

Ref: GA/RW/02019/L0022

27 November 2023

Mr M Brands
Planning Department
North Norfolk District Council
Council Offices
Holt Road
Cromer
Norfolk
NR27 9EN

Dear Mark,

**Kelling Park, Holgate Hill, Kelling
S96A Non-Material Amendment (NMA) application to condition 6 of Planning Permission NNDC Ref.
PF/23/0873**

On behalf of our clients Kelling Estate LLP please find enclosed a NMA application to amend the wording of condition 6 (NE Licence) of the above planning permission.

The application submission has been made via the Planning Portal (reference PP-12633453). The requisite fee of [REDACTED] including the portal administration fee will be paid separately. The application submission comprises this cover letter, the completed application forms, and the following information:

Document	Reference
Site location plan	EX04

Consistent with our recent correspondence on this matter it is necessary to amend the wording of condition 6 of planning permission PF/23/0873, to allow the replacement roost to be provided within the roof/loft of the approved garage building as explained in the Updated Ecological Appraisal report which was approved as part of the planning permission.

The current wording of the condition prohibits works to complete the replacement roost to take place. The current and proposed wording of the condition is set out below.

Condition 6 – current wording:

The following works: clearance, demolition, modification or building work; to the buildings or land identified on the Site Location Plan (drawing no. PL06 REV A) 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 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead; or*
- b) *A statement in writing from Natural England to the effect that it does not consider that the specified activity/development will require a licence.*

Condition 6 – proposed wording (changes shown struck through and in bold):

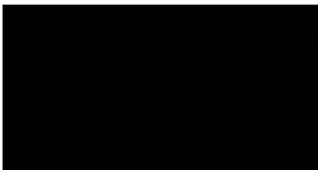
*The following works: clearance, demolition, modification or building work; to the buildings ~~or land~~ identified on the Site Location Plan (drawing no. **EX04-PL06-REV-A**) shall not in any circumstances commence unless the local planning authority has been provided with either:*

- a) *A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead; or*
- b) *A statement in writing from Natural England to the effect that it does not consider that the specified activity/development will require a licence.*

As agreed this non-material change to the wording of the condition would enable the works to complete the agreed replacement bat roost to take place and confirmation obtained from Natural England that the requirements of the condition have been satisfied.

We trust that this information is sufficient to register and process the application. In the event you have any queries or require any further information, please do not hesitate to contact either myself or my colleague Roger Welchman.

Yours sincerely



Geoff Armstrong

Director

Armstrong Rigg Planning

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