

Basement Impact Assessment AUDIT: Instruction

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

Case officer contact details:	Robert Lester	Date of audit request:	14/03/2018
Camden Reference:	2017/6906/P	Statutory consultation end date:	16/03/2018
Site Address:	Flat 1, 44 Goldhurst Terrace		
Reason for Audit:	Planning application		
Proposal description: Construction of basement extension including lightwells to front and rear and single storey extension at rear lower ground floor level.			
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	Yes	
	Subterranean (groundwater) flow	Yes	
	Hydrogeological constraints (lost rivers)	Yes	

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	Yes	Section 3.0 of Basement Impact Assessment - Flat 1, 44 Goldhurst Terrace, Issue 12/12/2017
2	Yes	AP00 –Context plan
3	Yes	AP00 Existing and proposed plans Appendix A Structural Proposals and Section 5.0 of Basement Impact Assessment - Flat 1, 44 Goldhurst Terrace, Issue 12/12/2017
4	Yes	Section 5.0 of Basement Impact Assessment - Flat 1, 44 Goldhurst Terrace, Issue 12/12/2017
5	Yes	Appendix A Structural Proposals and Appendix E Trial Pit Records of Basement Impact Assessment - Flat 1, 44 Goldhurst Terrace, Issue 12/12/2017
6	Yes	AP200, AP201, AP202
7	No	Contractor not yet appointed.
8	Yes	Section 5, Part 12 Stability impact Identification of Basement Impact Assessment - Flat 1, 44 Goldhurst Terrace, Issue 12/12/2017
9	Yes	Section 5, Part 11 Subterranean (Groundwater) flow screening and Section 5, Part 13 Surface flow and flooding impact identification of Basement Impact Assessment - Flat 1, 44 Goldhurst Terrace, Issue 12/12/2017

10	Identification of significant adverse impacts.	Yes	Section 5 of Basement Impact Assessment - Flat 1, 44 Goldhurst Terrace, Issue 12/12/2017
11	Evidence of consultation with neighbours.	No	Issue of Notification, for Cert. B
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	Section 5 and Appendix D, E & G of Basement Impact Assessment - Flat 1, 44 Goldhurst Terrace, Issue 12/12/2017 Full Factual Site investigation report can be issued on request however relevant sections already contained within the BIA.
13	Ground Movement Assessment (GMA).	Yes	Section 5 and Appendix F of Basement Impact Assessment - Flat 1, 44 Goldhurst Terrace, Issue 12/12/2017
14	Plans, drawings, reports to show extent of affected area.	Yes	Section 5 and Appendix F of Basement Impact Assessment - Flat 1, 44 Goldhurst Terrace, Issue 12/12/2017
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	Section 5 of Basement Impact Assessment - Flat 1, 44 Goldhurst Terrace, Issue 12/12/2017
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	Section 4 and Appendix A1 & A2 of Basement Impact Assessment - Flat 1, 44 Goldhurst Terrace, Issue 12/12/2017
17	Proposals for monitoring during construction.	Yes	Section 5, part 5 of Basement Impact Assessment - Flat 1, 44 Goldhurst Terrace, Issue 12/12/2017
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	Section 5, part 5 of Basement Impact Assessment - Flat 1, 44 Goldhurst Terrace, Issue 12/12/2017
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	Section 4 & Section 5, part 5 of Basement Impact Assessment - Flat 1, 44 Goldhurst Terrace, Issue 12/12/2017

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	Section 5, part 3 of Basement Impact Assessment - Flat 1, 44 Goldhurst Terrace, Issue 12/12/2017
21	Identification of areas that require further investigation.	No	
22	Non-technical summary for each stage of BIA.	Yes	<i>Basement Impact Assessment - Flat 1, 44 Goldhurst Terrace, Issue 12/12/2017</i>
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>

Note: Where changes to the fee categorisation are required during the audit process, this will require an update to the above table, 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.

Section D: Audit Agreement (to be completed by Applicant)

For data protection reasons this section should NOT be published on the Public website.

I agree to pay the full costs of the independent audit of the Basement Impact Assessment associated with the planning application for the site identified in Section A.

Additional fees, which would be charged at the hourly rate, will also arise, for instance in the following circumstances:

- To assess detailed revisions to the originally submitted audit material
- To assess detailed technical consultation responses from Third Party consultants
- To attend Development Control Committee

Every effort will be made to minimise the occurrence of additional unforeseen expenses arising from the audit process.

FULL Name of contact [to be sent Invoice for final costs]*	[REDACTED]
Address of contact	Flat 1, 44 Goldhurst Terrace
Company (if relevant)	
Contact telephone number	[REDACTED]
Date	27/03/2018

*If no Company name provided then **full name** of Contact (First-name & Surname) must be provided – initials will not suffice.