



GSL Ecology

**Contractor's Method Statement
Bat Mitigation Class Licence**

The Stables, Bolton

March 2022 (Version 02)

For

Mr Martin Brass

Document Control

Project: The Stables, Bolton

Client: Mr Martin Brass

Document Checking:

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1.0 Introduction

This method statement should be copied to the site owner, designer, Clerk of Works, and to all contractors working on the development site.

If bats are found at any time during works, works must cease in that area.

Contact Graeme Smart at GSL Ecology (0191 6070668 or 07949 517175) for further advice before re-starting works.

2.0 Background

The Stables, Main Street, Bolton Village, Northumberland, NE66 2EE is a residential dwelling and is to be renovated and altered.

It is used as:

- A day roost site by small numbers of Common pipistrelle bats.
- A day roost site by small numbers of Soprano pipistrelle bats.
- A day roost site by small numbers of Whiskered bats.

Bats enter the building via gaps at the top of the gable walls (under the water table), gaps at the tops of elevation walls, gaps under slates, and gaps at the side of valley gutters behind dormer windows.

Renovation and alteration of the building is being undertaken including the work listed below and as shown in approved Architects Drawings in Appendix C:

- Internal strip out including:
 - Remove all electricals in all affected areas. Cap services at suitable point
 - Remove all radiators and storage heaters. Cap services at suitable point
 - Remove all sanitaryware, kitchen units, waste + mechanical services. Cap services.
 - All nonfixed appliances to be removed
 - All existing internal doors and door linings to be removed
 - All existing internal non-structural timber stud walls to be removed in entirety, including insulation and plasterboard
 - All internal floor finishes to be removed throughout
 - All raised floors at ground floor level to be removed down to stone or concrete floor below
 - All joinery to be removed
 - All existing ceiling linings and insulation to be removed at ground and first floor level
 - All wall finishes, wallpaper etc to be removed
 - All wall linings to be removed
 - Internal flagstones at first floor level to be removed to expose stone wall below
- Existing infill in openings in outbuilding to north of main building to be removed to allow new windows/doors to be installed.

- Store to north of main building to be removed completely
- Portico on north elevation of main building to be removed completely
- Existing conservatory on south elevation to be removed and replaced with new timber conservatory.
- Dormer windows on the southern roof slope to be removed completely
- Some existing roof lights to be removed, some to be replaced, some new roof lights to be installed
- Remove external chimney stacks
- Roof to be stripped and re-laid with natural slate
- Remove all single-glazed timber windows and replace with double-glazed timber windows
- Alteration of some window and door openings on the north (front) elevation and south (rear) elevations
- Creation of some new window openings in north and south elevations
- Infilling of high-level glazed openings near wall top on the north (front) elevation.
- Remove internal chimney breasts to ground level
- Construction of new internal walls and staircases to rationalise room layout.
- Install kitchen, bathrooms, and ensuite bathroom
- Associated mechanical and electrical installations including electricity, water supply, heating, drainage, sewage connections, etc

The renovation of, and alterations to, the building will result in destruction of some of the roost sites, will disturb bats, and could result in bats being killed or injured.



The Stables, Bolton



The Stables, Bolton

3.0 Summary of Legal Protection Relevant to this Site - Bats

All bat species are protected under the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000, and the Conservation of Habitats and Species Regulations 2017 (as amended).

As a result, it is:

- illegal to damage or disturb any bat roost, whether occupied or not.
- illegal to harm a bat.
- illegal to disturb a bat.

Prosecution could result in imprisonment, fines per offence and/or per animal affected (which are potentially unlimited), and confiscation of vehicles and equipment used in committing the offence.

Where development will result in damage to, or obstruct access to, any bat roost (whether occupied or not) or risks harming or disturbing bats, a European Protected Species Licence (EPSL¹) is required from Natural England to allow the development to proceed.

The legal interpretation of "development" in the context of European protected species is not restricted to works requiring planning permission from local planning authorities but includes permitted development and can encompass works that do not require any formal permission including repair and refurbishment works.

Where the roost type, the species of bat present, and the numbers of bats present are of low conservation significance, the site can be dealt with under Natural England's "light touch" licensing route – the Bat Mitigation Class Licence (BMCL).

Because The Stables, Bolton is confirmed to support roosting bats, an EPSL is required from Natural England to allow those elements of work to proceed that could disturb bats or damage the known roost. (Because of the species and number of bats present, and the type of roost, this development can be dealt with under the BMCL.)

Before redevelopment, the site must be registered with Natural England (the licensing authority) to allow those elements of the works which may disturb bats and destroy the roost site to be covered by the BMCL. This will allow those works to go ahead without breaking the law provided that they are carried out without risk of killing or injuring bats.

The required methods of working and timing of works are set out in this Contractors' Method Statement (CMS).

All works must be carried out strictly in accordance with the guidance set out in this method statement to avoid breaching the legal protection given to bats and bat roosts.

¹ sometimes also referred to as Bat Mitigation Licence or Derogation Licence

It is an offence for a person to contravene or fail to comply with a licence condition and a person guilty of such an offence is liable on summary conviction to imprisonment for a term not exceeding six months or to a fine, or to both.

Deviation from this guidance is likely to result in offences being committed and could leave the site owner, Principal Contractor, and subcontractors liable to prosecution.

This guidance relates only to the specific circumstances encountered at The Stables, Main Street, Bolton Village, Northumberland, NE66 2EE in the period 8th March 2022 to 31st August 2022 and must not be regarded as general guidance or relied upon at any other site or situation irrespective of how superficially similar it may appear.

4.0 General Information – Finding Bat Roosts

Bats and their roosts can be difficult to detect. A pipistrelle bat is small enough to fit into a match box and roosts in cracks just 14-20mm wide. (*The photo to the right shows how small bats can be. This is a common pipistrelle bat*)

Brown long-eared bats commonly roost out of sight above the ridge board within loft spaces though can sometimes be seen within the loft area (the photo below shows a single brown long-eared bat roosting on a ridge beam within a loft).



Common locations for roosts within buildings for several species include beneath the slates or tiles, between slates and under felt, in crevices between stonework - particularly where these extend into the rubble fill or wall cavity, on wall tops, in mortice joints in timbers, around window and door frames, above lintels, and behind fascia boards, barge boards, and hanging tiles on the outside of the building.

Signs indicating the presence of a bat roost include the presence of live or dead bats; scratch marks or staining around potential entrance holes in walls, windows, trees, etc.; moth or butterfly wings (especially where the heads are still attached to the wings but the body is missing); bat droppings. Bat droppings look like mouse droppings but crumble to dust when rubbed between finger and thumb. Mouse droppings smear or, if old, are too hard to crush. (You should take appropriate hygiene precautions after coming into contact with droppings of any kind).

5.0 Site Specific Information

It is possible to proceed with the development at The Stables, Main Street, Bolton Village, Northumberland, NE66 2EE because a BMCL will be obtained to cover impacts on bats and bat roosts which would otherwise be illegal, and the working methods and timing of works have been designed to ensure that:

- The works are carried out under appropriate licence and ecological supervision.
- Bats will not be killed or injured during the works.

Works that may impact on bats or bat roosts cannot start on site until confirmation has been received from Natural England that the site is registered for the licensable works to be covered under the BMCL.

This advice is time-limited and cannot be relied upon after 31st August 2022, unless the site has been re-assessed by a GSL Ecologist and either, the measures within the CMS confirmed as being still appropriate, or an amended CMS issued.

6.0 Site Specific Working Methods

To ensure that the risk of bats being killed or injured is minimized, and all licence conditions are complied with, the special precautions (as described below) **must** be implemented when carrying out any of the building works at The Stables, Main Street, Bolton Village, Northumberland, NE66 2EE.

Where ecological supervision by a bat-licensed Ecologist from GSL Ecology is specified within this CMS, this means that the GSL Ecology licensed bat ecologist must be present on site providing direct ecological supervision **unless** he/she has assessed both the work area and the work proposed and has confirmed in writing (e.g. by email) that the work can be carried out without direct on-site ecological supervision.

- Prior to any works that may impact on bats or bat roosts starting, the site must be registered with Natural England to allow works to proceed under the Bat Mitigation Class Licence (BMCL).
- Prior to any works starting, all contractors to be made aware (by means of this Contractors Method Statement and a tool box talk to be given by a GSL Ecologist to the Site Manager and contractors present on site (and subsequently given by the Site Manager to any new contractors attending site) of the risk of bats being present within working areas, of their legally protected status, of the working methods to be adhered to, and the appropriate course of action to be taken if bats are found in an unexpected location.
- The following works must be carried out under the on-site supervision of a licensed bat ecologist from GSL Ecology:
 - Any works where there is a risk that bats may be present and could be killed or injured, including, but not necessarily limited to:
 - Any work within lofts (e.g. removal of electrical wiring, pipework, water tanks, insulation, etc during soft strip).
 - Removal of wall linings on first floor level during soft strip
 - Removal of ceilings on first floor level
 - Removal of roof coverings including slates, ridge tiles, lead flashings, water tables on gable walls, etc
 - Removal/replacement of skylights
 - Removal of dormer windows
 - Removal of external chimney stacks
 - Removal of roof timbers (if any becomes necessary)
 - Removal of any fascias, soffit boards, and barge board features.
 - Removal of any door or window in external walls
 - Removal of any door or window lintel in external walls (e.g. during alterations to openings)
 - Blocking up or re-pointing of any gaps in external stone walls (both the internal and external wall faces)

- Dismantling of any external wall (e.g. removal of infill in existing openings in outbuilding to north, etc)
- Demolition of the existing conservatory (risk area being where conservatory adjoins brick wall)
- Demolition of the portico on north (front) elevation
- Where gaps in walls need to be pointed, or lintels removed/infilled, or walls dismantled, or window/door openings altered, or windows removed, etc:
 - the licensed bat ecologist from GSL Ecology will first inspect any gaps, including by endoscope, to ensure no bats are present.
 - If no bats are present, either:
 - The gaps will be immediately re-pointed/infilled (or the window removed, or wall dismantled, or opening altered/window installed, etc) with the work being completed before sunset on that day. Where there are any additional gaps exposed by that work which are large enough for a bat to enter (See Section 4 above), these will be infilled before sunset (to ensure no bats can enter them overnight).
 - Or
 - If it is not possible to permanently infill any holes, they will be temporarily blocked up with inert material (e.g. sponge off-cuts/car washing sponge; off-cuts of Kingspan/Celotex insulation sheets, etc) before sunset (to ensure no bats can enter them overnight). Expanding foam filler must not be used because this poses a risk of killing or injuring bats until it is fully cured.

Any temporary infill must be left in place until immediately before the gap is permanently filled.
 - If bats are present, or it is not possible to be sure that no bats are present (e.g. the gap is too deep to be fully inspected), then the gap will be fitted with a standard bat exclusion device under the guidance of the licensed bat ecologist from GSL Ecology. Exclusion devices must be left in place for a minimum of 5 nights when weather conditions are suitable for bats to be active (to be confirmed by the licensed bat ecologist from GSL Ecology).
- Where underfelt is required in the building, only traditional Type 1F bitumen underfelt with a hessian matrix can be used. Modern breathable roofing membranes cannot be used because of the risk these pose to bats (which can become entangled in the looped core fibres when these become loose due to wear on the membrane surface).
- A minimum of 3 gaps at the wall top on each of the north and south elevations suitable for crevice roosting bats will be retained or created during the work. Gaps will be in the size range 18mm to 22mm high x 50mm to 100mm wide. Retained/created gaps will be sited so as not to be directly above windows or doors. Preference will be given to retaining existing suitable gaps where these are present.

- During re-pointing/re-laying of the stone water table at the west gable, two crevices will be recreated in the mortar course suitable for crevice roosting bats. Gaps will be in the size range 18mm to 22mm high x 50mm to 100mm wide.
- While not specified as a requirement of the BMCL, additional requirements relating to biodiversity specified as conditions of any planning permission must also be implemented. For this development, these include, but are not necessarily limited to the following which are required to comply with planning conditions 7, 8 and 9 (See Appendix B for full details).
 - Works to the structure of the building, including erection of scaffolding or roof stripping shall not in any circumstances commence unless the local planning authority has been provided confirmation that the site is registered on a Low Impact Class Licence issued by Natural England.
 - The details of bat mitigation including working method statements and the location of retained roosts and new integrated roosts must be provided to the LPA for approval in writing prior to the commencement of the development with the details being fully implemented as approved.
 - No demolition, development, tree felling, or vegetation clearance shall be undertaken between 1 March and 31 August unless a suitably qualified ecologist has first confirmed that active birds' nests will not be damaged or destroyed.
 - Three bat boxes (e.g. Greenwood two crevice bat box), or similar) will be mounted on the building in the locations shown in Fig 14: *Proposed development and enhancement plan* (reproduced below) from the Bat Survey Report *The Stables, Bolton, Northumberland August 2021* by Tyne Ecology (referenced in Planning condition 7)

If the work to be carried out changes as the project progresses, then the potential impacts on bats will need to be re-assessed by the GSL Ecology bat-licensed Ecologist and this CMS may need to be revised.

If bats are found at any time during works in an unexpected location when the GSL Ecologist is not present on site, works must cease in that area. Contact Graeme Smart at GSL Ecology (0191 6070668 or 07949 517175) for further advice before re-starting works.

Appendix A – Copy of BMCL

CLASS LICENCE

Bat Mitigation Class Licence

TIER 1 – Roosts in Buildings



To permit activities resulting in disturbance/capture of bats and/or damage/destruction of bat roosts of low conservation significance only

This licence permits the disturbance and capture of bats and/or damage/destruction of roost(s) of no more than three low conservation significance roosts affecting no more than three species of bats, which are present in small numbers.

This licence was revised in 2018 and now permits its use for different species in different counties. Subject to meeting the relevant registration criteria, Registered Consultants can be registered to use a specific Annex or Annexes of this licence:

Annex A – Common and soprano pipistrelle, brown long-eared bats in named Northern counties of England.

Annex B – Common and soprano pipistrelle, brown long-eared, Natterer's, Daubenton's, whiskered and Brandt's bats in all counties of England.

Annex C – Serotine bat in named southern counties of England (species core range counties) only.

Annex D – Lesser horseshoe bat in named south western counties of England (species core range counties) only.

This licence requires that users should aim to retain roosts and access points or re-create access to the affected roost(s) *in situ* following works. The use of Annex A or B does not require compensation to be provided if the roost cannot be retained *in situ*.

However, use of Annexes C and (or) D do require compensation to be provided if the roost cannot be retained or replaced *in situ*.

The use of the licence is subject to a series of terms, conditions and requirements, including the following:

- A suitably timed and resourced survey being completed (see Conditions 18-22) to inform whether a licence is required to permit the proposed activities and whether the species and circumstances fall within the remit of this licence;
- All necessary permissions and consents being in place prior to applying to register a site;
- Meeting the three statutory licensing tests;
- Registration of the site by the Registered Consultant and written confirmation from Natural England that works may proceed having been issued;
- Submission of a report of licensed activities within four weeks of completion of the licensed activities to Natural England, and submission of records to the relevant Local Records Centre annually.

Registration of sites Only Registered Consultants may apply to register sites under this licence. A site is only registered when written confirmation from Natural England is received by the applicant.

