Section 4.0
13	Ground Movement Assessment (GMA).	Y	BIA/7806 Section 5.0
14	Plans, drawings, reports to show extent of affected area.	Y	BIA/7806 see appendices B to G
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Y	BIA/7806 Section 7.10
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.	N/A	Not produced for planning stage.
17	Proposals for monitoring during construction.	N	This item will be included in the construction management plan to be produced as part of the detailed design and building regulation stages.
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Y	BIA/7806 Section 6.0
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.	Y	BIA/7806 Sections 5.0, 6.0 & 7.0. See also Appendix B for Structural Engineers drawings and calculations.
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	Y	BIA/7806 Section 3.0, 4.2, 4.3, 7.0 and Appendix E

	CSM), including consideration of cumulative effects.		
21	Identification of areas that require further investigation.	Y	BIA/7806 Section 7.10
22	Non-technical summary for each stage of BIA.	Y	BIA/7806 Section 1.0
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)
<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>
23/08/2017	Cat B - £3,045	Approximately 4 weeks from instruction	<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.

