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**Variation of condition No. 2 planning application No. 19/01018/FUL & Variation of condition No. 2 planning application No. 19/01020/LBA**

This variation of condition application is to vary the approved floor plans and elevations for the rear extension of the Ginevers, Blyth.

The front section of the existing building has been successfully transformed into a very popular beauty salon. It was the applicant's intention to begin work on the rear extension for her family to live in at the same time as the conversion was taking place.

However, covid made securing financial funds very difficult and this has unfortunately been placed on hold.

The applicants now have a young child, a second on the way and business is thriving. They therefore wish to amend the approved drawings to now show a playroom for the children and more room in the first-floor master bedroom.

The elevational design has stayed the same retained the already approved shape and design but made only slightly larger towards the rear of the site.

Windows and doors are to be as already agreed and approved as are bricks, tiles and external accretions.

Drawings No. 4A, 3F and 5C attached to this application should therefore now be utilised.

The single storey existing barn is subject to a bat emergence survey. The client, however, does not wish to begin any work on this section of the existing building until the extension has been approved.

As agreed in the original planning approval the roof covering and roof accretions shall not be touched until a bat emergence survey has been completed. This is again the case and work shall not begin on this section until a survey has been completed in May of 2024 at the earliest subject to weather by B J Collins Protective Species Surveyors Ltd.

Paragraph 5.3 of B.J Collins Preliminary Bat Roost Assessment states:

*No evidence of use by bats was found during the visual inspection of the outbuilding. The interior and exterior of the outbuilding has features with potential to support roosting bats. No work should commence to this building until a bat emergence and activity survey has been undertaken to establish whether roosting bats are present. In accordance to the national survey guidelines emergence and activity surveys can only be carried out between May to the end of August in weather conditions that are conducive to bat activity.*

*If a bat roost is identified or behaviour is detected that is indicative of roosting bats further surveys in the form of emergence and activity or dawn re-entry surveys will be recommended to satisfy the criteria of an EPS licence. If multiple surveys are required, they must be separated by a minimum period of two weeks. If the results of the surveys find roosting bats to be present and the roost site will be impacted by the proposed works then an EPS licence will be required for operations to remain lawful.*

As previously agreed, no work on the outbuilding will take place until the Bat survey has been completed.