Recording & reporting There are data recording and reporting requirements as set out in the terms and conditions of this licence and its Annex(es).

Reference WML – CL21

LEGISLATION

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|------------|--|
| Statute(s) | The Conservation of Habitats and Species Regulations 2017 (as amended) ('the Habitats Regulations') and The Wildlife and Countryside Act 1981 (as amended) ('the 1981 Act') |
| Section(s) | This licence is issued under Regulation 55(2)(e) of the Habitats Regulations and section 16(3)(f) of the 1981 Act. |

LICENCE TERMS and CONDITIONS

| | |
|---|--|
| Valid for the period | 1 January 2022 to 31 December 2022 (inclusive) |
| Area valid in | This licence consists of four Annexes which are specific to species and counties. This licence may only be used in the counties where the Registered Consultant is registered to operate and as specified in the relevant Annexes of this licence. |
| Purpose(s) for which this licence is issued | a. Preserving public health or public safety, and b. Imperative reasons of overriding public interest. |
| What this licence permits | Subject to all the terms, conditions and requirements of this licence (including those of its Annexes and Appendices) and solely for the purpose(s) stated above, this licence permits the Licensee, any Accredited Agent and Assistants to: i. Deliberately disturb; ii. Deliberately capture/take (ie handle); iii. Transport; Bat species and roost types specified in the relevant Annexes of this licence; and to: iv. Damage or destroy bat resting places; v. Obstruct access to places used for shelter or protection; of the species and roost types stated in the relevant Annexes of this licence. |
| By means of | <ul style="list-style-type: none">• Capture by hand;• Artificial light (eg, torches);• Endoscopes;• Hand-held static nets;• Temporary exclusion by one-way doors or valves (bat excluders);• Permanent exclusion;• Disturbance by illumination and/or noise;• Temporary obstruction of roost access;• Destructive search by soft demolition; and• Mechanical demolition. |
| Who can use this licence | This licence may only be relied upon by Registered Consultants* and their Accredited Agents* and Assistants* , except those convicted on or after 1 January 2010 of a wildlife crime* (unless, in respect of that offence, either: <ul style="list-style-type: none">• they are a rehabilitated person for the purposes of the Rehabilitation of Offenders Act 1974 and their conviction is treated as spent; or• a court has made an order discharging them absolutely.) Any application by a person to whom this exclusion applies for an individual licence will be considered on its merits. |

* see Definitions

DEFINITIONS USED IN THIS LICENCE

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| Licensee | Is the Registered Consultant who has successfully registered sites with Natural England and who is entitled to rely on this licence for those registered sites. |
| Joint Licensee | Is the person who has instructed the Registered Consultant to carry out licensed activities. Where the Registered Consultant considers it appropriate, the Joint Licensee must apply jointly with the Registered Consultant to register a site with Natural England. |
| Registered Consultant | Is a professional consultant who has been successfully registered with Natural England to use this licence in accordance with standards set by Natural England. |
| Accredited Agent | Is a consultant, who is skilled and experienced in bat mitigation work and who meets the minimum experience criteria set by Natural England. An Accredited Agent is able to undertake licensed activities, appropriate to their level of experience (as determined by the Registered Consultant) on a registered site whilst the Registered Consultant is not present, and they do not have to be under their direct supervision. A maximum of two Accredited Agents can be authorised in writing by the Registered Consultant to undertake licensed activities on a site registered under this licence. The Registered Consultant must have up to date and first-hand knowledge of the experience of the Accredited Agent. The details of any Accredited Agent must be included in the site registration form (WML-CL21-SiteReg). |
| Assistant | Is a person authorised to act under this licence whilst they are under the direct physical on-site supervision of a Registered Consultant. An Assistant may not work alone or unsupervised by the Registered Consultant. A maximum of six Assistants can be authorised in writing by the Registered Consultant to undertake licensed activities on a site registered under this licence. |
| Registered Site | Is a site that has been registered with Natural England for the purposes of this licence. |
| Wildlife Crime | Any offence under the Conservation of Habitats and Species Regulations 2017 ('the Habitats Regulations'), the Wildlife and Countryside Act 1981, the Protection of Badgers Act 1992, the Deer Act 1991, the Hunting Act 2004, the Wild Mammals (Protection) Act 1996, the Animal Welfare Act 2006, the Protection of Animals Act 1911 (all as amended) or the Invasive Alien Species (Enforcement and Permitting) Order 2019. |

For the purpose of this licence the following **licensed methods** are defined as:

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|---------------------------------------|--|
| Destructive search by soft demolition | Is the taking apart of a structure thought likely to contain or have contained bats in a controlled and careful manner by hand, or in some instances with the assistance of hand-held tools and handheld machinery, under direct supervision. Only the Registered Consultant or Accredited Agent may take any bats found. Under this licence the Registered Consultant or Accredited Agent may undertake destructive searching, only the Registered Consultant can directly supervise any destructive searching. |
| Mechanical demolition | Is the destruction of a structure that previously supported a bat roost using mechanical means (eg, a vehicle or large/heavy machinery designed and or operated to destroy a structure) after the structure, or relevant part of the structure, has been declared free of bats by the Registered Consultant. Mechanical demolition usually is preceded by a soft demolition exercise or completion of an exclusion process. |

For the purpose of this licence the following **roost types and categories** are defined as:

| | |
|-------------------------------|--|
| Roost | Is defined as a single structure, used by a single species for a single purpose. |
| Multi-functional roost | Is considered to be a roost that is used for functions other than those permitted by this licence. For example, a structure which is used as a maternity roost or a hibernation roost and also by individual bats as a day or a night roost would be considered to be a multi-functional roost and not permitted by this licence. A structure which supports up to three of the permitted roost types (day, night, feeding perches, transitional/occasional roosts) is not considered to be a multifunctional roost for the purpose of this licence. |
| Alternative roost | Shall include: a purposely installed bat box; an existing roost which will not be impacted by the works; or other new/enhanced roosting opportunities. Any alternative roost must be suitable for the species, within or close to the existing roost and free from additional disturbance or development pressure. |
| Multi-species roost | Is considered to be a roost that is used by more than one bat species. Different bat species may be using it at the same or different times or for the same or different purposes. For the purposes of this licence each species using a place used for roosting counts as one roost. |
| Feeding roost | Is considered to be a place where individual bats or a few individuals rest or feed during the night but are rarely present during the day. They are often distinguishable by evidence of insect remains. |
| Day roost | Is a place where individual bats, or small groups of males, rest or shelter in the day but are rarely found by night in the summer. |
| Night roost | Is a place where bats rest or shelter in the night but are rarely found by day. These roosts vary in their conservation significance and may be used by a single individual on occasion or it could be used regularly by the whole colony. This licence only covers night roosts of low conservation significance. |
| Transitional/occasional roost | Is a place used by a few individuals or occasionally small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation. |
| Low conservation | Includes the roost types specified in Annexes A, B, C and D significance. |
| Small numbers | For the purposes of this licence, the term 'small numbers of bats' is not defined. Registered Consultants are expected to use their experience and professional judgement in deciding what reasonably can be considered to be small numbers of the species of bat involved. These judgements are expected to be in line with established best practice and likely to be determined in the same way by other professional consultants who are experienced in bat ecology and mitigation. |
| Low impacts | For the purposes of this licence, the term low impacts is that which the unmitigated impact of the proposed actions would likely be judged, by other professional ecologists, to not be likely to cause harm that could be considered to be medium or high. This decision will take into account the numbers of roosts, roost types and numbers of bats involved. Generally, these are impacts which can be easily mitigated or compensated by applying standard measures (see the relevant Annexes of this licence). |

Terms and requirements of this licence that express conditionality are conditions of this licence whether so called or not.

The headings used in this licence and its Annexes and Appendices are for convenience only and shall have no effect upon the interpretation of this licence or its conditions.

LICENCE CONDITIONS

Using this licence:

1. This licence includes Annexes A, B, C and D, and Appendices I & II which contain additional terms, conditions, requirements and advice for using this licence. Persons using this licence must follow any additional licence conditions within any relevant Annex(es) and Appendices.
2. This licence may only be used when all alternatives have been considered and it is not possible to avoid impacts upon bats or their roosts.
3. To use this licence you must be:
 - a. The '**Registered Consultant**', employed by the '**Joint Licensee**' (if applicable);
 - b. An '**Accredited Agent**'; or
 - c. An '**Assistant**'.
4. The confirmation of registration to work as a Registered Consultant under this licence forms part of this licence and must be kept with this licence and produced along with the licence and confirmation of site registration, when required.
5. The Licensee must supply a copy of this licence and the authorised site registration form to the person responsible for commissioning the works on the registered site (eg, building owner) and explain to them what can and cannot be done under the licence, by them or any person undertaking works impacting bats or their roosts on the site. A copy of this licence and the authorised site registration form must also be supplied to any Accredited Agent used.
6. Any Accredited Agent must be named on the site registration form (WML-CL21-SiteReg) and be authorised in writing by the Licensee to act on their behalf under this licence. Any such person must carry this written authorisation with them at all times when conducting activities under this licence and make it immediately available for inspection/copying by a Natural England or Police Officer upon demand.
7. The confirmation of registration will specify which Annex(es) the Registered Consultant is permitted to use. Annexes to this licence are specific to groups of species and within named counties only. Any person using this licence must ensure they are working within the county and affecting only the species specified on the relevant Annex to this licence.
8. Activities under this licence must not affect more than three species of bats present in small numbers and/or a maximum of three roosts across all structures affected by works, as permitted in the relevant Annex(es) of the licence.
9. It is the responsibility of the Registered Consultant to ensure any Accredited Agents or Assistants are sufficiently trained and experienced to act under this licence, including on mitigation measures commonly employed, and that they use appropriate equipment so as to avoid unnecessary suffering of any animal in the course of licensed operations. The Registered Consultant must maintain a record of Accredited Agents used, their experience and why they were used on that site.
10. The Registered Consultant and any Accredited Agents must have prior experience of using the methods proposed in the site registration form (WML-CL21-SiteReg). This can be evidenced by previous experience with mitigation licences, Science and Conservation licences held or by being registered for the relevant level of Survey Class Licence for the methods being proposed.
11. Situations in which an individual bat licence (other than a survey licence) has been applied for, is expected to be required or is subject to an existing individual licence for the same site (including phased or multi-plot developments) are not covered by this licence.

Obtaining permission to use the licence at a site

12. Prior to registering the site, the Registered Consultant and any Joint Licensee (if applicable) are required to obtain all necessary permissions and consents and arrange for access to the site and any relevant land for the duration of licensed activities. They must keep a written record of these permissions which must be kept for at least 24 months following completion of the licenced works and monitoring period and must be made available on request to any Natural England officer immediately upon demand.
13. This licence may only be used at a site that has been successfully registered with Natural England and where the information in the authorised site registration form (WML-CL21-SiteReg) remains accurate for the duration of the licensed activities (see Condition 14).
14. Sites must be registered using site registration form (WML-CL21-SiteReg). This must be submitted at least three weeks in advance of the intended start date, but not more than 12 weeks in advance and:
 - a. All consents necessary for the proposed activity must have been granted (planning or other) before applying to register the site. For all consents that have been granted, all conditions or Reserved Matters relating to wildlife species and habitat issues (which are intended to be and are capable of being discharged) must be discharged and in place.
 - b. A site visit must have been undertaken within three months prior to submission of the site registration form to verify that conditions have not changed since the most recent survey was undertaken and that the species, roost type and impacts remain in scope of this licence.
 - c. Works may only take place in agreement with the landowner, who must also have agreed to comply with the terms and conditions of this licence, including any compensation requirements to be provided in accordance with or additional to the requirements of this licence. Confirmation of this agreement must be declared in the site registration form (WMLCL21-SiteReg).
 - d. The Licensee and Joint Licensee (if applicable) must keep a written record of the landowner and developer's (if applicable) agreement.
15. Proposed activities under this licence, as described in the site registration form (WML-CL21-SiteReg) specific for this site, may only take place with the agreement of any site owner or Joint Licensee who must also have agreed to comply with the terms and conditions of this licence, and any mitigation and/or compensation requirements detailed in the site registration form.
16. Works are only permitted to commence at a site following receipt of an email from Natural England confirming that the site is registered and that works can proceed as described in the site registration form and in accordance with this licence. Natural England reserves the right to request further information before a site is registered.
17. If details within an authorised site registration form change, the Licensee must apply to amend the site registration by submitting with an updated site registration form and, where relevant, an amended maps to allow reassessment. Responsibility for any works undertaken remains with the original person(s) on the authorised site registration form until written confirmation authorising the change has been received from Natural England. Details to be updated include:
 - a. Change of Licensee;
 - b. Change of Joint Licensee;
 - c. Add or change of Accredited Agent;
 - d. Change to work schedule: an amended site registration form (WML-CL21-SiteReg) must be submitted prior to the expiry of the licence period within the authorised site registration form. An explanation for this request must be provided. Licensed activities must stop if they go beyond the licence period in the authorised site registration form except where written confirmation authorising the change has been received from Natural England; and
 - e. Significant changes to licensed activities: should circumstances change so that activities and/or impacts falling outside the scope of this licence are required then works may no longer proceed. Natural England must be notified in writing within two working days, the site may then be de-registered and an individual licence might be required to be obtained before works can then legally proceed/re-start.

Survey requirements

18. Before registering a new site, each site must have been subject to a suitable level of survey to identify buildings or structures with bat potential and the species of bats and type of roosts likely to be present.
19. The surveys referred to in Condition 18 above must be undertaken in accordance with the current versions of the Bat Conservation Trust (BCT) *Bat Surveys for Professional Ecologists – Good Practice Guidelines* and the *Bat Mitigation Guidelines* (see Information and Advice note g). Surveys must be up to date and have been conducted within the current or most recent optimal season. Surveys must be tailored to each site, take account of the complexity of the structures involved and potential usage by bats throughout the year.
20. Where the Registered Consultant is using survey data provided by a different person they must satisfy themselves that the survey was suitably timed and resourced and it is likely to provide accurate information to enable impacts to be assessed at the time of site registration.
21. All reasonable effort must be undertaken to identify the bats present to species level and the roost type(s).
22. The survey records must be kept for at least 24 months following completion of the monitoring period and must be made available on demand immediately to any Natural England officer or any police officer.

Working under the licence

23. The Registered Consultant and Joint Licensee (if applicable) for each registered site is responsible for all activities carried out under this licence; including activities carried out by any Accredited Agent and any Assistant.
24. Any Accredited Agent used must fulfil the [experience criteria](#) set by Natural England.
25. Where an Accredited Agent undertakes licensed works at a registered site, these must be checked and signed off by the Registered Consultant as suitable and to a good standard.
26. It is the duty of any person authorised to use this licence to ensure that they can adhere to the activities permitted detailed on the authorised site registration form and conditions of this licence before accepting the responsibility of carrying out work under this licence. Whilst engaged in the activities to which this licence applies, the Registered Consultant shall make a copy of the licence (including the Annexes) available for inspection on each registered site where the activities are taking place and shall make it available for inspection immediately on demand to any Natural England or police officer.
27. The Registered Consultant must ensure that all those who will be involved in works at the registered site understand by way of a “tool box talk”:
 - that bats are present;
 - a summary of the relevant legislation relating to bats;
 - the measures that will be used to protect bats;
 - good working practices;
 - licensed activities; and
 - what to do should bats be found during works.This information must be provided before any works commence in the registered site. A written record that this has been undertaken must be kept by the Licensee and made available immediately on demand to any Natural England or police officer.

