

DELEGATED APPLICATION REPORT

SITE ADDRESS: Alexander House 205-207 Kings Road Reading RG1 4LS

APPLICATION NUMBER: 231792/VARIAT

PROPOSAL: Variation of condition 2 (approved plans) of planning permission 210885 (granted on 24/08/2021 for roof alterations and external elevation works) to alter windows and doors on all floors and elevations, provide brick banding detailing at the newly created floor level, increase in width of the addition on the northern elevation, amendments to the height of the building and associated works.

DETERMINATION DATE: 20/06/2024

1. Site Description and Surrounding Area

1.1 The application site comprises a previously basement and 2-storey, but with permission for basement and 4-storey former office building located on the junction of Kings Road and Rupert Street to the east of Reading town centre. The building is under renovation/extension at the time of this application, based on the unaccompanied officer site visit on 02/05/2024 (see figures 1 & 2). Based on figure 2 it appeared that works at pre-existing roof level had commenced (see figure 2), suggesting that permission 210885 has commenced. This application will be considered and assessed on that basis. The pre-existing building was constructed in the early 1990s as part of a wider development which also included the residential units of Saxon Court to the north on the junction of Rupert Street and Norwood Road. The building is 'L' shaped, fronting onto both Kings Road and Rupert Street, with vehicular access from the latter to a basement car park.



Figure 1: Alexander House seen from the junction of Kings Road and Rupert Street (left: 09/05/2022; right: 02/05/2024)



Figure 2: The rear of Alexander House, from Norwood Road, looking south (left: 09/05/2022; right 02/05/2024).

1.2 This application site is within Park ward, although the boundary with Thames ward is Rupert Street and the boundary with Redlands ward is Kings Road. The site is also within an air quality management area. Kings Road is a major transport corridor into and out of Reading and is also designated as a 'treed corridor' in the adopted 2021 adopted Borough Tree Strategy.

1.3 The site is not within a conservation area, although it is relatively close to three. The nearest conservation areas are Alexandra Road (170m to the south), Eldon Square (220m to the west) and South Park (260m to the south-east). The application site is located outside of the designated Reading Central Area (the boundary being the grounds of Reading College 80m to the west) and outside the designated Cemetery Junction District Centre (the boundary being the former Arthur Hill Pool, 75m to the east). The application site does not include any designated heritage assets, although the following are within the vicinity of the site:

- 149 London Road – Gladstone Club, Grade II listed building 30m to south-east of the application site;
- Wycliffe Baptist Church (233 Kings Road) Grade II listed building 110m to the east of the application site
- Entrance Lodges and Gates to Reading Cemetery (London Road) Grade II listed 240m to the east of the application site
- Reading Cemetery Grade II listed park and garden, 250m to the east of the application site

1.4 The surrounding area comprises a mix of uses, predominantly residential, with office and retail/related uses in the wider immediate area. Both neighbouring buildings on the Kings Road frontage are in residential use, comprising The Pinnacle (approved in 2001) and Crossway Point (approved in 2003). Both are up to seven storeys in height. On Rupert Street, the neighbouring Saxon Court residential block is three storeys in height, typical of the more domestic scale in the area to the north of the site.

2. Background

2.1 Part 1: The ground and first floor of the building (minus a small area on each floor without windows marked as storage) benefits from a permitted change under Class O of use to 22 residential units under 210536/OPA in June 2021. A separate prior approval under Class MA for 22 flats under 230400/EPA was issued in May 2023. Owing to the shroud wrapped around the building, it was unclear at the time of the officer's unaccompanied site visit on 21/03/2024, whether these works had been implemented, but the 2023 prior approval means the owner has until 17/05/2026 to complete the works (condition 1 of 230400).

