



## Site Registration Form - WML-CL21

### Bat Low Impact licence site registration form

Please note - Applications to register a site under WML-CL21 must be submitted to [BatLowImpactCL@naturalengland.org.uk](mailto:BatLowImpactCL@naturalengland.org.uk) mailbox, you can do this by clicking on the 'Submit by email' button at the bottom of the form.

Please ensure you provide all the information requested. The red boxes indicate mandatory fields and the form cannot be submitted until all required fields are completed, including adding '0' to tables rather than leaving blank. Look for notes which pop up to provide advice in some sections of the form.

Please ensure that all records are kept for at least 12 months following the completion of licensed activities

#### SECTION A

- Registered Consultant Unique ID reference
- Why is a licence needed?
- Proposed works/development
- Purpose Test (regulation 53(2)(e))  
*Indicate which of the two purposes below is served by this activity (only one must apply).*
- Do the proposed works fall within one of the following categories:  
*Click on the 'Show/Hide Details' buttons next to each category for a breakdown of works covered under that category*
  - For Home improvements and small scale housing developments** Show/Hide Details  
 The following categories of works:
    - repairs and maintenance, roof replacements, loft conversions, extensions and renovations of existing domestic dwellings and associated structures (e.g. garages), and
    - small-scale<sup>[1]</sup> housing developments, including those that may require the demolition of existing buildings (whether domestic dwelling or other types of building) and will be for residential use.
 [1] 'Small-scale' means development sites that are no greater than 1 hectare in total area
  - Listed Buildings, Scheduled Monuments and places of worship** Show/Hide Details
  - To maintain or improve Public Buildings and develop land that is part of the Public Estate** Show/Hide Details
  - None**
 If 'None', please fill in sections A, B, C, and D. Otherwise, only complete sections A, B, and D.
- Confirm that to your knowledge, the site being applied for is not subject to any recent, concurrent, pending or future applications for bat mitigation licence(s)  Yes, I confirm  No

#### PROTECTED SITES

7. a. Is the site on or adjacent to a designated site for bats?  Yes  No

#### SITE STRUCTURES

8. a. Number of structures/buildings on site (e.g. within the red line planning boundary)  b. Number of structures/buildings suitable for bats
- c. Number of structures/buildings surveyed  d. Number of structures/buildings in which evidence was found
9. a. Number of structures/buildings that this site registration covers

b. Structure No.	Current use of Structure	Structure type <i>e.g. stone barn, garden shed, brick garage, wooden barn, telemetry kiosk etc</i>	Did the initial assessment suggest the structure had <b>low/moderate/high</b> roost suitability

b.	Structure No.	Current use of Structure	Structure type <i>e.g. stone barn, garden shed, brick garage, wooden barn, telemetry kiosk etc</i>	Did the initial assessment suggest the structure had <b>low/moderate/high</b> roost suitability
	1	Derelict building	Derelict house	High

### SURVEY DETAILS

10. Number of emergence/re-entry/activity surveys conducted within the current AND/OR most recent optimal season (ensure surveys have been in accordance with requirements of condition 6 of WML-CL21)

	Date	Evidence of bats found?	
a. Date of most recent survey	21/08/2017	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Date of 2nd most recent survey	15/06/2016	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Date of 3rd most recent survey	17/05/2016	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Date of most recent internal inspection	04/05/2016	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
e. Date of most recent external inspection	04/05/2016	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

f. Were other surveys undertaken OR is there any other survey information you wish to be taken into account?  Yes  No

If 'Yes' is selected for 10 f. or 'N/A' is selected to any of the above with regard to survey information please provide details below

The survey on Aug 21st updates bat emergence and re-entry surveys of Athlone House undertaken in 2016, 2012, 2009, 2007, 2004 and 2003. Individual common pipistrelles were recorded roosting on the 18th July 2012 and on the 18/19th Aug 2009.

11. If the most recent survey was more than 3 months before submission of the site registration, please confirm that a walk-over survey/check has been undertaken to ensure that conditions have not changed, in accordance with WML-CL21  Yes, I confirm  No  N/A

If 'No' this must be undertaken before you apply.

### SPECIES, ROOST TYPE AND IMPACTS

Remember, this licence only permits a maximum of 3 roosts and 3 species across all structures.

12. Please complete the following table (s) for each structure to be impacted.

If only droppings, feeding remains or other evidence of bats were found during survey work undertaken please enter species, an estimated peak count and roost type in the table below. Explain your reasoning in the text box which appears when droppings, feeding remains, etc are selected in 12v.

a. Structure 1

i. Number of species  ii. Number of roosts  iii. Number of access points

iv.	Species	Peak count <i>highest no. indicated in any one survey for structure</i>	Roost Type affected	Location of Roost <i>e.g. under hanging tiles</i>	Impact <i>select the highest impact for species</i>
	Common pipistrelle	1	day roost	Under roof tiles	Permanent destruction

v. Other evidence of bats found in structure

Droppings  Feeding remains  Dead bats  Other

No Other Evidence

Should only droppings, feeding remains, other evidence of bats have been found justify why only low numbers of bats, species and roost types will be impacted, as entered in Table 12 iv (if applicable).

