

## Basement Impact Assessment AUDIT: Instruction

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

<b>Camden Case Reference:</b>	2018/4795/P	<b>Site Address:</b>	56 Platt's Lane London NW3 7NT
<b>Case officer contact details:</b>	Charles Thuaire 020 7974 5867	<b>Date of audit request:</b>	22.3.19
<b>Statutory consultation end date:</b>		Not started yet but will be in approx 4 weeks' time	
<b>Reason for Audit:</b>	Planning application / Basement Extension		
<b>Proposal description:</b>			
Creation of new basement storey to provide additional habitable accommodation, with new side lightwell plus associated windows and metal grille and with lowered front garden plus associated windows to front elevation.			
<b>Relevant planning background</b> 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	Y
		Surface Water flow and flooding	Y
		Subterranean (groundwater) flow	Y
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference <sup>1</sup>		N	
Does the scope of the submitted BIA extend beyond the screening stage?		No	

<sup>1</sup> 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)**

<b>Items provided for Basement Impact Assessment (BIA)<sup>1</sup></b>			
<b>Item provided</b>		<b>Yes/ No/ NA<sup>2</sup></b>	<b>Name of BIA document/appendix in which information is contained.</b>
1	Description of proposed development.	Yes	BIA - Section 1.2
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	Proposal - Appendix A
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	Proposal - Appendix A
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	Proposal - Appendix F
5	Plans and sections to show foundation details of adjacent structures.	N/A	Adjacent structure located at such a distance works will have no effect.
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Proposal - Appendix A
7	Programme for enabling works, construction and restoration.	No	
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	BIA – Section 4.0 & 5.0
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	BIA – Section 6.6
10	Identification of significant adverse impacts.	Yes	BIA – Section 4, 5.2 & 6.5

11	Evidence of consultation with neighbours.	No	Neighbours were consulted in person and were informed.
12	Ground Investigation Report and Conceptual Site Model including <ul style="list-style-type: none"> <li>- Desktop study</li> <li>- exploratory hole records</li> <li>- results from monitoring the local groundwater regime</li> <li>- confirmation of baseline conditions</li> <li>- factual site investigation report</li> </ul>	Yes	Appendix C
13	Ground Movement Assessment (GMA).	N/A	Appendix D
14	Plans, drawings, reports to show extent of affected area.	Yes	Appendix D
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	Appendix D
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	Appendix D
17	Proposals for monitoring during construction.	Yes	Appendix D
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	No	Appendix D
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	Sections 4, 5, 7 Appendix C
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	Section 3, 5, 8

	reference to ground investigation, BIA and CSM), including consideration of cumulative effects.		
21	Identification of areas that require further investigation.	N/A	No further investigation required.
22	Non-technical summary for each stage of BIA.	Yes	Incorporated into the each section of the BIA.
<b>Additional BIA components (added during Audit)</b>			
<b>Item provided</b>	<b>Yes/No/NA<sup>2</sup></b>		<b>Comment</b>

Notes:

<sup>1</sup> NB DP27 also requires consideration of architectural character, impacts on archaeology, amenity and other matters which are not covered by this checklist.

<sup>2</sup> Where response is 'no' or 'NA', an explanation is required in the Comment section.

**Section C : Audit proposal (to be completed by the Auditor)**

<b>Date</b>	<b>Fee Categorisation (A/B/C) and costs (£ ex VAT)</b>	<b>Date estimate for initial report</b>	<b>Commentary (including timescales for completion of Initial Report)</b>
<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>
25/03/2019	Category B - £3,045	Approximately 4 weeks from instruction	Additional fees may be required for <ul style="list-style-type: none"> <li>• site attendance</li> <li>• reviewing revised/resubmitted documentation</li> <li>• reviewing third party consultation comments</li> <li>• attending DCC</li> </ul>

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.