2.2 Part 2: Separate full planning permission was obtained under 210885/FUL for physical external works to the building. Namely, building up the existing first floor walls to provide vertical walls for a new second floor (roof level) thereby creating 203 sqm of additional usable floorspace within the building. The application also included the introduction of additional windows on the existing first and second floor (roof level) façade and additional balconies to serve internal 'storage' space not provided for by external windows. This is the application which this proposal seeks to vary.

2.3 Part 3: Planning permission was granted following the completion of a s106 legal agreement on 10/11/2022 for a roof addition to add a further storey of accommodation, comprising 8 residential units (ref 210902). Owing to the shroud wrapped around the building, it

was unclear at the time of the officer's unaccompanied site visit on 21/03/2024, whether this had been implemented, but it could be until 10/11/2025. As part of a separate s73 application (ref 231801 – see relevant history below) the agent for that application confirmed on 02/04/2024 that permission 210902 had not been implemented at that time.

2.4 Part 4: On 22/11/2022 prior approval was allowed on appeal under Class O (Reference 210906/OPA) for a change the use of the roof level and those parts marked as 'storage' within the ground and first floor from office to residential comprising 13 residential units (11 within the roofspace of the building – as per the part 2 works - and a further 2 units on Ground and 1st Floor. Owing to the shroud wrapped around the building, it was unclear at the time of the officer's unaccompanied site visit on 21/03/2024, whether these works had been implemented, but the 2022 allowed on appeal prior approval means the owner has until 22/11/2025 to complete the works (as per paragraph 23 of the appeal decision).

2.5 Accordingly, permissions are in place for 24 units at ground and first floor level (22 under 210536 or 230400, with 2 included as part of 210906), 11 units at second floor level (through 210885 and 210906) and 8 units within the roofspace (210902). Accordingly, with all approvals in place a total of 43 dwellings are possible at the site.

3. Proposal

3.1 This section 73 application seeks to vary condition 2 of permission 210885/FUL at the site. This condition relates to the approved plans, with these proposals effectively seeking to make a series of material amendments to the approved scheme, which on 24/08/2021 granted roof alterations and external elevation works. More specifically, the proposals seek:

- to alter windows and doors on all floors (ground, first and second floor level) and elevations, which the applicant has explained as follows: *Replace and update the approach to the fenestration and with fixed glazed spandrel panels, which frame the proposed windows... Specifically, fixed glazed spandrel panels will be introduced to allow the building to achieve the required buildings regulations SAP calculations... While the window areas have been reduced, this does not compromise the amount of internal daylight that the office use, and potentially proposed residential use, will receive. Indeed, these works are part of the ongoing works to convert this building to residential use and the revised approach to the windows is more suitable to the residential building that Alexander House will become. The proposed use of spandrel glazed fixed panels is architecturally appropriate, will contribute the high-quality finish of the building.*

- provide brick banding detailing at proposed roof level floor, with the applicant describing this change as follows: *Introduce a buff brick banding on the proposed roof level floor, which aesthetically ties it into the existing banding on lower floors.*

- amendments to the height of the building, which the applicant has explained as follows: *Correct a minor error on the existing building heights listed, due to an error on the building survey at the original planning stage. The error incorrectly labelled the existing loft floor at 6.600m when it should have been 7.600m. The proposed elevations have also been updated and with the roof alteration works in place, the final roof level will be 10.635m, rather the 9.400m annotated on the approved plan.*

- increase in width of the addition on the northern elevation, which the applicant has explained as follows: *Amend the stair core to the proposed loft floor to align it with that approved under*

planning application no. 210902 for an additional floor on Alexander House. The approved loft floorplan for 210885 (AHR_PA1 104 Rev A) shows the stair core being extended to serve the new loft floor, but remaining the same width as there was no need to widen it for that application. However, the approved loft floor plan for planning application no. 210902 (AHR_PA2 104) shows the loft floor stair core widened to allow for a stair core to serve the new additional upper storey and that is now reflected here.

- and various other associated works to facilitate the above.