A single dropping was found in loft space. Subsequent emergence and re-entry surveys have confirmed presence of common pipistrelle day roost.

vi. Was DNA analysis undertaken?

Yes  No

13. a. Total no. of roosts to be damaged but not destroyed  b. Total no. of roosts to be destroyed   
i.e. number of roosts in all structures (not the number of individual bats). N.B. the total number of roosts should not exceed 3

14. a. Confirm that there is no evidence (past or present) to indicate the presence of a roost type or species not covered by licence WML-CL21  Yes, I confirm  No

b. Confirm the impacts of this proposal fall within the impacts permitted by licence WML-CL21  Yes, I confirm

### MITIGATION/COMPENSATION UNDER THIS LICENCE

If any mitigation or compensation measures are dependent on the development of a new or existing structure, these must be in place within 6 months of the site being registered; if any compensation measures are not reliant on an existing or new structure then they must be in place no later than 2 months of the site being registered.

15. a.	No. of roosts to be retained in existing structure	No. of access points to be retained in existing structure	No. of roosts to be re-instated/re-created in existing structure	No. of access points to be re-instated/re-created in existing structure
Structure 1	0	0	0	0

**Important Advice:** Do not double count features provided as mitigation within existing structures (these are typically for cases where the structure will remain in place)

b. i. Is any compensation to be provided as part of this site registration request?  
*Any compensation to be provided should be in line with Annex B (Table 2) of the licence and should be proportionate e.g. where there is more than 1 species and/or more than one roost to be impacted, the provision of 1 feature, suitable for the species concerned per roost to be impacted will be considered to be proportionate. Any additional measures (enhancements) will not be covered by this licence but can be detailed below.*

Yes  No

ii. Are any enhancements to be provided as part of planning, or other, consent or because your client wishes to provide enhancements?

Yes  No

c. Please select the features to be provided and specify numbers of these features (eg 2 bat tiles):

Enhancements NOT covered by this site registration request	
<input checked="" type="checkbox"/> Bat box/es	<input type="text" value="1"/>
<input checked="" type="checkbox"/> Bat tile/brick/tube	<input type="text" value="4"/>
<input type="checkbox"/> Creation of new access point/s in alternative structures	
<input type="checkbox"/> Creation of new crevice/s in alternative structure	
<input type="checkbox"/> Other	<input type="text"/>

**Important Advice:** Do not double count features provided as compensation or enhancements (for example if boxes are to be provided under a planning condition you do not need to add them into the column for compensation as part of this site registration request). Please do not count access/entry into bat box/es as creation of new access points.

### LICENCE PERIOD

16. a. Month and year when licensed activities will commence

b. Month and year when licensed activities will end

### MISCELLANEOUS

17. Please provide any additional comments below:

N/A

## SECTION B

### SITE AND LAND OWNER DETAILS

18. a. Landowner Name  b. Landowner's phone number
- c. Landowner's email address
- d. Site Name
- e. Site Address
- f. County  g. Post Code  h. 6-figure grid reference

### CONSENTS AND CONSENTING AUTHORITY DETAILS

19. a. Confirm that the necessary consent(s) or other permission(s) to allow the proposed activity to commence have been obtained (this includes Demolition consent (under Building Act 1984) including prior notice to demolish where applicable).

*If 'No' then it is highly unlikely the site will be registered until these are in place (see conditions within WML-CL21)*

Yes  No  N/A

b. Type of consent

Your selection(s):

c. Consent reference number

20. For all consents that have been granted, confirm that all conditions or Reserved Matters relating to wildlife species and habitat issues (which are intended to be and are capable of being discharged before development begins) have been discharged, in accordance with licence WML-CL21

Yes  No  N/A

21. a. Authority Name

b. Authority address

c. Contact Name

d. Telephone Number

e. Email address

## SECTION C

Only need to complete this section if your application does not meet one of the scenarios listed in Section A

Please ensure that all records are kept for at least 12 months following the completion of licensed activities

22. What is the objective of the activity (i.e. the 'need')?

*It is important to clearly describe the specific problem or situation which needs to be addressed.*

Restoration of Athlone House - a unoccupied former residential care home/hospital back to its former residential use as a six-bedroomed dwelling maintaining a building that makes a positive contribution to the character and appearance of the

23. Detail how the proposal meets the purpose you selected in Q4 in Section A (please be concise with key information only)

Please check the relevant local planning policies to see if these can support your application, and if so, please refer to supporting statements (for example, there might be a policy setting out local housing needs or the importance of maximising use of existing housing stock to avoid impacts on Green Belt land). State the planning policy where helpful.

