

**Vagdia and Holmes**

Chartered Architects

## **Biodiversity Net Gain Exemption Statement**

**For**

**Full Planning & Listed Building Consent  
for Conversion of upper floors to create 3no new flats,  
including associated alterations, to the property known as 51  
Roper Street & 14 Coates Lane**



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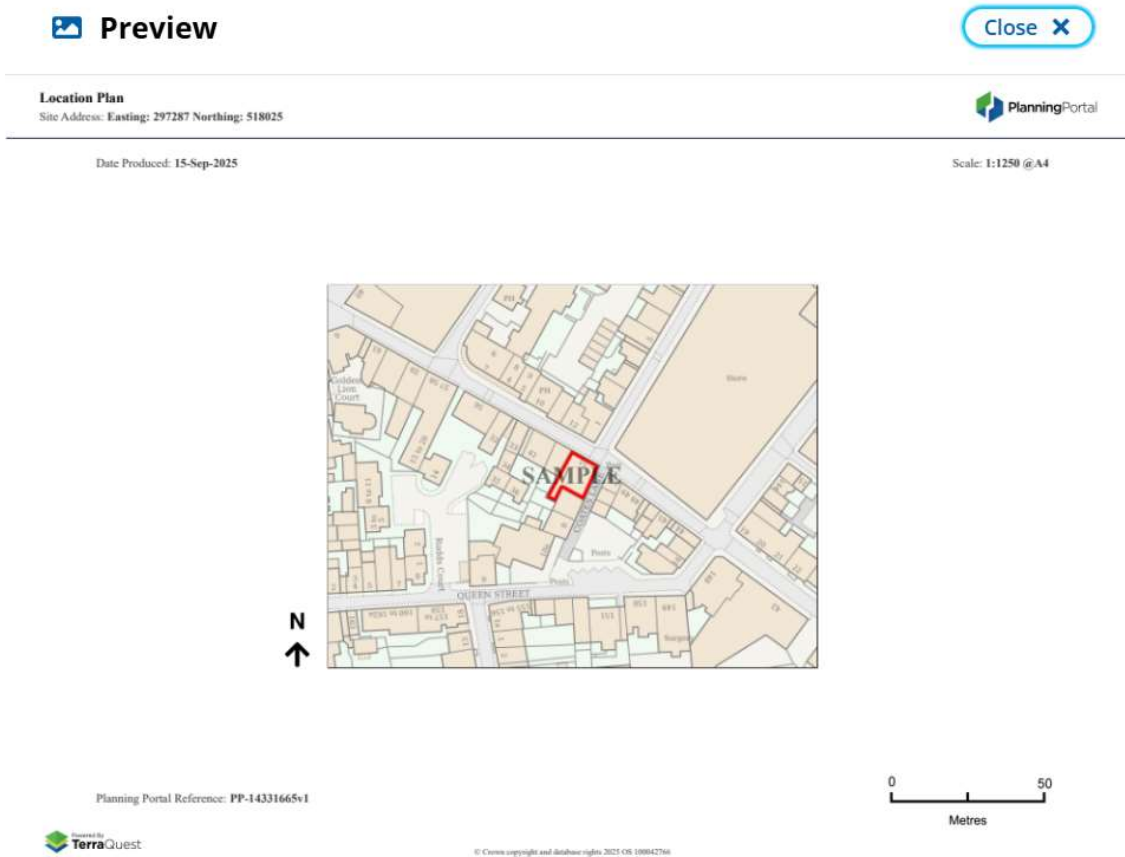
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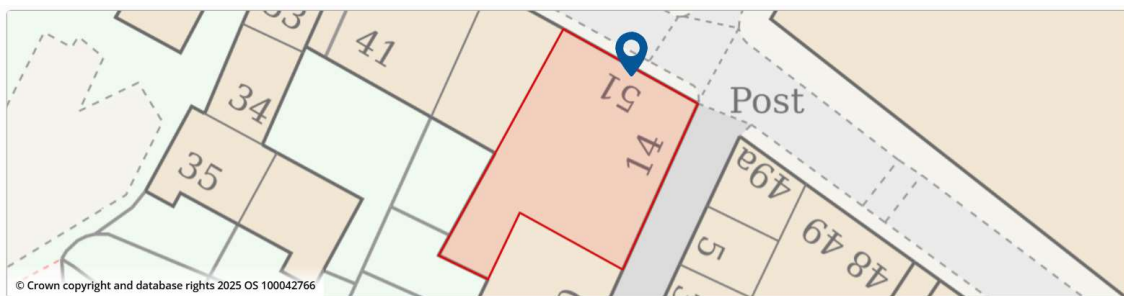
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## Application Site

The Application Site is limited to the existing building footprint.



There are no planned extensions to the existing footprint, and there are no external grounds to speak of.



### **Reasons for Exemption**

There are no habitats present within the red line boundary of the Site.

The building, along with any sealed surface and artificial unvegetated, unsealed surfaces (of which there are actually none) would score 'zero' on the BNG metric, with no compensation required.

There are no habitats that could be considered priority habitats, or irreplaceable habitats.

The Planning Application is therefore considered to be exempt from the requirement for a 10% gain in biodiversity, as it meets the '*de minimis*' exemption:

- The proposed Application is below the development threshold of 25m<sup>2</sup>; and
- The proposed Application does not impact priority or irreplaceable habitat.

Consequently, the Biodiversity Gain condition is not considered to apply in this instance.

Yours sincerely

For and on behalf of Vagdia and Holmes, Chartered Architects

*Vagdia and Holmes*

Dhiran Vagdia, RIBA