

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2018/0735/P	Site Address:	6 Nutely Terrace, London, NW3 5BX
Case officer contact details:	thomas.sild@camden.gov.uk	Date of audit request:	26/04/2018
Statutory consultation end date:		TBC	
Reason for Audit:	Extension to consented lower ground floor		
Proposal description: Variation of Condition 3 (Approved plans) and removal of Condition 17 (Code for Sustainable Homes) of planning permission 2015/7025/P (Erection of 2 x three storey plus basement single-family dwellinghouses (Class C3), new crossover and associated landscaping (following demolition of existing dwellinghouse). Variation of Condition 3 namely an extension at lower ground floor level and various other minor alterations to no. 6a; ground floor extension and various other minor alterations to no. 6b			
Relevant planning background Planning consent was granted under 2015/7025/P for the Erection of 2 x three storey plus basement single-family dwellinghouses (Class C3), new crossover and associated landscaping (following demolition of existing dwellinghouse.			
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	Yes

Does the application require determination by Development Control Committee in accordance with the Terms of Reference ¹	No
Does the scope of the submitted BIA extend beyond the screening stage?	No

¹ Recommendations for approval of certain types of application require determination by Planning Committee (PC). From time to time applications which would normally be determined by officers under delegated authority are referred by the Director of Regeneration and PC for decision. Where the Auditor makes representations at PC 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.	YES	Planning register
2	Plan showing boundary of development including any land required temporarily during construction.	YES	Planning register
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	YES	Refer to Elliott Wood's Structural Engineering report and Geotechnical & Environmental Associates (GEA) Desktop Study and Site Investigation (Includes BIA)
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	Refer to GEA's Desktop Study and Site Investigation (Includes BIA)
5	Plans and sections to show foundation details of adjacent structures.	YES	Refer to Elliott Wood's Structural Engineering report and GEA's Desktop Study and Site Investigation (Includes BIA)
6	Plans and sections to show layout and dimensions of proposed basement.	YES	Refer Architects Information
7	Programme for enabling works, construction and restoration.	N/A	To be confirmed by contractor
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	YES	Refer to GEA's Desktop Study and Site Investigation (Includes BIA)
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	YES	Refer to GEA's Desktop Study and Site Investigation (Includes BIA)
10	Identification of significant adverse impacts.	YES	Refer to Elliott Wood's Structural Engineering report and GEA's BIA

11	Evidence of consultation with neighbours.		
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	Refer to GEA's Desktop Study and Site Investigation (Includes BIA)
13	Ground Movement Assessment (GMA).	YES	Refer to GEA's Ground Movement Assessment report
14	Plans, drawings, reports to show extent of affected area.	YES	Refer to Elliott Wood's Structural Engineering report and GEA's Ground Movement Assessment report
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	YES	Refer to Elliott Wood's Structural Engineering report and GEA's Ground Movement Assessment report
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	Refer to Elliott Wood's Structural Engineering report
17	Proposals for monitoring during construction.	YES	Refer to Elliott Wood's Structural Engineering report
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	YES	Refer to GEA's Ground Movement Assessment report
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	Refer to Elliott Wood's Structural Engineering report and GEA's Ground Movement Assessment report
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	YES	Refer to GEA's Desktop Study and Site Investigation (Includes BIA)

	reference to ground investigation, BIA and CSM), including consideration of cumulative effects.		
21	Identification of areas that require further investigation.	YES	Refer to Elliott Wood's Structural Engineering report and GEA's Desktop Study and Site Investigation (Includes BIA)
22	Non-technical summary for each stage of BIA.	YES	Refer to Elliott Wood's Structural Engineering report and GEA's Desktop Study and Site Investigation (Includes BIA)
Additional BIA components (added during Audit)			
Item provided	Yes/No/NA²		Comment

Notes:

¹ NB policy A5 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>
16/05/2018	Category C - £2,025	Approximately 4 weeks from instruction	Assumes 1no review and issue of report. Additional fees may be required for <ul style="list-style-type: none"> • site attendance • reviewing revised/resubmitted documentation • reviewing third party consultation comments • attending DCC.

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.