Planning consent for the restoration of Athlone House back to its residential use has been granted consent by Camden Council in September 2016. An earlier consent and S106 agreement granted in 2005 was only implemented in part, and Athlone House has remained unoccupied since. There has been a long history of applications seeking consent to demolish the House and construct a replacement dwelling. These were refused for a range of reasons including harmful impact on the surroundings, Highgate Conservation Area and failure to comply with S106 agreement. The application approved in 2016 restores the House thereby maintaining and enhancing a building that makes a positive contribution to the Conservation Area, and delivering the economic and public benefit.

24. Regulation 53(9)(a): The 'No Satisfactory Alternative' test

Please explain why there are no satisfactory alternatives to the proposal that would deliver the stated 'need', but which would have less of an impact on the species in question.

You need to consider things such as **alternative sites, designs, scheme layout** and also explain why the 'do nothing' option is not viable.

Keep for your own records Environmental Statements, photographs and location plans, appropriately referenced, as evidence to support your statement. This may be asked for by Natural England. See the guidance on "Assessing the 'No Satisfactory Alternative' test".

See Government Guidance on the 3 licensing tests, particularly paras 136-139: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/82706/habitats-simplify-guide-draft-20121211.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/82706/habitats-simplify-guide-draft-20121211.pdf)

Please use a different line for each alternative assessed

Other solutions	Please describe each alternative considered	Will these resolve the problem or specific need for which the licence is sought? If not, why?	Are there any feasible alternatives that would have less impact on the protected species than the proposed solution? If not, why?
Do nothing	Leave the house derelict	No. Leaving the house derelict would retain the bat roost in the short term, but it would not deliver the need to restore the house back to its residential use required to ensure compliance with the approved S106 agreement, and to maintain an important part of the Highgate Conservation Area and therefore is not a viable option. Leaving the house derelict would not deliver the economic benefits of employing contractors to undertake the renovation.	No. It is essential that the house is renovated to ensure compliance with the S106 agreement and maintain an important building within the Highgate Conservation Area. Renovation unavoidably requires the roof coverings being removed and replaced to make the house a viable modern dwelling.
Alternative sites	Building a new house on an alternative site	No. The owner choosing to build or buy a home on a different site may meet his needs for a home but would not meet the need to renovate Athlone House back to a dwelling, which is essential to meet the requirements of the S106 agreement and maintain an important building within the Highgate Conservation Area.	No. It is essential that the house is renovated to ensure compliance with the S106 agreement and maintain an important building within the Highgate Conservation Area. The owner choosing a home on an alternative site would not resolve that.
Alternative design	Renovating whilst retaining the existing roof covering	No. The derelict house is in poor condition and not built to modern standards of insulation. Therefore it is not viable to renovate the house back to create a modern dwelling	No. It is essential to strip the roof covering to complete the renovation.

	meeting current standards of sustainable construction without stripping and recovering the roof.
Scheme layout	<p>Constructing a new house on the site</p> <p>No. Proposals to demolish the existing house to allow for the construction of a new house all were turned down at the planning stage because they would not protect the original house, which is an important part of the Highgate Conservation Area. The construction of a new house elsewhere on the plot would not be a viable planning option because of the site's designation as a Site of Metropolitan Nature Conservation Importance and because of the adverse impact on the Conservation Area and the neighbouring public open space of Hampstead Heath.</p> <p>No. There are no layout options that would have less impact on bats because the renovation of the existing house is fundamental to the grant of planning consent.</p>

## SECTION D

Please ensure that all records are kept for at least 12 months following the completion of licensed activities

### DECLARATIONS

I declare, as the Registered Consultant for this site registration, that:

25. I personally have completed this site registration form request  Yes, I confirm
26. If Section C has not been completed, I accept responsibility for the information provided and that Section C does not need to be completed  Yes, I confirm  N/A
27. If Section C has been completed, I accept responsibility for the accuracy of the information I have provided to meet the purpose and NSA test in Section C  Yes, I confirm  N/A
28. I have Landowner permission and I have explained the requirements under the licence and they understand these and accepted its terms and conditions  Yes, I confirm
29. I have Developer permission and they accept of the terms and conditions of this Licence  Yes, I confirm  N/A
30. The mitigation proposed is in line with licence WML-CL21  Yes, I confirm
31. Any compensation that is being provided is proportionate and in line with Annex B of WML-CL21. Should bat boxes be provided, I have explained to my client that they are expected to remain in place for a minimum period of 5 years. They are also aware that there is no post development monitoring requirement under this licence.  Yes, I confirm  N/A

Submit by Email