28. Certain actions authorised by this licence must only be undertaken by the Registered Consultant, an Accredited Agent, or by an Assistant under the direct supervision of the Registered Consultant. These activities are:
- use of endoscopes,
 - artificial light (eg, torches),
 - destructive search by soft demolition (see Definitions),
 - temporary obstruction of roost access,
 - temporary or permanent exclusion methods (including installation),
 - use of static handheld nets and
 - the capture and handling of bats.
29. Mechanical demolition (see Definitions) must only take place once the Registered Consultant has confirmed a structure to be free of bats.
30. Capture/handling/exclusion of bats must only be undertaken in conditions suitable for bats to be active.
31. Where bats are discovered and taken under this licence they must either be relocated to an alternative roost suitable for the species and as close to the original roost as possible. Where bats are held this must be done safely and bats released on site at dusk in, or adjacent to, suitable foraging/ commuting habitat in safe areas within or directly adjacent to the pre-works habitat.
32. Where a bat is unexpectedly discovered in adverse weather conditions, the guidance in Appendix II must be followed.
33. When bats are found in unexpected numbers or are of a species or a roost type not covered by this licence are found unexpectedly the guidance in Appendix II must be followed.
34. All works must be undertaken using best practice methodology to ensure minimal risk to bats.
35. Provision must be made for prompt assistance to deal with any injured bat. Any bats that are injured or killed as a result of any works on site must be reported to Natural England on licence return form 'WML-CL21-LicRtn'.

Mitigation and compensation (also see relevant Annexes)

36. All impacts on bats and/or their roosts must be adequately mitigated or compensated for and in accordance with the requirements set out in the relevant Annex of this licence.
37. Any mitigation and compensation measures proposed in the authorised site registration form must be implemented as described. Any significant changes must have been agreed in writing by Natural England (see Condition 17(d)).
38. Mitigation must be in line with the requirements set out in the most up to date edition of the '*Bat Mitigation Guidelines*' for low impact works and low conservation significance roosts (see section 7 and 8 of the '*Bat Mitigation Guidelines*', Information and Advice note g and relevant Annexes. Persons acting under this licence must abide by the advice on excluding bats, handling bats and working in bat roosts in the most up to date edition of the '*Bat Mitigation Guidelines*' and '*Bat Workers Manual*' (see Information and Advice note g).
39. Should this licence require the use of roof membranes, Bitumen type 1F felt with a hessian matrix must be used.
40. Should it be necessary to use any wood timber treatments, only [approved](#) treatments may be used. Guidance on their use in the '*Bat Workers Manual*', Chapter 10 must be followed (see Information and Advice note g).

Recording and reporting requirements

41. The Registered Consultant and Joint Licensee (if applicable) must comply with the reporting and recording requirements specified in Appendix I.
42. Records must be kept for at least 24 months following completion of licensed activities at each registered site, in accordance with the requirements as set out in Appendix I. Records are to be made available for inspection immediately on demand by any Natural England or police officer.

Licence compliance

43. Any Licensees, and any person authorised by, or working under this licence must comply with the terms and conditions of this licence, including the site registration, recording and reporting requirements. Failure to do so will render registration null and void. Natural England will advise the Licensee of any change in registered status and explain the reasons for this.
44. The Registered Consultant, and Joint Licensee (if applicable) shall permit an officer of Natural England, accompanied by such persons as he/she considers necessary for the purpose, on production of his/her identification on demand, reasonable access to monitor work being undertaken and to be present during any operations carried out under the authority of this licence for the purpose of ascertaining whether the conditions of this licence are being, or have been, complied with. All reasonable assistance must be provided to any officer of Natural England in the discharge of their duties and to any persons accompanying him/her.
45. Natural England must be informed of any breach to this licence. The Registered Consultant, and Joint Licensee (if applicable), or other person authorised by this licence, must report to Natural England, in writing any problems with compliance with the licence within three working days of this becoming apparent. They must also take necessary action, within the terms and conditions of this licence, should they discover poor practice and/or activities beyond the scope of the licence.
46. Registered Consultants must inform Natural England:
 - a. If they are subject to disciplinary action with their professional membership body, within one working week of being informed, setting out the circumstances. They must also inform Natural England of the outcome of the action within one working week of the conclusion of this action.
 - b. If they are subject to any criminal investigation by the police or other statutory body for any wildlife-related offence(s), setting out what these are, when the outcome is likely to be known, and what the outcome is following completion of the investigation.A summary of any recent or pending disciplinary action or investigation should be submitted on the Annual Declarations form WML-RC RTN-01 for the relevant reporting period. This will enable Natural England to assess whether their registration for use of this licence needs to be reviewed.

IMPORTANT

This licence authorises acts that would otherwise be offences under the legislation referred to above. Failure to comply with its terms and conditions:

- i. may be an offence against the Habitats Regulations or the 1981 Act or mean that the licence cannot be relied upon and an offence could therefore be committed. The maximum penalty available for an offence under the Habitats Regulations and 1981 Act is, at the time of the issue of this licence, an unlimited fine and/or a six-month custodial sentence;
- ii. may result in your permission to use this licence being withdrawn. Natural England will inform any person or organisation whose permission to use this licence is withdrawn in writing. This sanction may be applied to other similar licences, and
- iii. may mean that you are not able to rely on this licence as a defence in respect to the prohibitions within the Animal Welfare Act 2006 or the Wild Mammals (Protection) Act 1996.

If the activity that you wish to undertake is not covered by this licence, or if you are unable to comply with any of the terms and conditions which apply to the use of this licence, then you will need to apply to Natural England for an individual licence.

This licence is not a consent or assent for the purposes of Part II of the Wildlife and Countryside Act 1981 (as amended) in respect to Sites of Special Scientific Interest. It is your responsibility to get consent or assent if required (see Information and Advice notes q-s).

This licence does not derogate against offences for other species.

Issued by and on behalf of Natural England on: 1 January 2022

INFORMATION AND ADVICE specific to this licence

- a. This licence cannot be used on a precautionary basis and a site registration must only be applied for when there is a genuine need for activities to be covered by the licence.
- b. Registration to use this licence indicates that the Registered Consultant has demonstrated an appropriate level of competence in these activities. The fact that a person is registered to use this licence should not be used or taken to indicate competence in any other activity that may be associated with work relating to bats.

Compliance and Enforcement

- c. Anyone seeking to confirm whether a person is registered to use this licence should contact the Natural England Wildlife Licensing team (see Contact details below).
- d. It is the responsibility of the Licensee to maintain their expertise at an appropriate level to act under this licence and to ensure that any Assistants only act under their direct physical on-site supervision for the purposes of this licence.
- e. Natural England checks compliance with licences and the attached conditions. Where breaches are identified, these may be subject to enforcement action.
- f. Natural England will consider reporting any non-compliance, or concerns over standards, to the professional body of which the Registered Consultant or Accredited Agent is a member and/or another enforcement body as appropriate.

Guidance on surveying and best practice

- g. Advice on surveying, mitigation and compensation are provided in the latest edition of the '[Bat Mitigation Guidelines](#)', The Lesser Horseshoe Bat Conservation Handbook, published by The Vincent Wildlife Trust, [Bat Workers Manual](#) available from the [JNCC website](#) and [The BCT Bat Surveys for Professional Ecologists: Good Practice Guidelines \(3rd edition\)](#). The Licensee and any Accredited Agent are expected to check whether this guidance has been updated and if so, to ensure that they act in accordance with the most up to date version.

General welfare considerations

- h. Persons acting under this licence may photograph bats in connection with licensed activities provided that this causes no additional disturbance.
- i. Persons acting under a licence should have regard to legislation and good practice relevant to the action(s) undertaken, including animal welfare and the Animal Welfare Act 2006 (2006 Act). It is an offence to cause any unnecessary suffering to an animal (including birds) under the control of man (section 4 of the 2006 Act). This applies to the humane despatch of captured animals and the treatment of animals held in traps or nets, including decoy birds and non-target animals. For advice on the relevance of the 2006 Act to wildlife management please refer to the Natural England leaflet '[The Animal Welfare Act 2006: what it means for wildlife](#)' (TIN072).
- j. It is the responsibility of each person relying on this licence to use appropriate equipment and to ensure that they are competent to use such equipment so as to avoid causing unnecessary suffering. Natural England recommends that anyone handling bats wears gloves and is suitably vaccinated against rabies.
- k. A licence is not required for the short-term keeping of injured bats that were obtained legally for the purpose of tending them in order to release them when no longer disabled. However, if the bats are to be kept for longer than six months then the carer should apply for a licence to possess bats. This can be done using the possession licence application form WML-A37 (found at: <https://www.gov.uk/government/publications/european-protectedspecies-apply-for-a-licence-to-possess-them>).

General Information

- l. Ordinarily, this class licence will be reissued on 1 January each year. Please note, however, that it can be modified or revoked at any time by Natural England or the Secretary of State, but this will not be done unless there are good reasons for doing so. You are advised to read in full any licence prior to your first use of it each year in case of amendments.
- m. The common name or names of species given in this licence and annexes of this licence are included by way of guidance only; in the event of any dispute or proceedings, it is the scientific name of a species only that will be taken into account.

The limits of licences

- n. Licences permit action only for the purposes specified on that licence.

- o. Licences do not permit actions prohibited under any other legislation, nor do they confer any right of entry upon any land.
- p. Unless otherwise stated the provisions of Natural England licences only apply landward of the mean low water mark in England. The Marine Management Organisation is responsible for all licensing seaward of the mean low water mark.

Protected sites

- q. You can search for and view details about all SSSIs by using Natural England's [Designated Sites system](#). The notification documents for each SSSI contain a list of operations that require Natural England's prior consent. Owners and occupiers of land notified as SSSIs are required to give written notice to Natural England before either beginning any of these operations, or allowing someone else to carry out those operations. SSSI consent can only be given to a SSSI owner or occupier. It may be given with or without conditions, or in some cases, consent may not be granted. A similar process applies to public bodies and statutory undertakers (as defined under Section 28G of the Wildlife and Countryside Act 1981 (as amended)) and this obligation applies even where the operations are carried out on land outside of the SSSI.
- r. Please note that as the licensee you will not be able to undertake the licensed activity on a SSSI until the owner or occupier of the SSSI has applied for, and received, Natural England's written SSSI consent. If you do so, you may be at risk of committing an offence. As the licensee, if you wish to exercise this licence on a SSSI you must contact the relevant owners or occupiers of the SSSI and ensure they give written notice to Natural England of their proposal to permit you to carry out licensed activity on their SSSI. You should wait until a SSSI consent decision has been received by the SSSI owner/occupier before you begin to exercise this licence on a SSSI. See [Gov.uk](#) for further information on how to get SSSI consent from Natural England.
- s. In considering whether to issue consent or assent for activities likely to affect a SSSI that is a European Site, in other words a Special Protection Area (SPA) or Special Area of Conservation (SAC), Natural England will carry out a Habitats Regulations Assessment, as required by the Conservation of Habitats and Species Regulations 2017 (as amended) to ensure there will be no adverse effects on the European Site.

Working during the coronavirus pandemic

- t. Anyone acting under this licence should follow Defra's advice on [surveying and mitigation work during the coronavirus pandemic](#) - also available on request from Natural England (wildlife.scicons@naturalengland.org.uk). This advice is kept up to date as a minimum precaution to reduce the risk of accidental transmission of the virus from humans to wild animals, and may be updated. You should check [Gov.uk](#) before you act.
- u. Any products used to clean and disinfect equipment should be safe for use where there could be contact with animals, and used at an effective and safe dilution rate. 'Safe4 Disinfectant' is considered to be a safe and appropriate product for cleaning and disinfecting equipment that could come into contact with animals. Use at a dilution of 1:50 to be effective against COVID-19.

Using and sharing your information

- v. As there is significant public interest in wildlife licensing and in those who benefit from receiving a wildlife licence, we may make information publicly available. For more information, please see our [Privacy Notice](#).

Contact details for Natural England

For licensing enquiries:

Telephone 020 802 61089

Email BatLowImpactCL@naturalengland.org.uk

Postal address Natural England Wildlife Licensing
Service, Natural England, Horizon House, Deanery
Road, Bristol BS1 5AH

For other enquiries use the Enquiry Service:

Telephone 0300 060 3900

Email enquiries@naturalengland.org.uk

Web <https://www.gov.uk/government/organisations/naturalengland>

WML-CL21 Annex A

Bat Mitigation Class Licence

TIER 1- Roosts in Buildings

Common and widespread species in the **north of England only**



Table 1 Species location and roost types covered by the licence Annex

| | |
|-------------------------|---|
| Bat species | Common pipistrelle (<i>Pipistrellus pipistrellus</i>) Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>) Brown long-eared (<i>Plecotus auritus</i>) |
| Location | Northern counties of England: Cumbria, Northumberland, County Durham, Lancashire, North Yorkshire, West Yorkshire, South Yorkshire and East Yorkshire only (Northern counties of England) and including any Unitary Authorities present within these counties. |
| Assemblage | One or more of the species listed above are present or using the structure |
| Roost type | <ul style="list-style-type: none">• Feeding roosts• Night roosts• Day roosts• Transitional roosts / occasional roosts These are all roosts that are considered to be 'low conservation significance roosts' for the purpose of this licence (see Definitions). |
| Number of roosts | No more than three roosts in total (across all structures). |
| Number of bats | Individuals or small numbers (in total) of any species listed above. If more than one species will be affected, it is the total number of bats which must be considered. The conservation status of bat species varies across regions, and what can be considered 'small' numbers of bats is different for different species. The Registered Consultant must take these factors into account, along with individual species ecology when deciding if proposed works can be covered by this licence. Note that for some species, even small numbers of bats may indicate more important roost types not covered by this licence. The unexpected discovery of one or more individual bats of a species as listed above, found during the hibernation season in situations where there had previously been a thorough assessment that concluded that their presence was highly unlikely (see Appendix II). |
| Impacts | Capture, disturbance of small numbers of bats and/or damage or destruction of low conservation significance bat roost(s) (see above and Definitions). |

Table 2 Mitigation and compensation requirements for works conducted under the licence Annex

| | |
|-----------------------------------|---|
| Mitigation | Appropriate mitigation is required at all sites registered under this licence Annex. Unless there is a good reason why it is not possible, roosts and access points are to be retained or re-created as part of mitigation measures. |
| Compensation | <p>Based on the situations covered by this licence Annex, there is no mandatory requirement to provide compensation. However, it may be appropriate to provide a proportionate level of compensation in some cases. For example, where more than one species and/or more than one roost will be impacted, the provision of one feature that is appropriately located and suitable for the species concerned (eg, a bat box/tile/brick/crevice) per roost to be impacted would be considered appropriate within or close to the structure to be affected.</p> <p>Where bat boxes are provided these are expected to be retained for a minimum of five years, even if they are not immediately occupied by bats.</p> <p>Note: bat boxes are only appropriate for brown long-eared bats if they can be located in suitable habitat at the Registered Consultant's discretion.</p> <p>The terms and conditions of this licence do not apply to enhancement or compensation measures that exceed the requirements of this licence. Such measures may be offered voluntarily or to satisfy a planning, or other, consent.</p> |
| Timings of works | Activities involving the exclusion, capture and/or handling of bats must only be undertaken in conditions suitable for bats to be active and must follow best practice methodology. Should individual bats be found unexpectedly in cold or adverse weather conditions the guidance in Appendix II must be followed. |
| Monitoring and maintenance | There is no requirement to undertake post-development monitoring or maintenance for activities permitted by this licence Annex. |