3.3 Plans and documents considered

List of plans approved as part of original permission 210885 (dates referenced as per 210885)

AHR_PA1 001 Existing Location Plan received on 28 May 2021
AHR_PA1 101 Proposed Location Plan received on 28 May 2021
AHR_PA1 102 Proposed Site Plan received on 28 May 2021
AHR_PA1 104 Proposed Alteration to Loft Plan Rev A received on 19 August 2021
AHR_PA1 105 Proposed Roof Plan received on 28 May 2021
AHR_PA1 106 Proposed Elevations A & B received on 28 May 2021
AHR_PA1 107 Proposed Elevations C & D received on 28 May 2021
AHR_PA1 108 Proposed Section AA&BB received on 28 May 2021

(The above plans were also submitted with the current application on 11/12/2023)

List of 'new / replacement' plans & submitted with the current application:

2022 258 208 Proposed Section AA BB
As received 11/12/2023

2022-258-311 PD Ground & First Floor Plan
2022-211 Rev A External Window & Door Types Elevations 2 of 4
2022-211 Rev A External Window & Door Type Elevations 4 of 4
2022-212 Rev A External Window & Door Type Elevation 3 of 4
As received 23/02/2024

2022-258-312 Prior App & Loft Floor Plan
2022 258 205 Proposed Roof Plan
2022-258-206 Proposed Elevation A & B
As received 19/04/2024

2022-258-207 Proposed Elevation C & D
As received 25/04/2024

Other information submitted:

Application form, as received 11/12/2023
CIL form, as received 23/02/2024
Planning Statement by HCH LLP dated December 2023, as received 25/04/2024

3.4 CIL – A CIL form has been submitted with the application, which suggests this proposal will not be CIL liable. The standard CIL informative will be included on the decision notice, with

this be separately progressed with the applicant in due course under the terms of the CIL regime.

4. Relevant Planning History

4.1 87/TP/1249 - Erection of office block with associated car parking and 7 dwellings with associated car parking. Refused outline permission on 15/01/1988. Allowed on appeal 10/11/1989.

4.2 89-01366-REM (891332) - Construction of office building together with associated car park and 7 no. dwellings with associated car parking. Reserved Matters Approved 28/03/1990.

4.3 90-00531-FUL (901103) - Erection of two storey office block with semi-basement car park for 50 cars and two storey block of 7 flats with associated parking. Granted 23/08/1990.

4.4 162057/FUL - Erection of basement and 4 - 7 storey building comprising 56 (30x1, 18x2 & 8x3-bed) residential units (Class C3) with associated parking and landscaping, following demolition of existing basement and 2 storey office building (Class B1a). Granted 17/05/2017. Not implemented.

4.5 190160/FUL - Demolition of existing office building and construction of new 182 bed student accommodation development, over 7 storeys of accommodation plus lower ground floor, together with ancillary landscaping, parking. Refused 19/07/2019. Dismissed at Appeal [Ref APP/E0345/W/19/3242252] on 19/11/2020.

4.6 210536/OPA - Change of use from office use Class B1(a) to use Class C3 to comprise 22 residential units. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Granted 25/06/2021. Referenced at section 2 above as 'part 1'.

4.7 210885/FUL - Roof alterations and external elevation works. Granted 24/08/2021. Referenced at section 2 above as 'part 2'.

4.8 210906/OPA - Change of use from office use Class B1a to residential use Class C3 to create 13 new residential dwellings. These are created 11 within the roofspace of the building and a further 2 units on Ground and 1st Floor. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Refused 28/07/2021. Appeal APP/E0345/W/22/3291549 allowed on 22/11/2022. Referenced at section 2 above as 'part 4'.

4.9 210902/FUL - Construction of new residential floor above existing roof level to create new residential use Class C3 to comprise 8 residential units. Granted following completion of s106 legal agreement on 10/11/2022. Referenced at section 2 above as 'part 3'.

