

Officer Liz Anderson – Ecologist

Date 6/1/26

Ref: 25/02567FP

Att: William Thompson

9 High Street, Kimpton, Hitchin, Hertfordshire, SG4 8RA

Alterations to existing first floor flat to include raised roof extension and insertion of rear dormer; second floor side window and front and rear rooflights to facilitate loft conversion into habitable accommodation. Insertion of first floor rear Juliet balcony. Alterations to fenestration. Installation of permeable hard landscaping to front, side and rear and addition of two car parking spaces. Erection of timber framed car port.

Consultee comments;

Having looked at the submitted documents I would have no objection to the proposed development.

The application is subject to a requirement to deliver 10% Biodiversity Net Gain. The submitted Small Sites Metric indicates a 63.92% gain in habitat units and 10.14% net gain in hedgerow units, as such the application is able to meet the requirements.

The proposal includes a loft conversion and looking at the photos on file there seem to be some tiles missing/ loose on the roof. There is a potential for bats to be in the area so I would advise the following informative is added to any permission granted.

The applicant is advised where works to roofing or timber is to be undertaken it is the legal responsibility of the contractor to check for bats. If bats are found during the course of any work to buildings or trees where not previously anticipated, then works should immediately stop and Natural England notified for appropriate advice.

The case officer should note Biodiversity Gain condition wording should be added to the decision notice, the biodiversity gain condition is a pre-commencement condition having its own separate statutory basis and is deemed to apply to every planning permission granted for the development of land in England. To ensure the applicant is clear about this distinction the biodiversity gain condition should not be included in the list of conditions imposed in the written notice when granting planning permission but should remain separate.

Biodiversity Net Gain

*The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that **development may not begin** unless:*

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Herts Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.