

**SOUTHERN OFFICE**

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17 March 2025

**By Email Only** ([harriet.humphrey@montagu-evans.co.uk](mailto:harriet.humphrey@montagu-evans.co.uk))

Harriet Humphrey  
Montagu Evans  
70 St Mary Axe  
London  
EC3A 8BE

Our ref: RS/13111/RA

Dear Harriet:

**Land at Castle Mews, Camden: Tender for Ecological Consultancy Services**

Thank you for asking us to review your requirement to provide a Biodiversity Net Gain (BNG) assessment.

The Biodiversity Gain Requirements (Exemptions) (BGRE) Regulations 2024 list various exemptions to the requirement to gain 10% biodiversity net gain on a planning application.

The site survey revealed the habitats present were building, hard standing/sealed surface, ruderal and ephemeral vegetation. There are no other habitats within the red line boundary. Under Regulation 4 of the BGRE Regulations 2024 a site qualifies for de minimis exemption under BNG if:

- the development does not impact on any onsite priority habitat; and
- if there is an impact on of less than 25 square metres (e.g. less than a 5m by 5m square) of onsite habitat with a biodiversity value greater than zero (i.e. soft landscaping areas) and an impact of less than 5 metres of onsite linear habitat (such as a hedgerow).

This site currently meets the criteria for the de minimis exemption as there is less than 25 square metres of habitat impacted, there are no linear habitats on site, and there are no priority habitats impact by the proposed development.

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If the site boundary changes then this exemption will need to be reviewed.

Yours sincerely

A handwritten signature in black ink, appearing to be "RA", written over a light blue horizontal line.

Robert Anthony  
Environmental Consultant