4.10 230400/EPA - Change of use from Class E (offices) to C3 (dwelling houses) to comprise 22 Flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Granted 17/05/2023. Referenced at section 2 above as 'part 1'.

4.11 231801/VARIAT - Variation of condition 2 (approved plans) of planning permission 210902 (granted on 10/11/2022 for construction of new residential floor above existing roof level

to create new residential use Class C3 to comprise 8 residential units) to alter windows and doors on all floors and elevations, provide brick banding detailing below the new floor, removal of the permitted roof terrace, provision of 9 air source heat pumps and 2 opening vents at roof level, revised escape staircase, amendments to the height of the building and various other associated works. Granted 23/05/2024.

5. CONSULTATION AND PUBLICITY

5.1 No internal or external consultations were considered to be required in this instance.

5.5 Public Consultation – 3 site notices were erected on 02/05/2024, expiring on 23/05/2024. A press notice was published on 09/05/2024, expiring on 30/05/2024. No letters of representation have been received.

Reading CAAC was formally consulted – no response has been received.

6. Equality Act 2010:

6.1 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. Relevant Planning Policy and Guidance

7.1 Section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

7.2 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

7.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12). In this case the development plan consists of the Reading Borough Local Plan 2019.

7.4 The National Planning Practice Guidance (NPPG) confirms that for s73 proposals the application should be considered against Development plan and material considerations, under section 38(6) of the 2004 Act, and conditions attached to the existing permission. Local planning authorities should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission (Paragraph: 019 Reference ID: 17a-019-20140306).

7.5 In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

7.6 Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

7.7 National Policy and Guidance

National Planning Policy Framework 2023
National Planning Practice Guidance

7.8 Reading Borough Local Plan 2019

CC1 Presumption in Favour of Sustainable Development
CC2 Sustainable Design and Construction
CC3 Adaption to Climate Change
CC7 Design and the Public Realm
CC8 Safeguarding Amenity
EN1 Protection and enhancement of the historic environment
EN3 Enhancement of Conservation Areas
EN6 New Development in a Historic Context
EN16 Pollution and Water Resources
TR3 Access, Traffic and Highway-related matters

7.9 Supplementary Planning Documents

Sustainable Design and Construction (2019)

7.10 Other guidance

Alexandra Road Conservation Area Appraisal 2005
Eldon Square Conservation Area Appraisal
South Park Conservation Area Appraisal 2008

8. APPRAISAL

8.1 The main considerations are:

- Land use
- Design, including impact on heritage assets
- Amenity
- Other matters
- Impacts on other conditions of the original permission

Land use

8.2 There is no change of use associated with this application, identical to the arrangement for original application 210885, with plans showing the existing office floorspace/use. The supporting statement from the applicant alludes to this proposal being part of wider works at the site (see background and relevant history section above) involved in the residential conversion

of the building, but strictly speaking, based on the plans and information submitted as part of this application, this proposal still relates to an office use.

Design, including impact on heritage assets

8.3 The most evident proposed visible change to the scheme is the changes to the window arrangements at all floors of the building, with the proposals seeking to introduce fixed spandrel glazed panels, reducing the amount of clear glazing. The applicant has explained that the rationale for this change is in order to comply with separate Building Regulations. It is considered that this alteration is suitable, providing the host building with a more contemporary residential character (as per the alluded to direction of travel indicated by the applicant), rather than remaining as evidently an office conversion scheme (as approved and shown as part of the plans submitted as part of this application). The applicant has submitted details of the proposed windows, doors and surrounds at application stage to help illustrate the design quality of the proposal, whilst simultaneously meaning there is no requirement for more details to be secured via condition in this specific instance. In overall terms, this element of the proposals, as shown below in figures 3-7, is considered to comply with Policy CC7, responding positively to both the host building, its neighbouring residential buildings within the streetscene and the wider area. Furthermore, similar works have been separately approved under application 231801/VAR on 23/05/2024 (see relevant history section above).