WML-CL21 Annex B

Bat Mitigation Class Licence

TIER 1- Roosts in Buildings

Common and/or widespread species in **all counties of England**



Table 1 Species, location and roost types covered by the licence Annex

| | |
|-------------------------|--|
| Bat species | Common pipistrelle (<i>Pipistrellus pipistrellus</i>) Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>) Brown long-eared (<i>Plecotus auritus</i>) Whiskered (<i>Myotis mystacinus</i>) Brandt's (<i>Myotis brandtii</i>) Daubenton's (<i>Myotis daubentonii</i>) Natterer's (<i>Myotis nattereri</i>) |
| Location | All counties of England |
| Assemblage | No more than three of the species listed above, or those listed on Annex C and/or D (where your registration applies) are present or using the structure |
| Roost type | <ul style="list-style-type: none"> • Feeding roosts • Night roosts • Day roosts • Transitional roosts / occasional roosts <p>These are all roosts that are considered to be 'low conservation significance roosts' for the purpose of this licence (see Definitions)</p> |
| Number of roosts | No more than three roosts in total (across all structures) |
| Number of bats | <p>Individuals or small numbers (in total) of any species listed above. If more than one species will be affected, it is the total number of bats which must be considered.</p> <p>The conservation status of bat species varies across regions, and what can be considered 'small' numbers of bats is different for different species. The Registered Consultant must take these factors into account, along with individual species ecology when deciding if proposed works can be covered by this licence. Note that for some species, even small numbers of bats may indicate more important roost types not covered by this licence.</p> <p>The unexpected discovery of one or more individual bats of a species as listed above, found during the hibernation season in situations where there had previously been a thorough assessment that concluded that their presence was highly unlikely (see Appendix II).</p> |
| Impacts | Disturbance of, or damage or destruction of low conservation significance bat roost(s) (see above and Definitions). |

Table 2 Mitigation and compensation requirements for works conducted under the licence Annex

| | |
|-----------------------------------|--|
| Mitigation | Appropriate mitigation is required at all sites registered under this licence Annex. Unless there is a good reason why it is not possible, roosts and access points are to be retained or re-created as part of mitigation measures. |
| Compensation | <p>Based on the situations covered by this licence, there is no mandatory requirement to provide compensation. However, it may be appropriate to provide a proportionate level of compensation in some cases. For example, where more than one species and/or more than one roost will be impacted, the provision of one feature that is appropriately located and suitable for the species concerned (eg, a bat box/tile/brick/crevice) per roost to be impacted would be considered appropriate within or close to the structure to be affected.</p> <p>Where bat boxes are provided these are expected to be retained for a minimum of five years, even if they are not immediately occupied by bats.</p> <p>Note: bat boxes are only appropriate for brown long-eared bats if they can be located in suitable habitat at the Registered Consultant's discretion. The terms and conditions of is licence do not apply to enhancement or compensation measures that exceed the requirements of this licence. Such measures may be offered voluntarily or to satisfy a planning, or other, consent.</p> |
| Timings of works | Activities involving the exclusion, capture and/or handling of bats must only be undertaken in conditions suitable for bats to be active and must follow best practice methodology. Should individual bats be found unexpectedly in cold or adverse weather conditions the guidance in Appendix II must be followed. |
| Monitoring and maintenance | There is no requirement to undertake post-development monitoring or maintenance for activities permitted by this licence. |

WML-CL21 Annex C

Bat Mitigation Class Licence

TIER 1- Roosts in Buildings

Serotine bats in named southern counties of England



Table 1 Species, location and roost types covered by this licence Annex

| | |
|-------------------------|--|
| Bat species | Serotine bat (<i>Eptesicus serotinus</i>) |
| Location | Core counties of the species' range in southern England as follows: Kent, East Sussex, West Sussex, Surrey, Greater London, Hertfordshire, Essex, Buckinghamshire, Berkshire, Oxfordshire, Hampshire, Wiltshire, Bristol, Somerset, Dorset and Devon, including any Unitary Authorities present within these counties. |
| Assemblage | In addition to Serotine bat, no more than two other species listed in Annex B or D (where your registration applies) are present or using the structure |
| Roost type | <ul style="list-style-type: none"> • Feeding roosts • Night roosts • Day roosts • Transitional roosts / occasional roosts <p>These are all roosts that are considered to be 'low conservation significance roosts' for the purpose of this licence (see Definitions). No more than three roosts in total (across all structures)</p> |
| Number of roosts | No more than three roosts in total (across all structures) |
| Number of bats | <p>Individuals or small numbers (in total) of any species listed above. If more than one species will be affected, it is the total number of bats which must be considered.</p> <p>The conservation status of bat species varies across regions, and what can be considered 'small' numbers of bats is different for different species. The Registered Consultant must take these factors into account, along with individual species ecology when deciding if proposed works can be covered by this licence. Note that for some species, even small numbers of bats may indicate more important roost types not covered by this licence.</p> <p>The unexpected discovery of one or more individual bats of a species as listed above, found during the hibernation season in situations where there had previously been a thorough assessment that concluded that their presence was highly unlikely (see Appendix II).</p> |
| Impacts | Disturbance of small numbers of bats and/or damage or destruction of low conservation significance bat roost(s) (see above and Definitions). |

Table 2 Mitigation and compensation requirements for works conducted under this licence Annex

| | |
|-----------------------------------|--|
| Mitigation | Appropriate mitigation is required at all sites registered under this licence Annex. Unless there is a good reason why it is not possible, roosts and access points are to be retained or re-created as part of mitigation measures. |
| Compensation | <p>If retaining access to the original roost is not possible then a proportionate level of compensation roost features must be provided. Generally, the provision of one feature, suitable for Serotine will be considered appropriate for activities permitted by this licence.</p> <p>Note: bat boxes are not a suitable measure for Serotine bats.</p> <p>The terms and conditions of is licence do not apply to enhancement or compensation measures that exceed the requirements of this licence. Such measures may be offered voluntarily or to satisfy a planning, or other, consent.</p> |
| Timings of works | Activities involving the exclusion, capture and/or handling of bats must only be undertaken in conditions suitable for bats to be active and must follow best practice methodology. Should individual bats be found unexpectedly in cold or adverse weather conditions the guidance in Appendix II must be followed. |
| Monitoring and maintenance | <p>To ensure that retained or compensation Serotine roost(s) remain in place and are suitable to serve the intended purpose(s), a single presence/absence survey of the bat feature is to be carried out</p> <p>This survey must be undertaken at an appropriate time of year, but at least two years after, and within five years of the completion of the licensed activities. The survey results must be submitted to Natural England in line with the guidance in Appendix I.</p> <p>Remedial action must be undertaken if monitoring, management or maintenance indicate that this is necessary to ensure the roost(s) serve the intended purpose(s).</p> |

WML-CL21 Annex D

Bat Mitigation Class Licence

TIER 1- Roosts in Buildings

Lesser horseshoe bat in named south western counties of England



Table 1 Species, location and roost types covered by this licence Annex

| | |
|------------------------------|---|
| Bat species | Lesser horseshoe bat (<i>Rhinolophus hipposideros</i>) |
| Location | Core counties of the species' range in south western England, as follows: Cornwall, Devon, Somerset, Wiltshire, Dorset, Bristol, Gloucestershire, Herefordshire including any Unitary Authorities present within these counties. |
| Assemblage of species | In addition to Lesser horseshoe bat no more than two other species listed in Annex B or C (where your registration applies) are present or using the structure |
| Number of roosts | No more than three roosts in total (across all structures) |
| Roost type | Day roosts Transitional roosts/occasional roosts These are all roosts that are considered to be 'low conservation significance roosts' for the purpose of this licence (see Definitions) |
| Number of bats | Individuals or small numbers (in total) of any species listed above. If more than one species will be affected, it is the total number of bats which must be considered. The conservation status of bat species varies across regions, and what can be considered 'small' numbers of bats is different for different species. The Registered Consultant must take these factors into account, along with individual species ecology when deciding if proposed works can be covered by this licence. Note that for some species, even small numbers of bats may indicate more important roost types not covered by this licence. The unexpected discovery of one or more individual bats of a species as listed above, found during the hibernation season in situations where there had previously been a thorough assessment that concluded that their presence was highly unlikely (see Appendix II). |
| Impacts | Capture, disturbance of small numbers of bats and/or damage or destruction of low conservation significance bat roost(s) (see above and Definitions). |

Table 2 Mitigation and compensation requirements for works conducted under this licence Annex

| | |
|-----------------------------------|---|
| Mitigation | Appropriate mitigation is required at all sites registered under this licence Annex. Unless there is a good reason why it is not possible, roosts and access points are to be retained or re-created as part of mitigation measures |
| Compensation | <p>If retaining access to the original roost is not possible then a proportionate level of compensation roost features must be provided. Generally, the provision of one feature, suitable for Lesser horseshoe will be considered appropriate for activities permitted by this licence.</p> <p>Note: bat boxes are not a suitable measure for Lesser horseshoe bats. The terms and conditions of is licence do not apply to enhancement or compensation measures that exceed the requirements of this licence. Such measures may be offered voluntarily or to satisfy a planning, or other, consent.</p> |
| Timings of works | Activities involving the exclusion, capture and/or handling of bats must only be undertaken in conditions suitable for bats to be active and must follow best practice methodology. Should individual bats be found unexpectedly in cold or adverse weather conditions the guidance in Appendix II must be followed. |
| Monitoring and maintenance | <p>To ensure that the retained or compensation Lesser horseshoe roost(s) remain in place and are suitable to serve the intended purpose(s), a single presence/absence survey of the bat feature is to be carried out.</p> <p>This survey must be undertaken at an appropriate time of year, but at least two years after, and within five years of the completion of the licensed activity. The survey results must be submitted to Natural England in line with the guidance in Appendix I.</p> <p>Remedial action must be undertaken if monitoring, management or maintenance indicate that this is necessary to ensure the roost(s) serve the intended purpose(s).</p> |

WML-CL21

Bat Mitigation Class Licence

APPENDIX I – Registration, recording and reporting



1. Registration of the site prior to use of this licence

Each time this licence is to be relied on the Licensee must register the site with Natural England a minimum of **three weeks (ie 15 working days) and no more than a maximum of twelve weeks prior to undertaking any licensed activities**. To do this, the registration form WML-CL21SiteReg must be submitted by the Licensee. The Applicant, who will become the Joint Licensee, must also make a series of declarations.

The registration form provides evidence to meet the three licensing tests and information to demonstrate the licence criteria have been met. There are some exemptions for which a reduced amount of information is required in regard to the Purpose and No Satisfactory Alternative tests, as set out in site registration form WML-CL21-SiteReg; this must also include confirmation that all necessary consents are in place and that the landowner agrees to abide by the conditions of the licence. This form can be found on the SharePoint site, specifically set up for this licence, and which only Registered Consultants able to act under the authority of this licence will have access to. It must be sent to the mail box solely used for this licence at:

BatLowImpactCL@naturalengland.org.uk.

2. Wait for confirmation that works can go ahead

Natural England will make an assessment of the site registration application, determine whether the three statutory licensing tests are met and confirm whether more information is required or that the site is registered. Natural England reserves the right to request additional information. No licensed activities must go ahead until Natural England has confirmed, by email to the Licensee that the site is registered and works may commence. We aim to provide our response within ten working days of receipt of a site registration request.

3. Submitting a licence return following completion of licensed activities

The Licensee is required to report back to Natural England **within four weeks** of completing licensed activities under this licence for each registered site using licence return form WML-LRCL21. This will be sent to the Licensee with the confirmation email (see above). A copy of WMLLR-CL21 will be held on the SharePoint site.

4. Submitting a monitoring report form

Where sites have been registered under Annex C (serotine) and/or D (lesser horseshoe) a single presence absence survey is required. The Licensee must submit the survey results, **within four weeks** of completing the survey, using monitoring report form WML-CL21-Mon. This will be sent to the Licensee with the confirmation email. A copy of WML-CL21-Mon will be held on the SharePoint site.

5. Following expiry of the licence (31 December each year)

Each Licensee will be contacted by Natural England and is required to complete and return an Annual Declaration for WML-RC RTN01 no later than 31 January each year.

The form contains a series of declarations relating to the Class Licence WML-CL33 conditions and standards for Consultants Registered to use this licence.

The Annual Declarations include, but are not limited to, confirming submission of all reports of action where applicable, submission of biological records (including survey data) to Local Record Centres and other aspects relevant to professional conduct and standards.

Failure to complete and submit an Annual Declaration may result in de-registration. A copy of the Annual Declarations form WML-RC RTN01 can be accessed via SharePoint.

6. Record keeping:

The Licensee must maintain a record of survey data and of all works carried out under WML-CL21 for at least 24 months following completion of licensed activities at each registered site.

Commercial confidentiality

If you encounter difficulties releasing data due to client confidentiality restrictions then you are advised to remind your client that it is a condition of using this licence that survey information and licensed activities are reported. Furthermore, the licence may only be used if this condition is met and withholding information may lead to a licence breach (which under regulation 60 of the Habitats Regulations is an offence).

To help avoid such difficulties, it is recommended that your contractual terms and conditions make it clear that submitting records to Natural England and other bodies specified in licences is a legal requirement. If a client is not prepared to accept such terms and conditions then you may not use this licence. You may then have to apply for an individual licence.

WML-CL21

Bat Mitigation Class Licence

APPENDIX II – Bats discovered unexpectedly and working in adverse weather



Acting under licence WML-CL21 when bats are found unexpectedly in cold or adverse weather conditions (see licence condition 32)

Important:

- Surveys at a site must take into consideration the potential of any buildings or structures to be used throughout the year. WML-CL21 does not permit the damage or destruction of hibernation roosts (or other important roosts). If a hibernation roost is subsequently found to be present, WML-CL21 cannot be relied on and an individual mitigation licence would be required to capture and take the bat/s and damage or destroy the roost at the appropriate time of year; see: <https://www.gov.uk/government/collections/bat-licences>.
- Should unexpected bats (species or numbers) or roost types be found whilst working under the authority of this licence, the Registered Consultant should assess if works can continue under WML-CL21, whether the authorised site registration form needs to be updated and sent to Natural England, or whether an individual licence will need to be applied for.

Activities affecting buildings or structures which are likely to support hibernating or torpid bats must be timed to take place when bats are active and when there is a decreased risk of direct or indirect harm to bats because:

- Torpid and hibernating bats are unable to rouse quickly and can easily be injured or killed through careless working practices, and
- Causing bats to wake and use energy at a time of year when they cannot replace their energy reserves may reduce their chances of surviving, particularly in the winter.

It is however recognised that, despite thorough assessment, there are occasions where individual torpid or hibernating bats might be discovered unexpectedly. WML-CL21 covers unexpected discoveries of individual bats in adverse weather conditions.

