

Bio Diversity Net Gain Exemption Statement

TA/2024/726 - BARN ATTACHED TO COUNTRYMAN PUB, LAMPLUGH

2 The Barn  
The Countryman  
Lamplugh  
Workington  
Cumbria  
CA14 4SB

Change of use from vacant flat to farm shop

The proposed work is to change the interior of the flat to a farm shop.  
The proposed work involves no extension or enlargement to the property and no external ground works.

The works are exempt under the de minimis exemption

The proposed application is exempt from the Biodiversity Net Gain conditions as the development is a change of use application for an existing building, the development does not require any reworking of the existing building structure or outside space.

The de minimis exemption applies as the change of use development does not impact on any onsite priority habitat as stated by the Secretary of State for Environment, Food and Rural Affairs under [section 41 of the Natural Environment and Rural Communities Act 2006](#).

The development does not impact on any onsite habitat.

The site does not have any recognised priority habitats.

The development will not impact on any onsite linear habitats such as hedgerows.

The development is also classified as “small development” under the article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015([1](#)) also making it exempt from the Bio Diversity Net Gain Conditions.

23<sup>rd</sup> March 2025