

Bio Diversity Net Gain Exemption Statement.

1 Church Street,

Moor Row,

Cumbria,

Ca24 3JG

Change of use from a vacant Beauty Salon/Nail bar into a 1 bedroom flat.

The change of use will only affect the internal fixings of the property and no external ground work will take place. The grounds will stay as they are at present. The works are exempt under de minimis exemption. The building is exempt from Biodiversity Net Gain conditions as the proposed changes are not external and not affect the outside space or structure, it 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 site has no hedgerows or external natural habitats.

The works are internal only and do not affect external space or structures. There is no impact on onsite priority habitats as defined under Section 41 of the Natural Environment and Rural Communities Act 2006. The site contains no hedgerows or external natural habitats. The proposal does not result in habitat loss, fragmentation, or degradation.

The development is also classed as a 'small development' under 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.

Accordingly, the building is exempt from Biodiversity Net Gain conditions. The proposed changes are internal, do not affect external areas, and therefore fall within the statutory exemption criteria.

25th November 2025