

Officer Liz Anderson – Ecologist
Date 7/09/2026

Ref: 26/01634/FP
Att: Melissa Tyler

35 Grays Lane, Hitchin, Hertfordshire, SG5 2HH

**Erection of one self-build dwelling including basement level and first floor area balcony area.
Installation of external swimming pool, garden kitchen structure and pergola, external air
source heat pump and associated hard and soft landscaping works including perimeter
boundary fence, wall and gates following demolition of existing dwelling. Alterations to ground
levels in rear garden**

Consultee comments;

Thank you for consulting me on the above application. I have read through the submitted documents and note the additional September 2026 bat emergence survey which did not find any evidence of bats using the existing building.

As such I have no objection to the proposal but, as advised in the report, the following informative should be added to any permission;

Bats are a European protected species and should any bats, or evidence of bats, be discovered during works, all activities must cease immediately. A suitably qualified ecologist should then be contacted for advice, and works must not recommence until appropriate mitigation measures have been agreed and implemented, in accordance with relevant legislation and guidance.

The application is not subject to mandatory Biodiversity Net Gain as it is a self-build scheme. To ensure the scheme is delivered in accordance with North Herts Local Plan policy NE4, I suggest the following condition should you decide to grant planning permission;

No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as the inclusion of integrated bird/bat and bee bricks has been submitted to and approved in writing by the local planning authority. Where height allows swift bricks should be used.

Reason: To ensure development secures biodiversity enhancements in accordance with Policy NE4 of the Local Plan.