If individual bats of a species covered by this licence (see Definitions) are discovered unexpectedly during periods of cold or adverse weather then the following steps must be taken:

1. Stop works to that building/structure.
2. If the Registered Consultant is not on site, he/she must be contacted immediately to attend the site.
3. Do not expose the bat or cause it to fly out of the roost on its own accord.
4. The bat must only be handled by the Registered Consultant unless it is in immediate danger. The bat should be carefully placed in a lidded ventilated box with a piece of clean cloth and a small shallow container with some water. The box must be kept in a safe, quiet location.
5. Care should be taken to avoid rousing the bat during transfer to a suitable location – which may be a suitable hibernation box or other alternative roost, providing a safe, quiet environment with stable, cool temperature and relatively high humidity, safe from further disturbance.
6. The Registered Consultant should re-assess the structure and determine whether works can continue under the current site registration (and whether the site registration needs updating and resubmitting to Natural England), or whether an individual licence will need to be applied for.
7. Any underweight or injured bats must be taken into temporary care by an experienced bat carer and looked after until such time that the bat can be transferred to a suitable

replacement roost at the same site, or weather conditions are suitable for release at the same site.

When unexpected bat species or roost types are discovered

There may be occasions where, despite surveying, unexpected species or roost types are found at a registered site. How you respond to this depends on the species and roost type.

When a bat or a roost type is found unexpectedly and the Registered Consultant, is not on site, works must stop and the Registered Consultant, must be contacted immediately to attend the site to re-assess the situation.

- a. Where a bat of a species or a roost type **covered by this licence** is found unexpectedly (ie, not included on the authorised site registration form) and is a species listed on an Annex you are registered to use:
 - i. The existing site registration must be updated, and sent to Natural England within two working days to allow works to continue in accordance with this licence, or
 - ii. The site must be re-registered (following suitable survey work, if appropriate), using WML-CL21-SiteReg, to allow works to continue under this licence; and
 - iii. If this occurs whilst working in cold or adverse weather conditions the above advice must also be followed.
- b. Where a bat of a species, or in numbers, or a roost type **not covered by this licence** (or is not listed on an Annex you are registered to use) is found unexpectedly, works must stop immediately and Natural England must be informed immediately. An individual licence will then need to be applied for and granted before works can recommence.

Appendix B – Planning Permission



Northumberland County Council

Lynsey Elliott
Elliott Architects Ltd
Unit 6
Shawwell Business Centre
Stagshaw Road
Corbridge
NE45 5PE

Our Ref: 21/02900/FUL
Your Ref:
Contact: Mr Charlie Parry
Direct Line: 07816 109024
E-Mail: charlie.parry@northumberland.gov.uk
Date: 22nd November 2021

Dear Sir/Madam,

Application to Northumberland County Council – Development Management

I refer to your application to the above unit and enclose your approval certificate. This is an important legal document that may need to be produced, for example, if you decide to sell your property. It should therefore be safely stored.

Most approvals are subject to conditions and these are listed on the second page of the certificate. These form part of your permission and must be adhered to. Non-compliance could result in the Council taking Enforcement Action. Some conditions may require additional information to be submitted to this unit prior to the starting of any works, whilst others are ongoing, either just during the construction period and others for the life of the development. If you are uncertain about any of the conditions attached to your permission, please contact the Planning Case Officer whose details appear at the top of this page. Under the Fees for Applications Regulations 2012 (as amended), there is a standard fee of £116 per request to have conditions discharged. This is reduced to £34 for Householder applications.

If you consider that you are unable to comply with any of the conditions, you do have a right to apply to the Council to have a condition removed or varied. This has to be in the form of a variation application. Alternatively you do have a right of appeal to the Planning Inspectorate (see information on reverse of certificate). In either of these circumstances, you are advised to contact the Planning Case Officer first.

Most building work will require Building Regulations approval. If you have not already applied for this, you should contact your area Building Control office at either Alnwick, Hexham or Morpeth (telephone 01670 623838, 01670 623820 or 01670 623728/724 or e mail buildingcontrol@northumberland.gov.uk).

Finally, it would be helpful for record keeping purposes, if you could inform the planning unit prior to starting the building or other works, contact information is detailed at the top of this letter.

Yours faithfully,

Rob Murfin
Director of Planning



Northumberland County Council

**TOWN AND COUNTRY PLANNING ACT 1990(As Amended)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

NOTICE OF PLANNING PERMISSION

Application No. 21/02900/FUL

Lynsey Elliott
Elliott Architects Ltd
Unit 6
Shawwell Business Centre
Stagshaw Road
Corbridge
NE45 5PE

Proposal Removal of 2 chimney stacks and entrance portico, relocation of entrance, replace dormer windows with rooflights and single glazed windows with wood framed double glazed units, replacing modern materials on roof with matching natural slate. Replace conservatory with timber framed conservatory on existing footprint.

Location The Stables Bolton Village Main Street Bolton NE66 2EE

Applicant Brass
The Stables Bolton Village Main Street Bolton NE66 2EE

In pursuance of powers under the above Act the Local Planning Authority hereby PERMITS the development described above which should be carried out in accordance with plans and details submitted with the application subject to all conditions defined in the attached schedule.

Rob Murfin
Director of Planning

22nd November 2021

NOTE

Failure to adhere to any details shown on the plans forming part of the application for which permission is hereby granted, and/or failure to comply with any conditions attached to this permission, may constitute a contravention of the provisions of the Town and Country Planning Act 1990 in respect of which enforcement action might be taken.

(YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF)

Application No. 21/02900/FUL

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans. The approved plans for this development are:-

Application Form

Proposed Garage Elevations, Scale 1:100, Drawing No. 371 2003, 14.07.2021

Proposed Outbuilding Elevations, Scale 1:100, Drawing No. 371 2004, 14.07.2021

Proposed Floor and Roof Plan (Garage), Scale 1:100, Drawing No. 371 1005, 14.07.2021

Proposed First Floor Plan, Scale 1:100, Drawing No. 371 1003, 14.07.2021

Proposed Roof Plan, Scale 1:100, Drawing No. 371 1004, 14.07.2021

Proposed Site Plan, Scale 1:200, Drawing No. 371 1001, 14.07.2021

Proposed Elevations (1/2), Scale 1:100, Drawing No. 371 2001, 21.10.2021

Proposed Elevations (2/2), Scale 1:100, Drawing No. 371 2002, 21.10.2021

Proposed Ground Floor Plan, Scale 1:100, Drawing No. 371 1002, 21.10.2021

Bat Survey Report, Uploaded 16.11.2021

Location Plan, Scale 1:1250, Drawing No. 371 0000, 14.07.2021

Design, Access and Heritage Statement

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans.

- 3 Notwithstanding the approved plans, prior to works commencing details of the infrastructure required for ground source heat pump is to be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved details.

Reason: In the interest of preserving the character and appearance of the listed building in accordance with Policy S15 of the Alnwick Core Strategy (2007).

- 4 Notwithstanding the approved plans, prior to works commencing large scale details of the conservatory replacement are to be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved details.

Reason: In the interest of preserving the character and appearance of the listed building in accordance with Policy S15 of the Alnwick Core Strategy (2007).

- 5 Notwithstanding the approved plans, prior to works commencing large scale details of the replacement windows shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved details.

Reason: In the interest of preserving the character and appearance of the listed building in accordance with Policy S15 of the Alnwick Core Strategy (2007).

- 6 Notwithstanding the approved plans, prior to works commencing large scale details of the boundary treatment are to be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved details.

Reason: In the interest of preserving the character and appearance of the listed building in accordance with Policy S15 of the Alnwick Core Strategy (2007).

- 7 Works to the structure of the building, including erection of scaffolding or roof stripping shall not in any circumstances commence unless the local planning authority has been provided with either:

a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or

b) Confirmation that the site is registered on a Low Impact Class Licence issued by Natural England; or

c) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

The development shall then only be carried out in accordance with all of the recommendations for mitigation and compensation set out in the reports Preliminary Roost Assessment - Bats and Birds The Stables, Bolton May 2021 and Bat Survey Report The Stables, Bolton, Northumberland August 2021 by Tyne Ecology which details the methods for maintaining the conservation status of bats unless otherwise approved in writing by the local planning authority or varied by a European Protected Species licence subsequently issued by Natural England.

In accordance with guidance issued by Natural England in bat mitigation licensing please note that breathable roofing membranes must not be installed into a roof used by bats. If the use of roof membranes is necessary, only Bitumen type 1F felt with a hessian matrix will be permitted under licence. In this case the bat population is such that NO ROOFS in this development should use breathable roofing felt, as completely sealing older buildings from bats is unlikely to be possible throughout the life of the roof.

Reason: To maintain the favourable conservation status of a European protected species.

- 8 The details of bat mitigation including working method statements and the location of retained roosts and new integrated roosts will be provided to the LPA for approval in writing prior to the commencement of the development with the details being fully implemented as approved.

Reason: To maintain the favourable conservation status of a European protected species.

- 9 No demolition, development, tree felling or vegetation clearance shall be undertaken between 1 March and 31 August unless a suitably qualified ecologist has first confirmed damaged or destroyed.

Netting of hedgerows, trees or buildings is only permitted in exceptional circumstances in accordance with Chartered Institute of Ecology and Environmental Management/Royal Society for the Protection of Birds advice. A methodology and management plan for the installation and maintenance of the netting will be agreed in writing with the Local Planning Authority prior to installation.

Reason: To protect nesting birds, all species of which are protected by law.

In dealing with the application we have worked with the applicant in a positive and proactive manner and have implemented the requirement in paragraph 38 of the National Planning Policy Framework.

Notes to Applicant

1. I have no objection to the proposed development on the condition that Public No.11 is protected throughout. No action should be taken to disturb the path surface, without prior consent from ourselves as Highway Authority, obstruct the path or in any way prevent or deter public use without the necessary temporary closure or Diversion Order having been made, confirmed and an acceptable alternative route provided.

NOTES

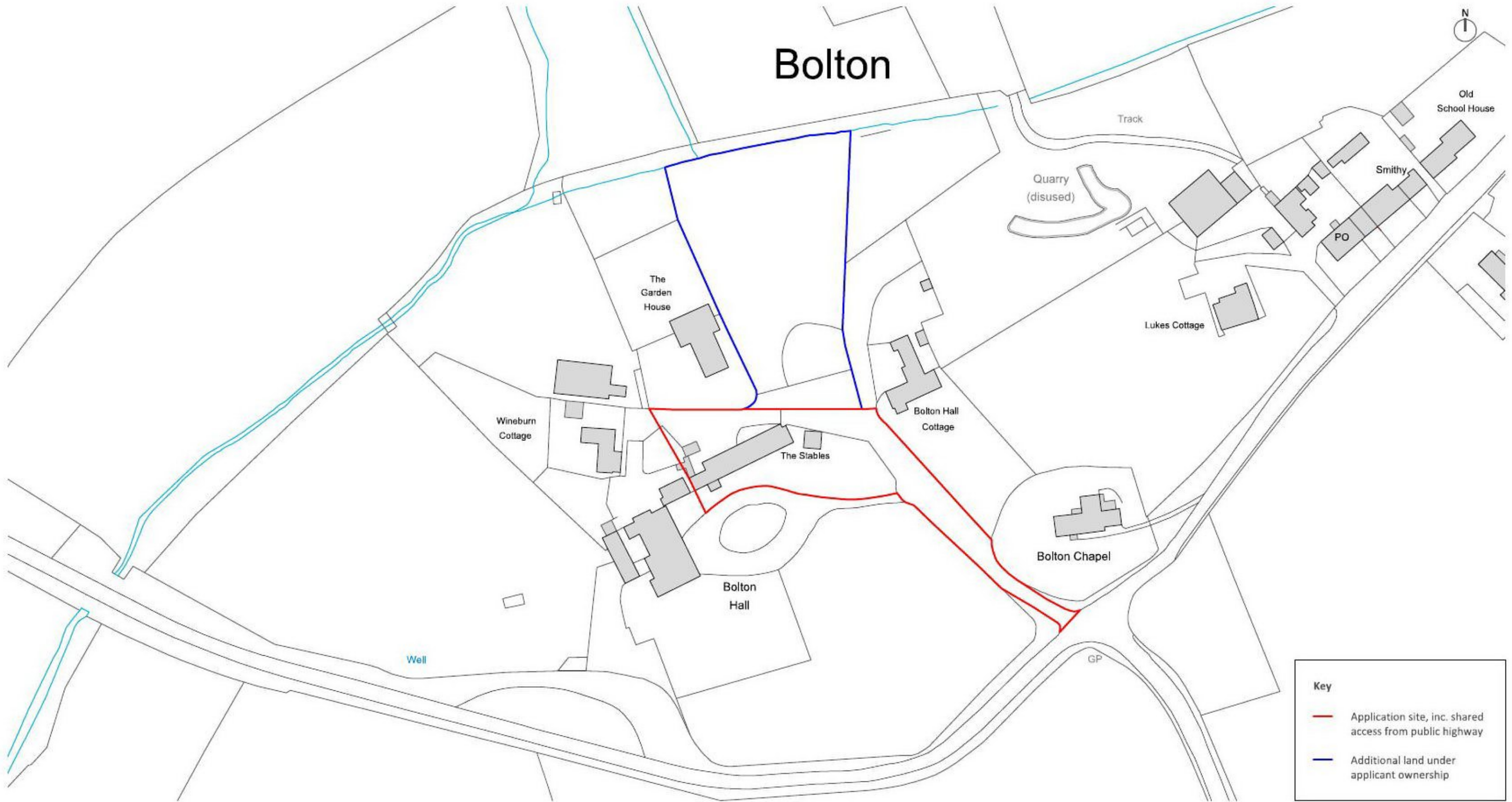
- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under section 78 of The Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development that is already the subject of an enforcement notice, if you want to appeal against your local planning authorities decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.
- If you want to appeal, then you must do so within six months of the date of this notice (if this is a decision to refuse planning permission for a householder application or a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice) using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/appeal-planning-inspectorate.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Appendix C – Approved Planning Drawings



Key

- Application site, inc. shared access from public highway
- Additional land under applicant ownership

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NOTES

- survey information based on scaled drawings provided by client for initial ideas only
- elliott architects ltd are not responsible for the accuracy of survey information
- do not scale this drawing / do not scale off dimensions
- all dimensions in mm unless stated otherwise
- all variations and supplementary drawings to be approved by the architect
- all dimension and conditions are to be checked on site
- contractor to report any dimensional discrepancies or errors without delay

IMPORTANT: All work is to be carried out in accordance with CDM Regulations 2015.
 All work to be compliant with current buildings regulations.
 To be read in conjunction with structural engineer's drawings.

