

Officer Liz Anderson – Ecologist
Date 25/09/2026

Ref: 26/02039/FP
Att: Melissa Tyler

77 Park Lane, Old Knebworth, Knebworth, Hertfordshire, SG3 6PP

Erection of one detached three-bedroom dwelling including detached double garage with Air Source Heat Pump and soft and hard landscaping works following demolition of existing detached structures.

Consultee comments;

Thank you for consulting me, having looked at the submitted documents I would have no ecological objection to the proposal.

The proposal site area is below 0.2Ha and is therefore exempt from the mandatory requirement for 10% BNG.

Reference to North Herts Local Plan policy NE4 is noted in the planning statement which advises that ecological enhancements are to be incorporated into the new dwelling but these are not evident on the elevation plans. Taking this into account the following condition is advised;

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 or bee bricks in the building has been submitted to and approved in writing by the local planning authority.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the North Herts Local Plan policy NE4.