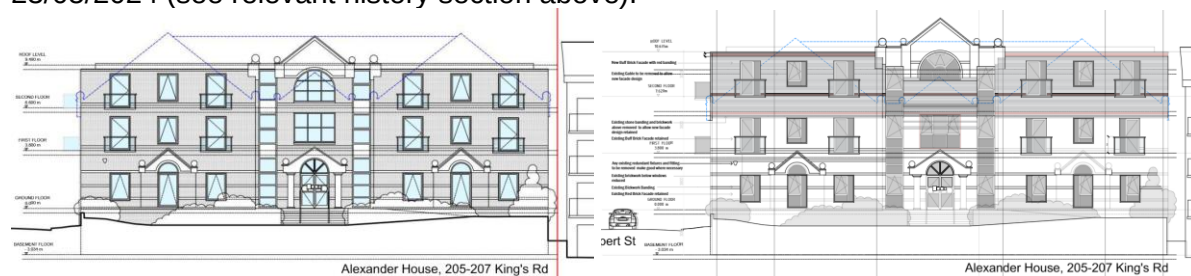


Figure 3: Kings Road (south) elevation as approved (left) and as now proposed (right)



Figure 4: Rupert Street (west) elevation as approved (left) and as now proposed (right)

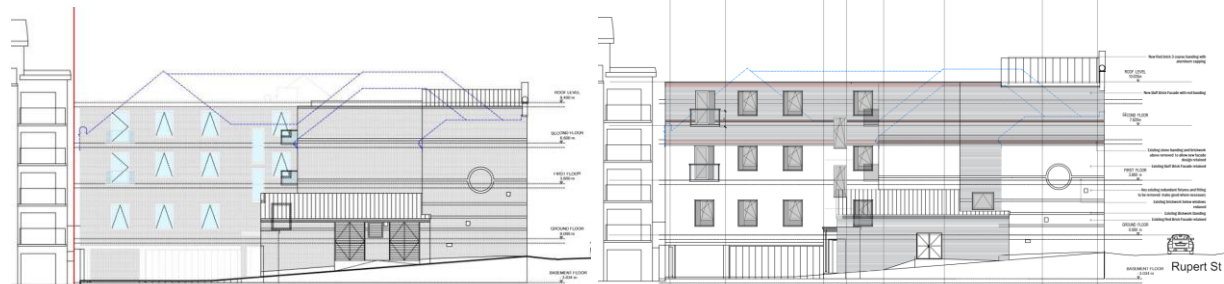


Figure 5: Rear (north) elevation as approved (left) and as now proposed (right)



8.7 In terms of the effect of the proposals on the nearby heritage assets specified at paragraph 1.3 of this report, it is considered that the proposals would result in no harm to the setting of any nearby listed building, nor the listed park and garden. It is unlikely that the

proposals would have any material impact on the setting of the three nearby conservation areas (owing to the distances) involved, but in comparison with the approved scheme, the design changes are considered an improvement in overall terms, meaning in themselves these proposals would improve the setting of nearby conservation areas.

Amenity

8.8 The proposals are not considered to result in any harmful amenity impacts for future potential office occupiers (as per the approved / proposed plans – see figures 8 & 9 below), or in a residential context (as alluded to by the applicant, as per separate permissions at the site). More specifically, although it is acknowledged that the windows will be reducing in size, and by consequence there will be a reduction in levels of light into the building, it is considered that the proposed sized windows would continue to provide sufficient levels of light for future occupiers (both office or residential – as per the layouts shown in the separate residential approval for this floor of the building). Accordingly, a suitable standard of office or residential accommodation would continue to be provided as a result of these proposals.

8.9 In terms of amenity impacts on existing nearby occupiers, the increases in height of the building and the additions on the northern boundary are not considered to significantly adversely impact neighbouring occupiers. Whilst there would be small increases in losses to outlook, day/sunlight and an increase in sense of enclosure, these are not considered to be at a level which would lead to a different conclusion as has been previously reached. The proposals are considered to continue to adhere to Policy CC8.