| Date | No. | Issue Notes |
|------------|-----|----------------|
| 13/07/2021 | A | Planning draft |
| 14/07/2021 | B | Planning |

| Date | No. | Revision Notes |
|------|-----|----------------|
| | | |

Project Address
 The Stables
 Bolton
 Alnwick
 Northumberland

Sheet Title
 Location Plan

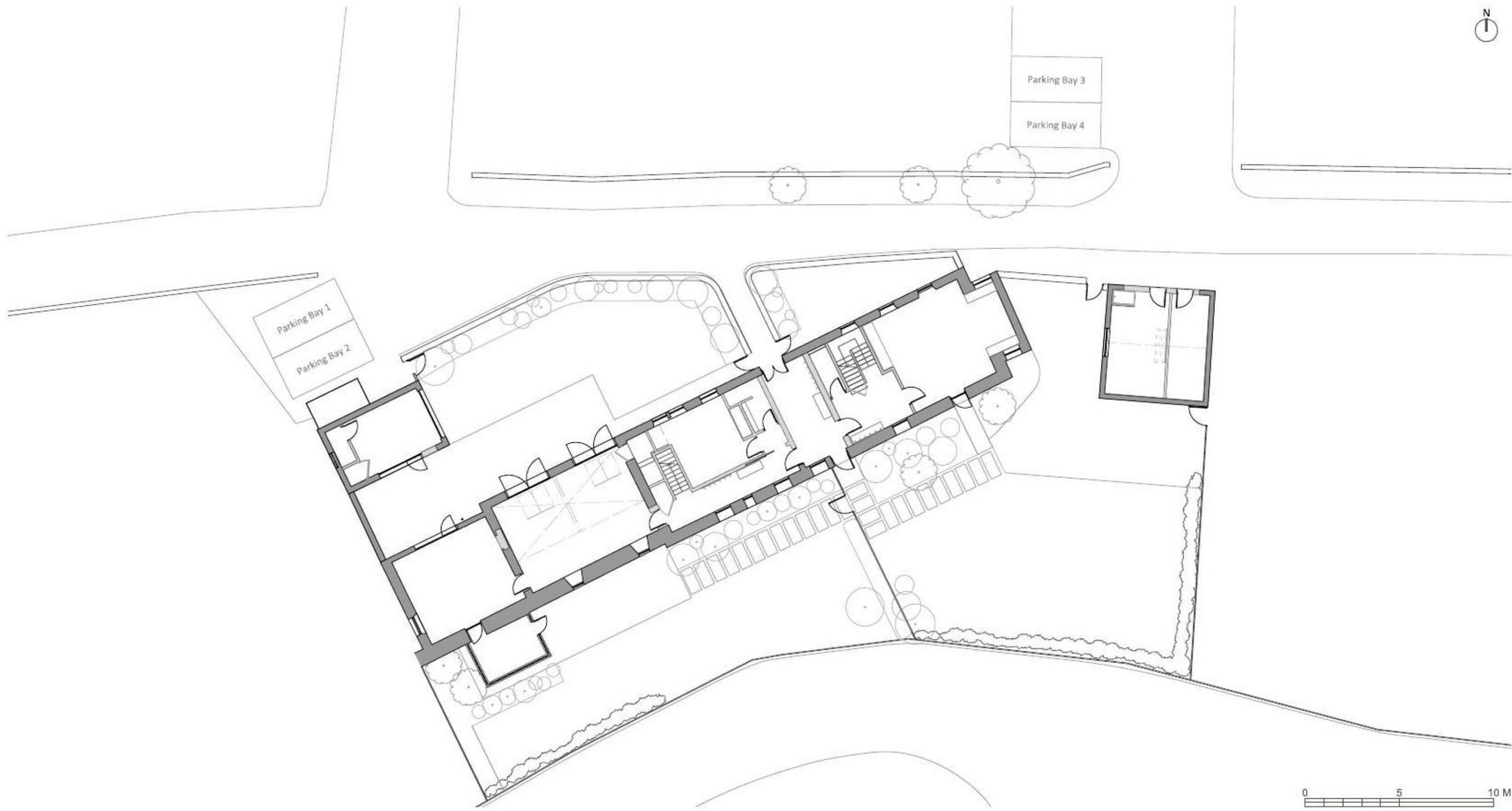
Sheet Scale
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Drawn By
 RL

Reviewed By
 LE

Sheet No.
 Project ID: 371
 Number: 0000
 Status: Existing

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 To be read in conjunction with structural engineer's drawings.

| Date | No. | Issue Notes |
|------------|-----|----------------|
| 13/07/2021 | A | Planning draft |
| 14/07/2021 | B | Planning |

| Date | No. | Revision Notes |
|------|-----|----------------|
| | | |

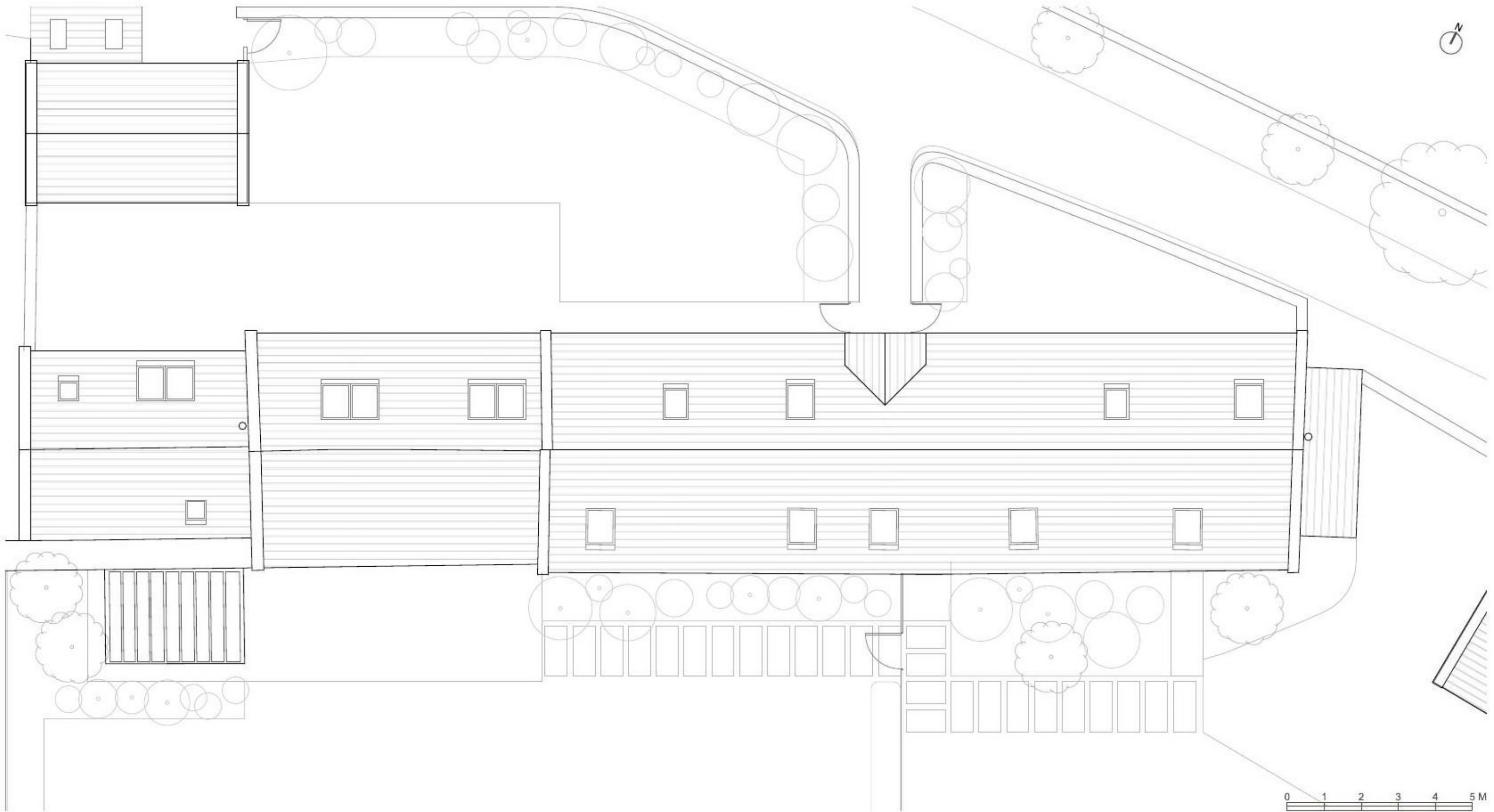
Project Address
 The Stables
 Bolton
 Alnwick
 Northumberland

Sheet Title
 Proposed Site Plan

Sheet Scale 1:200 @ A3
Drawn By RL
Reviewed By LE

Sheet No. 371
Project ID 1001
Status Planning

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- contractor to report any dimensional discrepancies or errors without delay

IMPORTANT: All work is to be carried out in accordance with CDM Regulations 2015.
 All work to be compliant with current buildings regulations.
 To be read in conjunction with structural engineer's drawings.

| Date | No. | Issue Notes |
|------------|-----|----------------|
| 13/07/2021 | A | Planning draft |
| 14/07/2021 | B | Planning |

| Date | No. | Revision Notes |
|------|-----|----------------|
| | | |

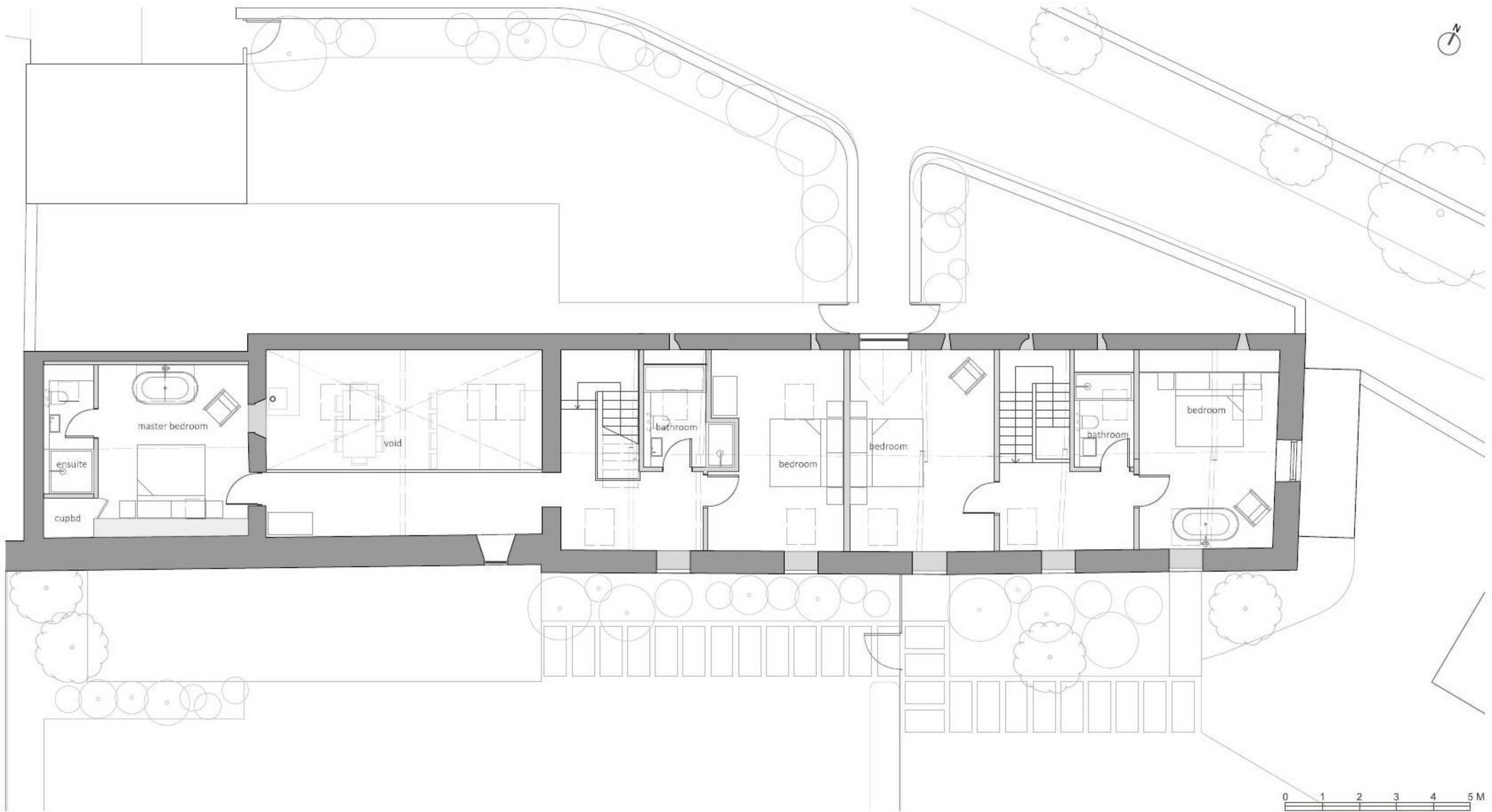
Project Address
 The Stables
 Bolton
 Alnwick
 Northumberland

Sheet Title
 Proposed Roof Plan

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| Sheet Scale 1:100 @ A3 | Drawn By RL | Reviewed By LE |
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|-------------------------|-----------------------|---------------------------|
| Sheet No. 371 | Number 1004 | Status Planning |
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- all dimensions in mm unless stated otherwise
- all variations and supplementary drawings to be approved by the architect
- all dimension and conditions are to be checked on site
- contractor to report any dimensional discrepancies or errors without delay

IMPORTANT: All work is to be carried out in accordance with CDM Regulations 2015.
 All work to be compliant with current buildings regulations.
 To be read in conjunction with structural engineer's drawings.

| Date | No. | Issue Notes |
|------------|-----|----------------|
| 13/07/2021 | A | Planning draft |
| 14/07/2021 | B | Planning |

| Date | No. | Revision Notes |
|------|-----|----------------|
| | | |

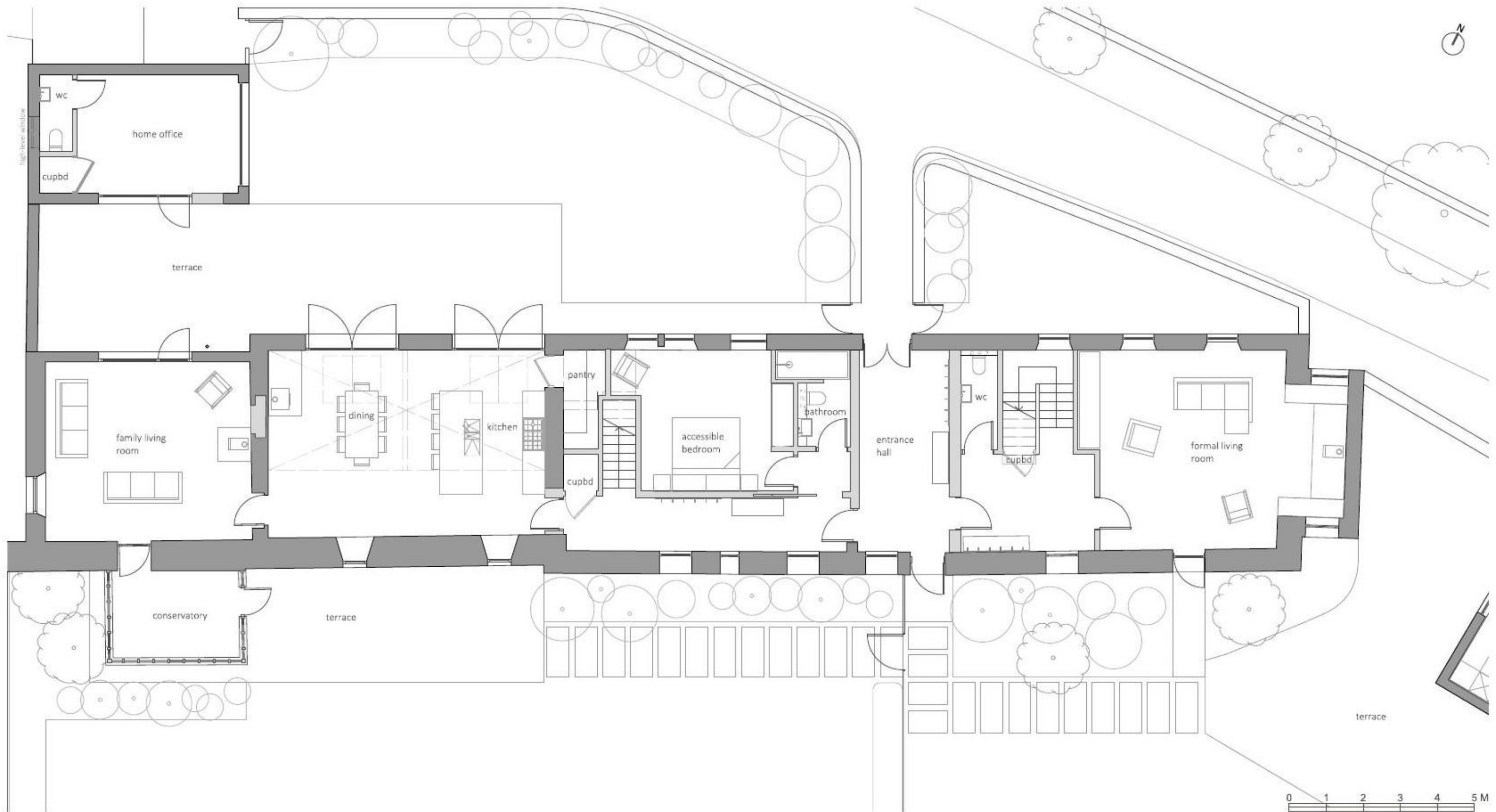
Project Address
 The Stables
 Bolton
 Alnwick
 Northumberland

