

BIODIVERSITY NET GAIN EXEMPTION STATEMENT

Site Address

44 Wilbury Way, Hitchin, Hertfordshire SG4 0AP

Proposed Development

Increase in roof ridge height and front roof extension to facilitate additional office accommodation at second floor level, alterations to fenestration, redesign of the front roof profile, external insulation and silicone render finish to side and rear elevations, and replacement of deteriorated asbestos roof coverings with insulated composite roof panels.

Biodiversity Net Gain Assessment

The proposed development relates entirely to alterations and improvements to an existing building within an established employment area.

The proposal does not:

- Increase the building footprint;
- Extend onto undeveloped land;
- Result in the loss of grassland, trees, hedgerows or other habitat;
- Affect any watercourse or linear habitat feature;
- Involve clearance of vegetation;
- Result in any measurable loss of biodiversity habitat.

The works are confined to the existing building and comprise roof alterations, additional office accommodation within a roof extension, replacement roof coverings, external insulation works and associated façade improvements.

As the proposal does not result in the loss of habitat and any impact upon on-site habitat is considered de minimis, it is considered that the development falls within the Biodiversity Net Gain exemption provisions relating to development with minimal or negligible habitat impacts.

Accordingly, it is considered that the statutory Biodiversity Gain Condition should not apply to the proposed development.