## **BIO DIVERSITY NET GAIN EXEMPTION STATEMENT**

The proposal is exempt from BNG rules for the following reasons.

- 1.It is a conversion of an existing building, with no external extensions proposed, all work is internal.
- 2.No habitat exists on the site apart from vermin and we do not want to protect those!
- 3.No open landscaped areas exist close to the site nor are any planned as part of the proposals.

Richard J. Lindsay Calva Design Studio April 2025