Sheet Title
 Proposed First Floor Plan

| | | |
|----------------------------------|-----------------------|--------------------------|
| Sheet Scale 1:100 @ A3 | Drawn By RL | Reviewed By LE |
|----------------------------------|-----------------------|--------------------------|

| | | |
|-------------------------|-------------------------------|---------------------------|
| Sheet No. 371 | Project Number 1003 | Status Planning |
|-------------------------|-------------------------------|---------------------------|

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- do not scale this drawing / do not scale off dimensions
- all dimensions in mm unless stated otherwise
- all variations and supplementary drawings to be approved by the architect
- all dimension and conditions are to be checked on site
- contractor to report any dimensional discrepancies or errors without delay

IMPORTANT: All work is to be carried out in accordance with CDM Regulations 2015.
 All work to be compliant with current buildings regulations.
 To be read in conjunction with structural engineer's drawings.

| Date | No. | Issue Notes |
|------------|-----|----------------|
| 13/07/2021 | A | Planning draft |
| 14/07/2021 | B | Planning |

| Date | No. | Revision Notes |
|------------|-----|-----------------------------------|
| 14/07/2021 | A | Revised following client comments |

Project Address
 The Stables
 Bolton
 Alnwick
 Northumberland

Sheet Title
 Proposed Ground Floor Plan

| | | |
|----------------------------------|-----------------------|--------------------------|
| Sheet Scale 1:100 @ A3 | Drawn By RL | Reviewed By LE |
|----------------------------------|-----------------------|--------------------------|

| | | |
|-------------------------|---------------------------|---------------------------|
| Sheet No. 371 | Project ID 1002 | Status Planning |
|-------------------------|---------------------------|---------------------------|



North-West Elevation (Front)



North-East Elevation (Side)



| Material Key | |
|------------------------|----------------------------|
| 1. Natural slate | 6. Skylight |
| 2. Stone | 7. Timber cladding |
| 3. Brick | 8. Plastic imitation slate |
| 4. Timber frame window | 9. Mixed brick + stone |
| 5. Timber door | |

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NOTES

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IMPORTANT: All work is to be carried out in accordance with CDM Regulations 2015.
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 To be read in conjunction with structural engineer's drawings.

| Date | No. | Issue Notes |
|------------|-----|----------------|
| 13/07/2021 | A | Planning draft |
| 14/07/2021 | B | Planning |

| Date | No. | Revision Notes |
|------|-----|----------------|
| | | |

Project Address
 The Stables
 Bolton
 Alnwick
 Northumberland

Sheet Title
 Proposed Elevations

Sheet Scale
 1:100 @ A3

Drawn By
 RL

Reviewed By
 LE

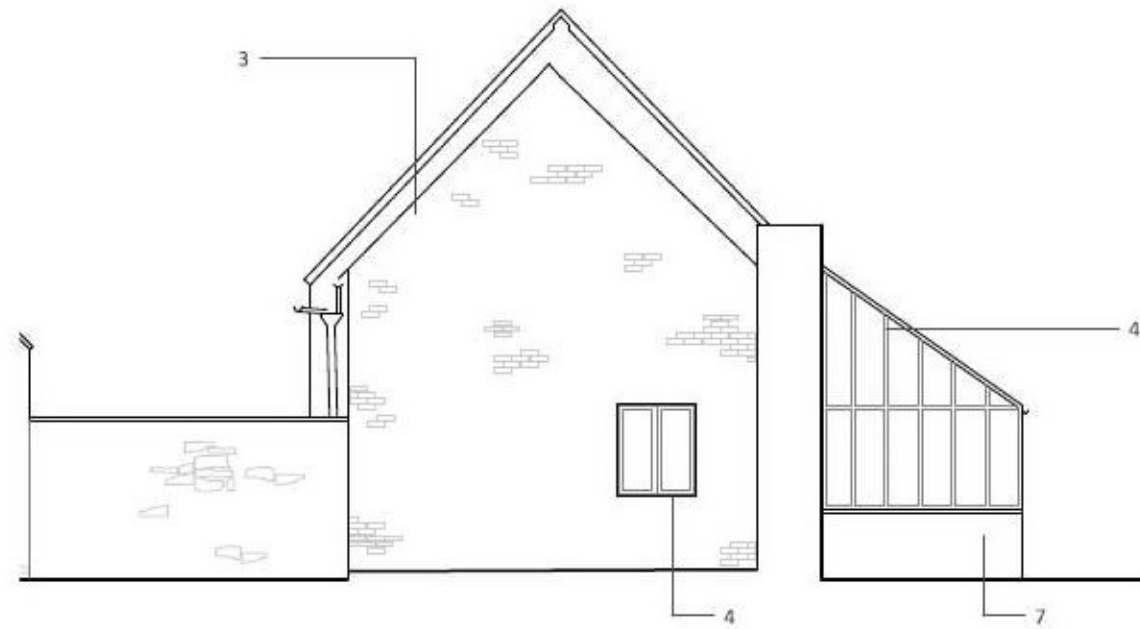
Sheet No.
 Project ID: 371
 Number: 2001
 Status: Planning

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| | | |
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| Sheet Title Proposed Elevations | | |
| Sheet Scale 1:100 @ A3 | Drawn By RL | Reviewed By LE |
| Sheet No. Project ID: 371 | Number 2001 | Status Planning |
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South-East Elevation (Rear)

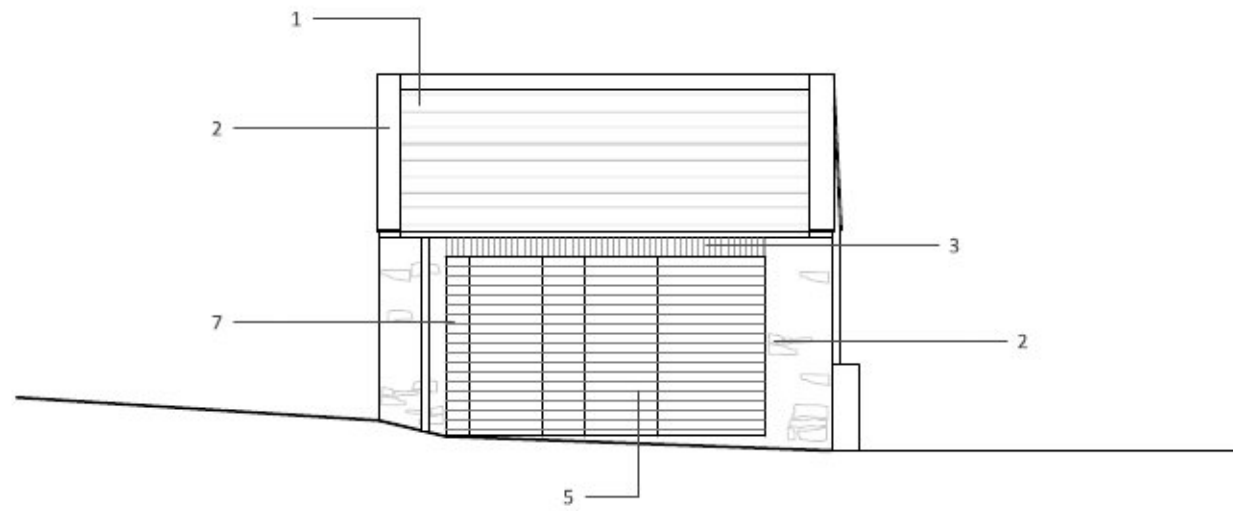


South-West Elevation (Side)

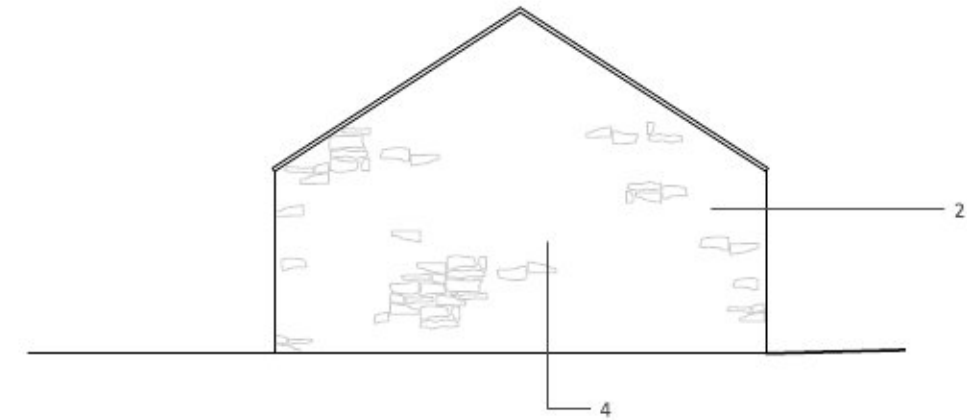


| Material Key | |
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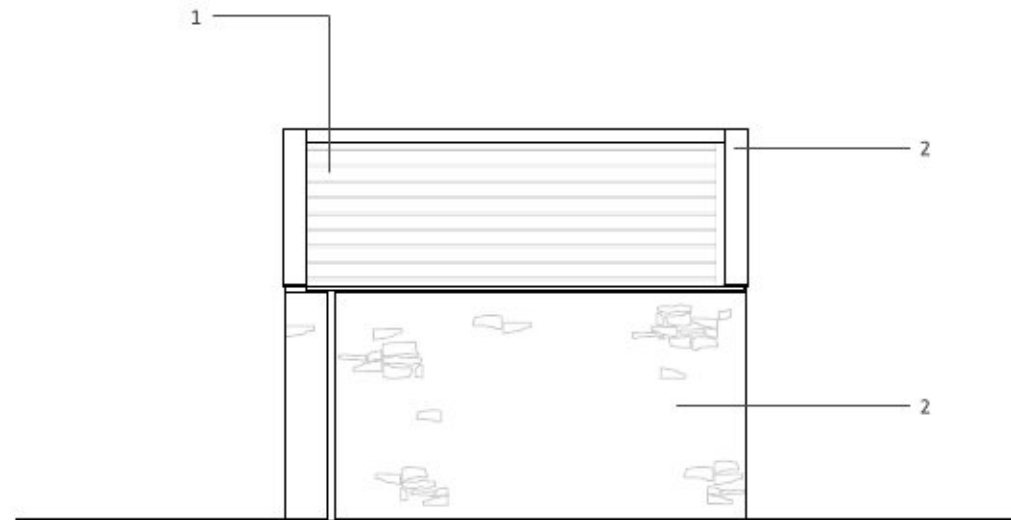
| <p>elliottarchitects Ltd</p> <p>t 01434 633 007 e info@elliottarchitects.co.uk w www.elliottarchitects.co.uk a 6 shawwell, stagshaw road, corbridge northumberland ne45 5PE</p> | <p>NOTES</p> <ul style="list-style-type: none"> - survey information based on scaled drawings provided by client for initial ideas only - elliott architects ltd are not responsible for the accuracy of survey information - do not scale this drawing / do not scale off dimensions - all dimensions in mm unless stated otherwise - all variations and supplementary drawings to be approved by the architect - all dimension and conditions are to be checked on site - contractor to report any dimensional discrepancies or errors without delay <p>IMPORTANT: All work is to be carried out in accordance with CDM Regulations 2015. All work to be compliant with current buildings regulations. To be read in conjunction with structural engineer's drawings.</p> | <table border="1"> <thead> <tr> <th>Date</th> <th>No.</th> <th>Issue Notes</th> <th>Date</th> <th>No.</th> <th>Revision Notes</th> </tr> </thead> <tbody> <tr> <td>13/07/2021</td> <td>A</td> <td>Planning draft</td> <td></td> <td></td> <td></td> </tr> <tr> <td>14/07/2021</td> <td>B</td> <td>Planning</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | Date | No. | Issue Notes | Date | No. | Revision Notes | 13/07/2021 | A | Planning draft | | | | 14/07/2021 | B | Planning | | | | <p>Project Address</p> <p>The Stables Bolton Alnwick Northumberland</p> | <p>Sheet Title</p> <p>Proposed Elevations</p> |
|--|--|---|------|----------------|-------------|------|----------------|----------------|------------|---|----------------|--|--|--|------------|---|----------|--|--|--|--|--|
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| | | 13/07/2021 | A | Planning draft | | | | | | | | | | | | | | | | | | |
| 14/07/2021 | B | Planning | | | | | | | | | | | | | | | | | | | | |
| <p>Sheet Scale</p> <p>1:100 @ A3</p> | <p>Drawn By</p> <p>RL</p> | <p>Reviewed By</p> <p>LE</p> | | | | | | | | | | | | | | | | | | | | |
| <p>Sheet No.</p> <p>371</p> | <p>Number</p> <p>2002</p> | <p>Status</p> <p>Planning</p> | | | | | | | | | | | | | | | | | | | | |



