

**DELEGATED DECISION**

The delegation powers schedule has been checked. Interim Director of Planning, Regeneration & Public Realm can determine this application.

**Case Officer**

**Signature:**

**Date:**

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

**Team Manager:**

**Signature:**

**Date:**

The decision notice for this application can be issued.

**Director / Member of Senior Management Team:**

**Signature:**

**Date:**

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

## Report of the Head of Development Management and Building Control

**Address:** 15 THE AVENUE ICKENHAM

**Development:** Details pursuant to the discharge of Condition 5c (Ecological Mitigation and Enhancement Plan) of planning permission ref. 10272/APP/2025/362, dated 08-04-2025 (Erection of part single, part two storey side/rear extensions. Alterations to roof form including dormers. Amendments to fenestrations. Demolition of the existing porch and garage.)

**LBH Ref Nos:** 10272/APP/2025/2455

**Drawing Nos:** Email regarding bat license  
WML-CL21 Licence Return

**Date Plans received:** 19-09-25                      **Date(s) of Amendments(s):**

### 1. MAIN CONSIDERATIONS

Details pursuant to the discharge of Condition 5c (Ecological Mitigation and Enhancement Plan) of planning permission ref. 10272/APP/2025/362, dated 08-04-2025 (Erection of part single, part two storey side/rear extensions. Alterations to roof form including dormers. Amendments to fenestrations. Demolition of the existing porch and garage.)

#### CONDITION 5

No development (including demolition and site clearance) shall take place until the following details have been submitted to and approved by the Local Planning Authority:

- a) Two Dusk Emergence & Dawn Re-entry Bat Surveys for Building 1 (as identified in Preliminary Ecological Appraisal and Roost Assessment dated 8th January 2025) including details of any ecological mitigation and habitat enhancements and a site plan showing their location;
- b) One Dusk Emergence & Dawn Re-entry Bat Survey for Building 3 (as identified in Preliminary Ecological Appraisal and Roost Assessment dated 8th January 2025) including details of any ecological mitigation and habitat enhancements and a site plan showing their location;
- c) In the event that the Dusk Emergence & Dawn Re-entry Bat Survey discovers any bat roosts, a copy of a European Protected Species Mitigation Licence (EPSML) (under the 2010 Regulations) issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2017 (as amended) with full details of mitigation requirements.
- d) Details of ecological mitigation and habitat enhancements (such as bird boxes and hedgehog highways) and a site plan showing their location;

Thereafter, the development shall be implemented only in accordance with the recommendations detailed in the approved ), and the approved details.

## REASON

In order to comply with the Conservation of Habitats and Species Regulations 2017 (as amended) and encourage a wide diversity of wildlife and to manage any impacts on biodiversity and protected species in accordance with Policy DMEI 7 of the Hillingdon Local Plan: Part Two -Development Management Policies (2020) and Policy G6 of the London Plan (2021).

## ASSESSMENT

It is noted that parts A, B and D were discharged under application ref. 10272/APP/2025/1922. This solely considers part C of the condition.

In support of this condition, the applicant has submitted correspondence from Arbtech Consulting Ltd confirming that a bat licence application was made to Natural England. Natural England's subsequent confirmation email (dated 19 September 2025) confirms that the site has been registered under the Bat Mitigation Class Licence WML-CL21 (site registration reference: 12366A, licence reference: RC234-12366A).

The email confirms that the three licensing tests have been met and that the works can proceed subject to ecological supervision and the installation of appropriate mitigation measures, including provision of bat boxes. The licence is valid between 1 October 2025 and 31 March 2026, with a return form to be submitted to Natural England following completion of licensed works.

The email confirmation from Natural England provides sufficient evidence that the works have been duly licensed under the relevant EPSML framework. Although a paper licence is not issued under the Bat Mitigation Class Licence scheme, the registration email constitutes formal approval and includes details of the mitigation obligations.

The submission demonstrates compliance with the requirements of Condition 5c, ensuring that the proposed works affecting a European Protected Species are lawfully authorised and that mitigation will be secured through ecological supervision and the installation of bat boxes.

This accords with Policy DMEI 7 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy G6 of the London Plan (2021), which seek to safeguard biodiversity and protected species.

## CONCLUSION

The evidence submitted confirms that the site has been duly registered under Natural England's Bat Mitigation Class Licence (WML-CL21) and that mitigation measures are in place. The requirements of Condition 5c are therefore satisfied.

## 2. RECOMMENDATION APPROVAL

## INFORMATIVES

1. I99 Non Standard Informative

For the avoidance of doubt, the Local Planning Authority confirms that parts (a), (b) and (d) of Condition 5 (Ecological Mitigation and Enhancement Plan) of planning permission ref. 10272/APP/2025/362 were discharged under application ref. 10272/APP/2025/1922. Part (c) has now been discharged under the present application. Accordingly, Condition 5 is fully discharged.

**Contact Officer:** Emilie Bateman      **Telephone No:** 01895 250230