

PROJECT

CHANGE OF USE AND INTERNAL ALTERATIONS
INCLUDING INSERTION OF ROOFLIGHTS



PROJECT NUMBER

25037

BNG EXEMPTION STATEMENT

Proposal: Change of Use to Solicitors and internal alterations, including insertion of rooflights.
Location: 4 High Street, Long Sutton
Applicant: Mossop & Bowser

The proposals include the change of use of an existing building, with no increase in floor area, i.e. extension. All works to be undertaken are internal, bar the insertion of new rooflights into the existing roof

Since development does not propose any external works and is solely internal works to an existing building with no digging works or similar to pre-existing hardstanding surfaces, the development cannot impact habitat.

As such, the development is exempt the BNG condition as per the De Minimis exemption as the development does not decrease the biodiversity value. Therefore, the project is exempt under Regulation 4 – *de minimus exemption of The Biodiversity Gain Requirements (Exemptions) Regulations 2024*.

January 2026