

## **Biodiversity Checklist and Statement: 19.12.2024**

**44 Willes Rd, London NW5 3DL**

### **1.1 Purpose**

The purpose of this document is to provide supplementary information to support the application for the following:

*'Erection of a single storey ground floor extension, first floor rear extension and a dormer to rear part of the existing butterfly roof to 44 Willes Road, London, NW5 3DL. Proposals include new roof lights, glazing and doors.'*

The site is located at:

44 Willes Rd, London NW5 3DL

The contact for any correspondence regarding the project will be the agent:

JUB STUDIO  
122 Church Walk  
London  
N16 8QW

### **1.2 The site**

The proposed site is 44 Willes Rd, London NW5 3DL. The site is currently a three storey building. The local context of the site is predominately residential.

### **1.3 The proposal**

*'Erection of a single storey ground floor extension, first floor rear extension and a dormer to rear part of the existing butterfly roof to 44 Willes Road, London, NW5 3DL. Proposals include new roof lights, glazing and doors.'*

### **1.4 Biodiversity Checklist and Statement**

The following assessment has been carried out on the above property to identify if the proposal may potentially have an adverse impact on designated sites, priority or other notable habitats or legally protected or notable species.

A separate Biodiversity Statement will accompany this assessment if answers to any of the questions have confirmed a potential risk demonstrating the following:

- Information about the site, species, habitats or features that could be affected (such as location, size, abundance, importance)
- Likely impacts of the development on habitats, sites or species identified in this Checklist
- How alternative designs and locations have been considered
- How adverse impacts will be avoided
- How any unavoidable impacts will be mitigated or reduced
- How impacts that cannot be avoided or mitigated will be compensated
- Any proposals for enhancements of biodiversity

### **1.5 Sites and Habitats**

Is the application site on or within 50m of a SSSI, SAC, SPA or Ramsar site?

**NO**

Are any of the following present on or within 50m of the application site?

*NB: If Yes, there may be a SINC (Site of Importance for Nature Conservation), Priority Habitat (natural or semi-natural habitats that have been identified as being at risk) or other important feature within or adjacent to the application*

a) Broad-leaved woodland

NO

b) Veteran (particularly old / large) trees

NO

c) Water courses (rivers or streams)

NO

d) Lakes or ponds

NO

e) Wetlands or marshes

NO

f) Flower-rich meadow / grassland

NO

g) Water meadow

NO

h) Heathland

NO

i) Mature hedgerow

NO

## 1.6 Species

### Will the proposed works affect existing buildings with ANY of the following features? (Bats and bat roosts)

Buildings with hanging tiles, timber cladding / weatherboarding where the building is within 200m of woodland or water

NO

Pre-1960 buildings or structures within 200m of woodland and/or water

NO

Pre-1914 buildings or structures within 400m of woodland and/or water

NO

Pre-1914 buildings with gable ends, traditional clay tile roofs or slate roofs, hanging tiles or weatherboarding regardless of location

NO

Structures where there is known current or historic bat use

NO

### Will the proposal affect trees with ANY of the following features? ( Bats and bat roosts) or (Nesting birds)

Old and veteran trees

NO

Trees with obvious holes, cracks, cavities or heavy vegetation

NO

Trees with a circumference greater than 1m at chest height

NO

### Are there streams, rivers or lakes on or within 25m of the application site that would be affected (including their banks and adjacent habitat) by the development? (Bat foraging habitat, Otters, Water vole, White-clawed crayfish)

NO

### Will the proposals affect any of the following features? (Bat foraging habitat, Dormice, Breeding birds, Badger)

Deciduous (i.e. not mainly conifer) woodland?

NO

field hedgerows over 1m tall and over 0.5m thick?

NO

areas of scrub well-connected to woodland or hedgerows?

NO

### Is the proposal within 200m of a pond, where the surface area of the pond, when water is at its highest level (excluding flood events), is 225m<sup>2</sup> (c.15m x 15m)? Amphibians (particularly with respect to great crested newts)

NO

**Will the proposal affect mature/overgrown gardens over 0.25ha, or any rough grassland, derelict/brownfield land, railway land or allotments? (Reptiles, Breeding birds)**

**NO**

**Will the proposal affect flower-rich meadows or grassland on or directly adjacent to the site? (Breeding birds)**

**NO**

## 1.7 Conclusion

### RISK LEVEL

**LOW**

The Proposals have been assessed as having a **LOW** risk of impacting designated sites, priority or other notable habitats or legally protected or notable species.

### FURTHER INFORMATION REQUIRED?

**NO**

A separate Biodiversity Statement is not required.

The above checklist confirms that the property is of low risk to protected or notable species or habitats. The proposed works to the above property are considered to be of minimal impact and therefore further specialised reports and surveys should not be required as part of the planning application process. Should any suspected protected or notable species be encountered during the works in the absence of an Ecologist, all works will cease immediately and advice will be sought from a suitably qualified professional.