

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2019/3948/P	Site Address:	47D Netherhall Gardens London NW3 5RJ
Case officer contact details:	Laura Hazelton Laura.hazelton@camden.gov.uk 0207 974 1017	Date of audit request:	30/09/2019
Statutory consultation end date:		24/10/2019	
Reason for Audit:	Basement development		
Proposal description: Excavation of a new basement level with 3 x lightwells to front and rear and 2 x walk-on skylights within front garden; alterations to front elevation fenestration and installation of new glass canopy to front door; enlargement and re-location of 2 x rear rooflights.			
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	No
		Subterranean (groundwater) flow	Yes
Does the application require determination by Planning Committee in accordance with the Terms of Reference		No	
Does the scope of the submitted BIA extend beyond the screening stage?		Yes	

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 application form and 216_2019 08 01_D3_Planning Statement_ISSUED.pdf
2	Plan showing boundary of development including any land required temporarily during construction.	YES	Mount Cottage BIA report 010819.pdf (inc. page 23/51) and 216_2019 08 01_D3_ISSUED for Planning_exist .pdf (site and location plan)
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	YES	Mount Cottage BIA report 010819.pdf (inc. page 23/51), 216_2019 08 01_D3_ISSUED for Planning_exist .pdf (site and location plan) and Mount Cottage Construction Method Statement Rev01.pdf
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	Mount Cottage BIA report 010819.pdf and Mount Cottage Construction Method Statement Rev01.pdf
5	Plans and sections to show foundation details of adjacent structures.	YES	216_2019 08 01_D3_ISSUED for planning_prop.pdf, Mount Cottage BIA report 010819.pdf and Mount Cottage Construction Method Statement Rev01.pdf
6	Plans and sections to show layout and dimensions of proposed basement.	YES	216_2019 08 01_D3_ISSUED for planning_prop.pdf
7	Programme for enabling works, construction and restoration.	YES	Mount Cottage Construction Method Statement Rev01.pdf
8	Identification of potential risks to land stability (including surrounding structures	YES	Mount Cottage BIA report 010819.pdf and Mount Cottage Construction Method Statement Rev01.pdf

	and infrastructure), and surface and groundwater flooding.		
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	YES	Mount Cottage BIA report 010819.pdf and Mount Cottage Construction Method Statement Rev01.pdf
10	Identification of significant adverse impacts.	YES	Mount Cottage BIA report 010819.pdf and Mount Cottage Construction Method Statement Rev01.pdf
11	Evidence of consultation with neighbours.	NA	
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	Mount Cottage BIA report 010819.pdf
13	Ground Movement Assessment (GMA).	YES	Mount Cottage BIA report 010819.pdf
14	Plans, drawings, reports to show extent of affected area.	YES	Mount Cottage BIA report 010819.pdf
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	YES	Mount Cottage BIA report 010819.pdf and Mount Cottage Construction Method Statement Rev01.pdf
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	Mount Cottage Construction Method Statement Rev01.pdf

17	Proposals for monitoring during construction.	YES	Mount Cottage BIA report 010819.pdf and Mount Cottage Construction Method Statement Rev01.pdf
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	YES	Mount Cottage BIA report 010819.pdf
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	Mount Cottage BIA report 010819.pdf
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	Mount Cottage BIA report 010819.pdf
21	Identification of areas that require further investigation.	YES	Mount Cottage BIA report 010819.pdf
22	Non-technical summary for each stage of BIA.		
Additional BIA components (added during Audit)			

Item provided	Yes/No/NA ²		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>
08/05/2018	Category B - £3,045	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 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.