

HERTFORDSHIRE ECOLOGY

Providing ecological advice to Hertfordshire's Local Authorities and communities

Environmental Resource Planning
Hertfordshire County Council, County Hall, Hertford, SG13 8DN
ecology@hertfordshire.gov.uk

Lois-May Chapman
Planning Department,
Welwyn Hatfield Borough Council,
The Campus, Welwyn Garden City,
Herts AL8 6AE

Ask for: Simon Richards
Tel: 01992 588483
Date: 09/12/2020

Dear Lois-May

Application: Lawful development certificate for the demolition of existing car port, attached outbuildings and sun room to facilitate erection of a single storey side and two storey rear extension, to include rear facing Juliette balcony and 2 dormers to both sides of existing roof.

Address: 99 The Ridgeway Cuffley Potters Bar EN6 4BG

Reference 6/2020/2817/LAWP

Thank you for consulting Hertfordshire Ecology on the above, for which I have the following comments:

The application site is on the opposite side of the road to Northaw Great Wood SSSI and I do not consider the proposed works will directly impact the woodland. The wood will provide high quality habitat for bats and there are records of them, including roosting bats, in the area.

Bats are protected under European and national legislation and in general terms, it is an offence to disturb or harm a bat, or damage or obstruct access to a roost. They will roost in buildings (often underneath loose tiles or lifted weatherboarding, or in gaps/cracks in the fabric of a building), as well as in trees, if suitable features and conditions are available. The existing attic space to the property has already been converted reducing its potential for roosts. Given the location and nature of the site, lack of associated records and apparent characteristics of the building, on this occasion I do not consider there is sufficient likelihood of bats being present and affected for the LPA to require a formal survey prior to determination. However, in the unlikely event that bats are found, given the proposal will involve roof work, I advise a precautionary approach to the works is taken and recommend the following **Informative** is added to any permission granted.

“If bats, or evidence for them, are discovered during the course of roof works, work must stop immediately, and advice sought on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England to avoid an offence being committed.”

I do not consider there to be any other ecological issues with this proposal.

I trust these comments are of assistance,
Yours sincerely

Simon Richards
Ecology Advisor, Hertfordshire Ecology