

Katherine Williams
C/O West Accountants
Suite K
Priest House 1624 High
Street
Knowle
B93 0JU

77 Hilliard Road
Northwood Hills
HA6 1SL

22/01/2026

To Whom it May Concern,

I am writing to provide assurances that the proposed work at 77 Hilliard Road, Northwood Hills, HA6 1SL, provide no additional ecological concerns over findings from 2023.

The workshop remains in its previously viewed condition with no changes noted which would increase likelihood of bats being present. As previously detailed in 2023, obtaining a data search, would provide no additional gain in this circumstance as the site remains small in size and the habitat composition around the site remains the same i.e. intensively urban. A search of Magic Maps has not returned any additional EPS licences from those described in the original report from 2023.

I am therefore able to confirm that no detrimental on-site changes have taken place from an ecological point of view, if anything the site has deteriorated, especially with regards to the toilet block, which now has further tiles missing and an increase of water entering through the roofline. The covered walkway between the outbuildings has also been removed. The previous preliminary roost assessment as written in November 2023, remains valid based on a following up assessment undertaken on 21st January 2026. Impacts from an ecological point of view are therefore deemed negligible as bat evidence continues to be absent.

However, in the unlikely event that bats are found during the proposed works, then all works must stop, and a suitably qualified ecologist contacted.

Kind regards,

Katherine Williams
Principal Ecologist



Image 1: Walkway to the outbuildings is now less cluttered but otherwise unchanged.



Image 2: Buildings have been cleared out or almost all materials, making access better. Otherwise no fundamental change has taken place.



Image 3: View looking towards the toilet block and inner area of one of the outbuildings.