

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2019/1705/P & 2019/1696/L	Site Address:	24 Heath Drive, London, NW3 7SB
Case officer contact details:	Laura.hazelton@camden.gov.uk	Date of audit request:	12/04/2019
Statutory consultation end date:	09/05/2019		
Reason for Audit:	Planning/Listed Building application / Basement Extension		
Proposal description:			
<p>Variation of condition 3 (approved plans) of planning permission 2018/0914/P dated 11/03/2019 for 'Demolition of 2 storey side garage and utility room; lowering of the ground levels of the existing basement and new basement extension; erection of single storey garage replacement; part double, part single storey side extension to north east elevation; erection of 1 x side dormer and roof lights; internal alterations; tree works and landscaping including wooden shed to the rear; namely, alterations to new basement layout, changes to approved garage door design and rear sash window glazing, increase width of approved side dormer and rooflights; changes to rear garden landscaping to introduce terraced levels; and various internal alterations including changes to staircase and internal partition walls.</p>			
Relevant planning background			
<p>2018/0914/P dated 11/03/2019 for 'Demolition of 2 storey side garage and utility room; lowering of the ground levels of the existing basement and new basement extension; erection of single storey garage replacement; part double, part single storey side extension to north east elevation; erection of 1 x side dormer and roof lights; internal alterations; tree works and landscaping including wooden shed to the rear.</p>			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?	Yes		
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	

Does the application require determination by Planning Committee in accordance with the Terms of Reference ¹	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 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	Yes	Section 3 in Gabriel GeoConsulting Addendum 2.1 to BIA R2.3, Ref. GGC17597/R2.3/Add.2.1, dated 28 th March 2019 (hereafter: the GGC BIA Addendum)
2	Yes	Figure 1 in Gabriel GeoConsulting BIA R2.3 dated March 2018 (hereafter: the GGC BIA R2.3). Drawings by Studio Kyson, as listed in Section 1 of the GGC BIA Addendum
3	Yes	Figure G3 in the GGC BIA Addendum. Appendix A in GGC BIA R2.3: Drawings by Studio Kyson, as listed in Section 1 of the GGC BIA Addendum
4	Yes	Figure 2 and Section 5 in GGC BIA R2.3
5	(No)	Assumptions made about foundations to No's 23 & 25 are described in the Damage Category Assessment in the GGC BIA Addendum.
6	Yes	Drawings by Studio Kyson, as listed in Section 1 of the GGC BIA Addendum
7	Yes	Form Structural Design Ltd – Construction Sequence drawings (No's A(30)100 to A(30)111, all Rev.P2). Form Structural Design Ltd – Construction Method Statement
8	Yes	Sections 7 & 8, Screening & Scoping, in GGC BIA R2.3
9	Yes	Section 10.2 in GGC BIA R2.3. Sections 10.4 to 10.6 & 10.8 in GGC BIA Addendum.

10	Identification of significant adverse impacts.	Yes	Section 10 in both GGC BIA R2.3 and the GGC BIA Addendum, however none were identified.
11	Evidence of consultation with neighbours.	??	Kyson??
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	Sections 2, 4-6, 9 & 10.1 and Appendix C (Factual Report on GI, GIR Part 1) in GGC BIA R2.3.
13	Ground Movement Assessment (GMA).	Yes	Sections 10.5 & 10.6 in GGC BIA Addendum
14	Plans, drawings, reports to show extent of affected area.	Yes	Appendix G and Section 10.6 in GGC BIA Addendum.
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	Section 10.9 in GGC BIA R2.3
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	Form Structural Design Ltd – Construction Method Statement
17	Proposals for monitoring during construction.	Yes	Section 10.7 in GGC BIA R2.3 Form Structural Design Ltd - ??
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	Section 10.6 in GGC BIA Addendum
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	Has to be provided by Form Structural Design Ltd and/or the Contractor, because only they can state what will be done or “maintained”.
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	Yes	Section 10.2 in GGC BIA R2.3 and Section 10.8 in GGC BIA Addendum, subject to formal design of the SuDS scheme and full implementation of that design in the actual works.

	CSM), including consideration of cumulative effects.		
21	Identification of areas that require further investigation.	Yes	GGC BIA R2.3 (Sections 8 & 10, where relevant)
22	Non-technical summary for each stage of BIA.	Yes	GGC BIA R2.3 (Sections 7.5, 8.5 & 9.3) and Gabriel GeoConsulting BIA Addendum (Section 11)
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)
17/04/2019	Category C - £3045 (this is a revision of a BIA auditing in 2016 for a revised scheme)	Approximately 4 weeks from instruction	Additional fees may be required for <ul style="list-style-type: none"> • site attendance • reviewing revised/resubmitted documentation • reviewing third part consultation comment • 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.