

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2019/5715/P	Site Address:	3 Chevington, Garlinge Road, London, NW2 3TE
Case officer contact details:	Ben.farrant@camden.gov.uk	Date of audit request:	03/12/2019
Statutory consultation end date:	30/12/2019		
Reason for Audit:	Basement proposed under planning application		
Proposal description:			
Excavation and extension of existing lower ground floor incorporating front and rear single storey extensions; removal of upper ground rear external staircase and alteration from upper ground rear door to window (Use Class C3).			
Relevant planning background			
None directly applicable			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?	None		
Is the site in an area of relevant constraints? (check site constraints in M3/Magic GIS)	Slope stability	No	
	Surface Water flow and flooding	Yes	
	Subterranean (groundwater) flow	No but 'Lost rivers' constraint shows	
Does the application require determination by Development Control Committee in accordance fall 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	Description of proposed development.	Y	2.3
2	Plan showing boundary of development including any land required temporarily during construction.		Appendix A
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.		Figures, Appendix B
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)		2.7, 6.1, Section 7. Appendix C, D and E
5	Plans and sections to show foundation details of adjacent structures.		Section 9.3
6	Plans and sections to show layout and dimensions of proposed basement.		Figures and Appendix A
7	Programme for enabling works, construction and restoration.		Appendix B
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.		Section 9 and 10
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.		Section 9 and 10 – 10.3 particularly
10	Identification of significant adverse impacts.		4.3, 10.3, 10.4
11	Evidence of consultation with neighbours.		As per council's process of consultation

12	<p>Ground Investigation Report and Conceptual Site Model including</p> <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 		2.7 and 2.8 , 4.2, 5.4 Appendix H, Figures 3+4
13	Ground Movement Assessment (GMA).		7.3, section 9
14	Plans, drawings, reports to show extent of affected area.		Figures
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.		CIRIA R185
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.		Section 9.3, Appendix B
17	Proposals for monitoring during construction.		Section 11
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale		Section 10
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.		Section 12
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		Section 12

	CSM), including consideration of cumulative effects.		
21	Identification of areas that require further investigation.		Section 7
22	Non-technical summary for each stage of BIA.		Section 8
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>
03/12/2019	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.