

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2017/5590/P	Site Address:	Land Adjacent to 23 Carol Street London NW1 0HT
Case officer contact details:	David Peres Da Costa David.PeresDaCosta@camden.gov.uk 020 7974 5262	Date of audit request:	6 th November 2017
Statutory consultation end date:		Around 30 th November	
Reason for Audit:	Planning application / Basement Extension		
Proposal description: Erection of a three storey plus basement building to provide live-work unit (Class Sui Generis) comprising artist's studio with 2 bedroom flat (Sui Generis use) at 1st and 2nd floor with terrace at 1st floor, balcony at 2nd floor (east elevation), service yard and associated landscaping and access works.			
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	No
		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	

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

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)

Items provided for Basement Impact Assessment (BIA)¹		
Item provided	Yes/ No/ NA²	Name of BIA document/appendix in which information is contained.
1	Yes	Soiltechnics – Basement Impact Assessment Report Reference: STM3348D-BIA (Rev03) will be referred to as STM3348D-BIA throughout this form. Section 2
2	Yes	STM3348D-BIA – Appendix A And Structural Engineer’s Design Statement for Planning (SEDS) – 1402_GA_003 on page 11
3	Yes	STM3348D-BIA - page 3 Aerial photograph - Appendix E drawing no. BIA01 SEDS drawings - 1402_CS_080 - 1402_GA_003 Soiltechnics Ground Investigation Report Reference: STM3348D-G01 (Rev01) – Section 3.2
4	Yes	STM3348D-BIA – section 3
5	Yes	STM3348D-BIA - Appendix A sketch SEDS - drawing 1402_CS_080
6	Yes	SEDS - drawings 1402_GA_002 – 006, 1402_SE_010 - 011
7	No	It has been agreed with the planning officer that the Construction Management Plan can be dealt with once planning permission is granted.
8	Yes	STM3348D-BIA – Sections 9, 10 and 11

	groundwater flooding.		
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	STM3348D-BIA – Sections 9, 10, 11 and section 5 Ground Movement Analysis
10	Identification of significant adverse impacts.	Yes	STM3348D-BIA – Sections 5, 9, 10, 11, and 12 Summary and Conclusions
11	Evidence of consultation with neighbours.	No	Public consultation evidence provided separately – letter from Lisa Shell dated 21.05.17. It is anticipated that further details will be provided in the construction management plan should the development be granted.
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	STM3348D-BIA – Sections 3, 4 and Appendix D And Soiltechnics Ground Investigation Report Reference: STM3348D-G01 (Rev01)
13	Ground Movement Assessment (GMA).	Yes	STM3348D-BIA – Sections 5 Ground Movement Analysis
14	Plans, drawings, reports to show extent of affected area.	Yes	STM3348D-BIA <ul style="list-style-type: none"> - Section 5 - Appendix E drawing no. BIA01
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	STM3348D-BIA – Sections 9 and 10 Infrastruct – SuDS Assessment and Drainage Statement – Report No. : ICS-1909.07.001 RevB
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	SEDS – Section 2.0 refers to S.I. information contained in STM3348D-BIA Appendix D <ul style="list-style-type: none"> - Section 7.0 Construction Method Statement - Drawing 1402_CS_080 shows outline construction sequence and temporary works - Plan drawings 1402_GA_002 – 006 - Section drawings 1402_SE_010 - 011
17	Proposals for monitoring during construction.	Yes	SEDS – Section 6.0.3

18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	STM3348D-BIA – Section 5.2 Summarised in SEDS – Section 4.0.3
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	STM3348D-BIA – Section 5.2 and SEDS – Section 4.0
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 effects.	Yes	STM3348D-BIA – Sections 9, 10, 11, 12 And Infrastruct – SuDS Assessment and Drainage Statement - Sections 8.0 and 9.0
21	Identification of areas that require further investigation.	Yes	STM3348D-BIA – Section 12.11
22	Non-technical summary for each stage of BIA.	Yes	STM3348D-BIA - Section 12 Summary and Conclusions
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>07/11/2017</i>	<i>Category C - £4050</i>	<i>Approximately 4 weeks from instruction</i>	<i>Additional fees may be required if significant new or amended material requires review, including third party objections, and it attendance at DCC is required.</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.