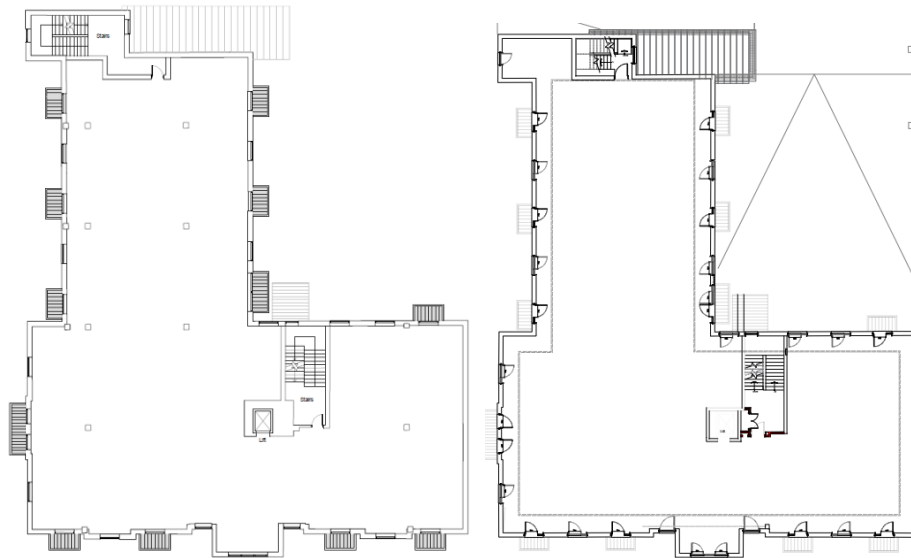


Figure 8: Second/loft floor plan as approved (left) and as now proposed (right)

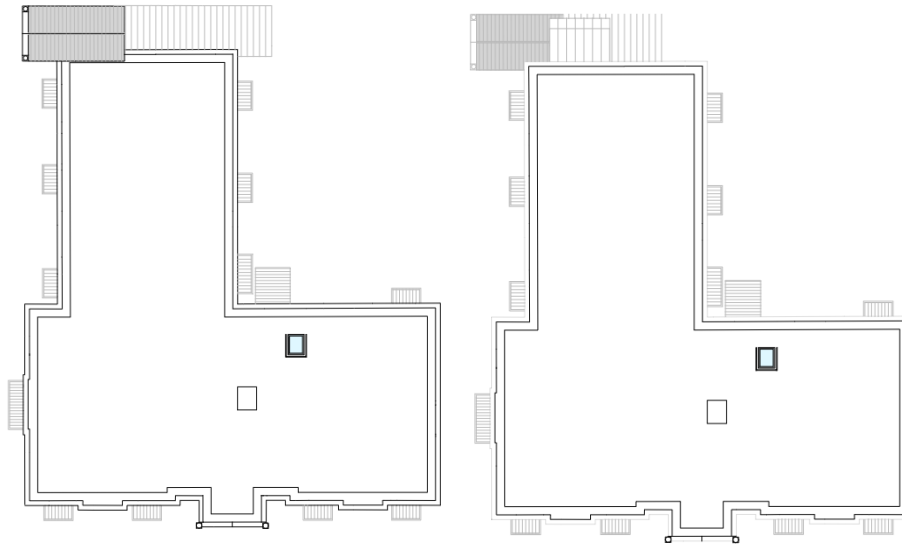


Figure 9: Roof plan as approved (left) and as now proposed (right)

Other matters

Interaction with other applications

8.10 It is acknowledged that the site has been subject to a plethora of recent applications, including a separate s73 application seeking to make a series of changes to separate permission 210902 (Ref 231801/VARIAT), which was separately approved on 23/05/2024 (see relevant history section above). It is clarified that each application is being judged on its own merits and in accordance with the relevant legislation in each specific instance.