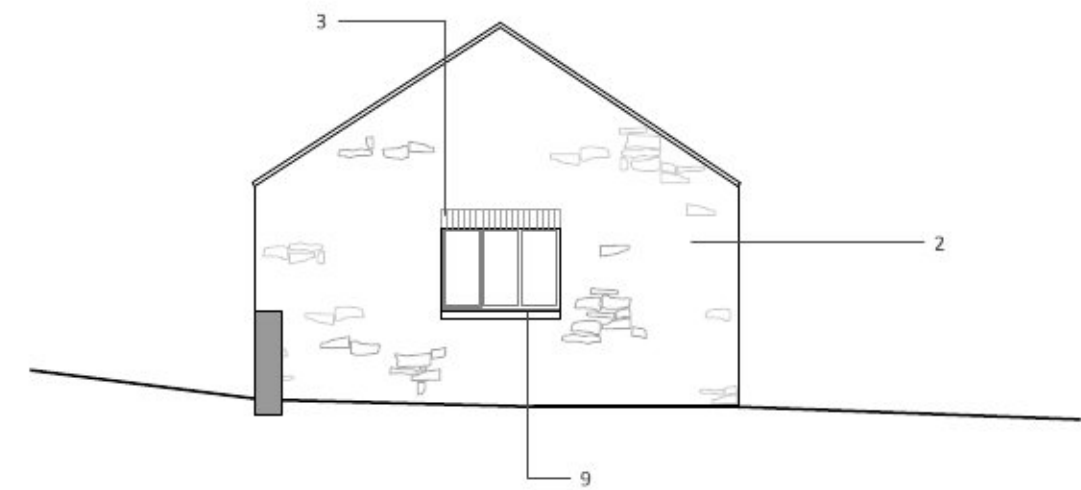
Proposed North Elevation



Proposed East Elevation



Proposed South Elevation

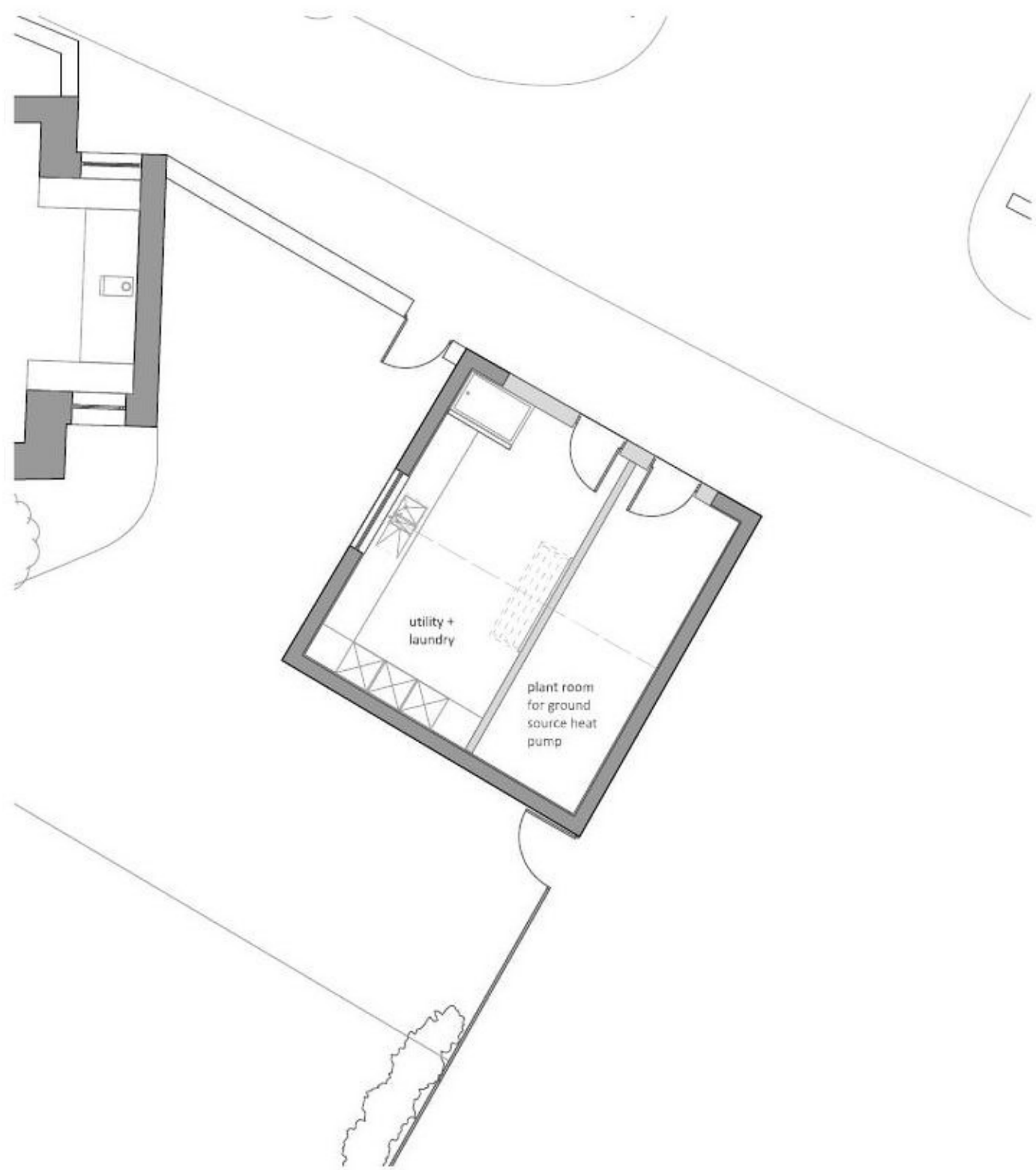


Proposed West Elevation

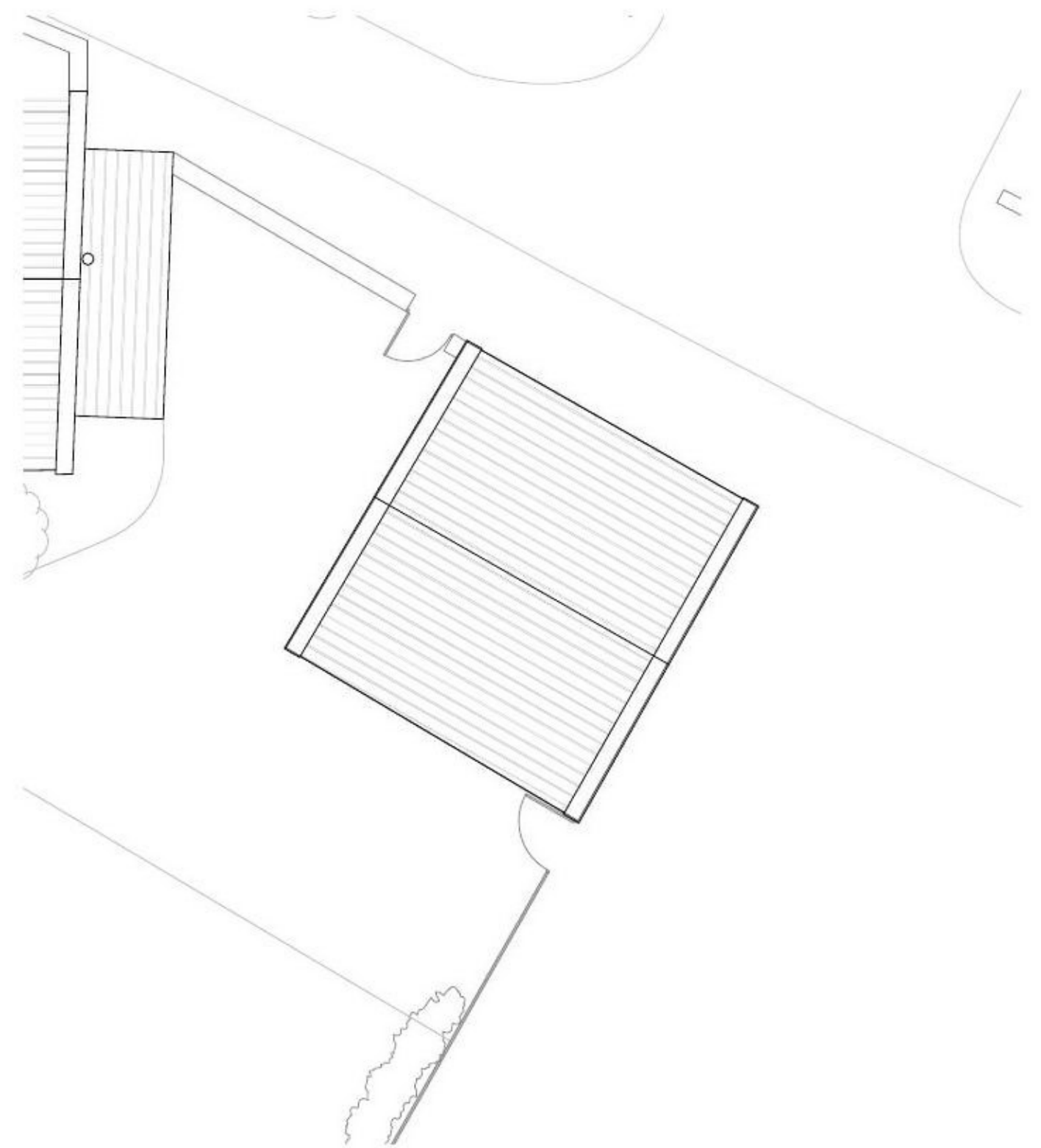
| Material Key | |
|------------------------|----------------------------|
| 1. Natural slate | 6. Skylight |
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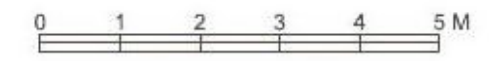
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|--|--|---|----------------------------------|--------------------------------------|---------------------------------|------|----------------|----------------|------------|---|----------------|--|--|--|------------|---|----------|--|--|--|--|---|
| | | Date | No. | Issue Notes | Date | No. | Revision Notes | | | | | | | | | | | | | | | |
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| 14/07/2021 | B | Planning | | | | | | | | | | | | | | | | | | | | |
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| | | <p>Sheet No.</p> <p>371</p> | <p>Number</p> <p>2003</p> | <p>Status</p> <p>Planning</p> | <p>© elliott architects ltd</p> | | | | | | | | | | | | | | | | | |



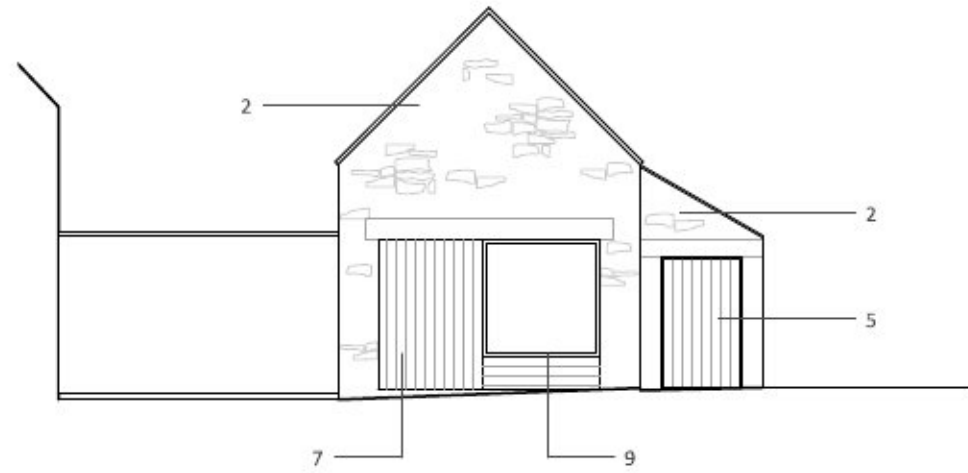
Proposed Ground Floor Plan



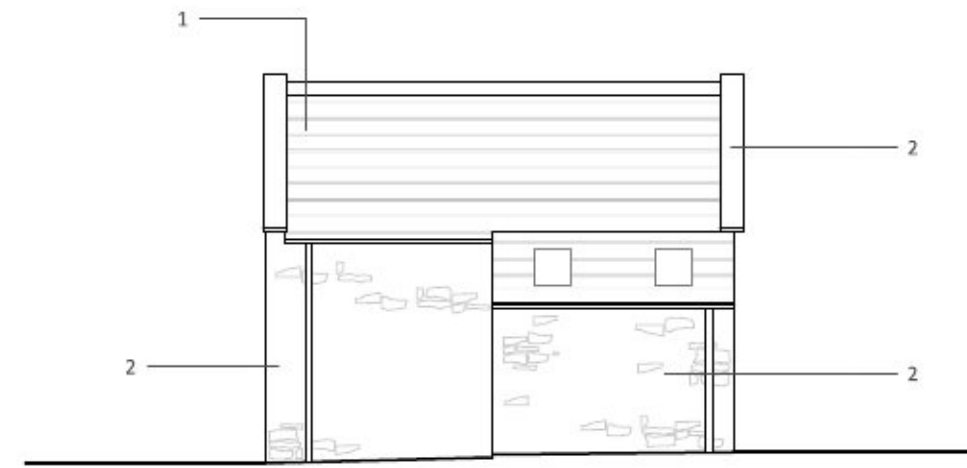
Proposed Roof Plan (Unchanged from Existing)



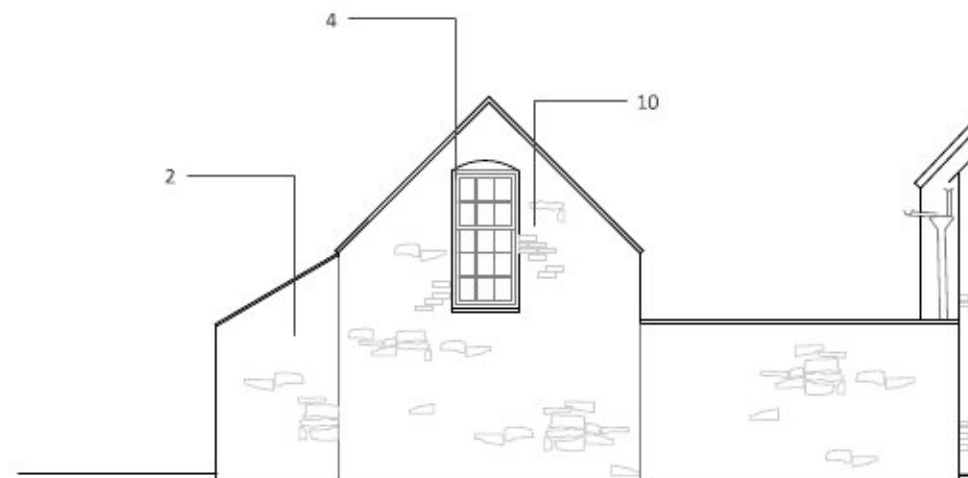
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| | | | | | <p>Sheet No.</p> <p>371</p> | <p>Number</p> <p>1005</p> | <p>Status</p> <p>Planning</p> | | | | | | | | | | | | | |



North-East Elevation



North-West Elevation



South-West Elevation



South-East Elevation

| Material Key | |
|------------------------|----------------------------|
| 1. Natural slate | 6. Skylight |
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|--|--|--|------|--|----------------------------------|-------------------------------------|---|----------------|------------|---|----------|--|------|-----|----------------|--|--|--|--|--|
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| 14/07/2021 | B | Planning | | | | | | | | | | | | | | | | | | |
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| | | | | <p>Sheet Scale</p> <p>1:100 @ A3</p> | <p>Drawn By</p> <p>RL</p> | <p>Reviewed By</p> <p>LE</p> | | | | | | | | | | | | | | |
| | | | | <p>Sheet No.</p> <p>Project ID: 371 Number: 2004 Status: Planning</p> | <p>©elliott architects ltd</p> | | | | | | | | | | | | | | | |