

From: Chloe Weingarten [REDACTED] >

Sent: 21 August 2023 11:58

To: Emelissa Engelhardt [REDACTED]

Subject: RE: 6/2023/1261/HOUSE 55 The Ridgeway Cuffley Potters Bar EN6 4BD Extension to existing dormer

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Hi Emelissa,

I would like to respond to the above application. In order to determine as to whether a bat survey can be avoided, is it possible to ask the applicant for photos of the existing dormer, as well as the rest of the surrounding roof that may be affected by the extension? Additionally, it would be helpful to know how old the dormer is, if you could ask that of the applicant as well.

This information is required to enable Hertfordshire Ecology to make an informed judgement as to whether there is a high likelihood of a protected species being present and affected by the proposals, justifying professional surveys and further guidance if necessary, as part of the planning process as required by the European Habitats Regulations.

Without this information it is very difficult to advise the LPA, who would have no alternative other than to request professional surveys in order to determine the presence of protected species which may be affected. Furthermore, unless backed-up by expert opinion, it is not otherwise acceptable to rely on casual observations regarding a lack of protected species presence given that these cannot be considered with any confidence by the LPA.

Thanks in advance.