Scope and extent of changes in line with case law

8.11 None of the changes are such to require any alteration to the original description of development, which still suitably reflects the proposed development. Accordingly, the proposals are not impacted by the Finney ruling, regarding changes to the description of development (operative wording) falling outside of the scope of s73 applications. The proposals have also been considered within the context of other relevant case law on s73 applications, such as the separate Armstrong and Fiske cases. Whilst material (therefore beyond a s96a application) changes are proposed, in overall terms they are relatively modest in the context of the original permission and planning practice guidance / case law. This accords with the July 2023 updated planning practice guidance on flexible options for planning permissions, which specifies:

There is no statutory limit on the degree of change permissible to conditions under s73, but the change must only relate to conditions and not to the operative part of the permission. (Paragraph: 013 Reference ID: 17a-013-20230726)

Impacts on other conditions of the original permission

8.12 Given that permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions, the other conditions as part of the original permission have been considered. Condition 1 (3 years for implementation) is no longer relevant, as it appeared from

the 02/05/2024 unaccompanied site visit that works to implement the original permission has already commenced. Condition 2 (approved plans) is amended, as per the submitted plans. Condition 3 (materials) is a compliance condition, but upon further review at the time of this application, is no longer considered necessary (failing this required test of any condition), as the effect of the condition (for the materials to be used to be as specified on the plans / application form) is suitably secured via condition 2. Accordingly, condition 3 is omitted in this instance, as it is not necessary and essentially duplicates condition 2. If the applicant subsequently wishes to further amend the approved materials, either a s96a or s73 application (as appropriate) can be submitted to the local planning authority for assessment.

9. Conclusions & planning balance

9.1 As confirmed above, section 73 applications are required to be considered against the development plan and material considerations, under section 38(6) of the Planning and Compulsory Purchase Act 2004, and conditions attached to the existing permission, with a particular focus on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission. This has been evidenced in the above assessment, with it concluded that firstly the changes can be considered as a s73 proposal and, moreover, in themselves and in the context of the original permission are considered to be acceptable, subject to conditions.

Conditions:

1. Condition 1 of the original planning permission (3 years for implementation) is no longer relevant, as based on an unaccompanied officer site visit on 02/05/2024 it appeared that works to implement the permission had already commenced.
2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

AHR_PA1 001 Existing Location Plan received on 28 May 2021
AHR_PA1 101 Proposed Location Plan received on 28 May 2021
AHR_PA1 102 Proposed Site Plan received on 28 May 2021

2022 258 208 Proposed Section AA BB
As received 11/12/2023

2022-258-311 PD Ground & First Floor Plan
2022-211 Rev A External Window & Door Types Elevations 2 of 4
2022-211 Rev A External Window & Door Type Elevations 4 of 4
2022-212 Rev A External Window & Door Type Elevation 3 of 4
As received 23/02/2024

2022-258-312 Prior App & Loft Floor Plan
2022 258 205 Proposed Roof Plan
2022-258-206 Proposed Elevation A & B
As received 19/04/2024

2022-258-207 Proposed Elevation C & D
As received 25/04/2024

Reason: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. Condition 3 of the original planning permission (compliance condition for the construction of the development to be carried out in accordance with the plans and/or application form) is no longer necessary, as this is suitably secured via condition 2. The permission has already been implemented. Should the applicant subsequently wish to further amend the approved materials, either a s96a or s73 application (as appropriate) can be submitted to the Local Planning Authority for assessment.

Informatives

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed timescale for the decision to be issued.
2. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
3. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
4. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.
5. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
6. Noisy construction, demolition and associated activities should be restricted to between the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, with no noisy works taking place at any time on Sundays and Bank or Statutory Holidays.
7. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or

across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall

8. Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link: <https://www.gov.uk/wildlife-licences>