



Technical Note – Biodiversity Net Gain Exemption Statement

**Assunnah Islamic Centre, 565a High Road, N17
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Assunnah Islamic Centre

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Project Information

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Sector	Environment
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Revision History

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Disclaimer

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Technical Note

Aval Consulting Group Limited (ACGL) was commissioned in February 2026 by the Assunnah Islamic Centre to provide the necessary supporting information on Biodiversity Net Gain for a forthcoming planning application in relation to the proposed development of demolition of two existing buildings and construction of a three-storey mosque.

This technical note was produced by Evan Browne MSc (Ecology and Conservation), and reviewed by Natalie Boote ACIEEM.

The land edged red in Figure 1 is hereafter referred to as 'the Site'. This report was based on the proposed Site plans as detailed in Figure 2 overleaf.

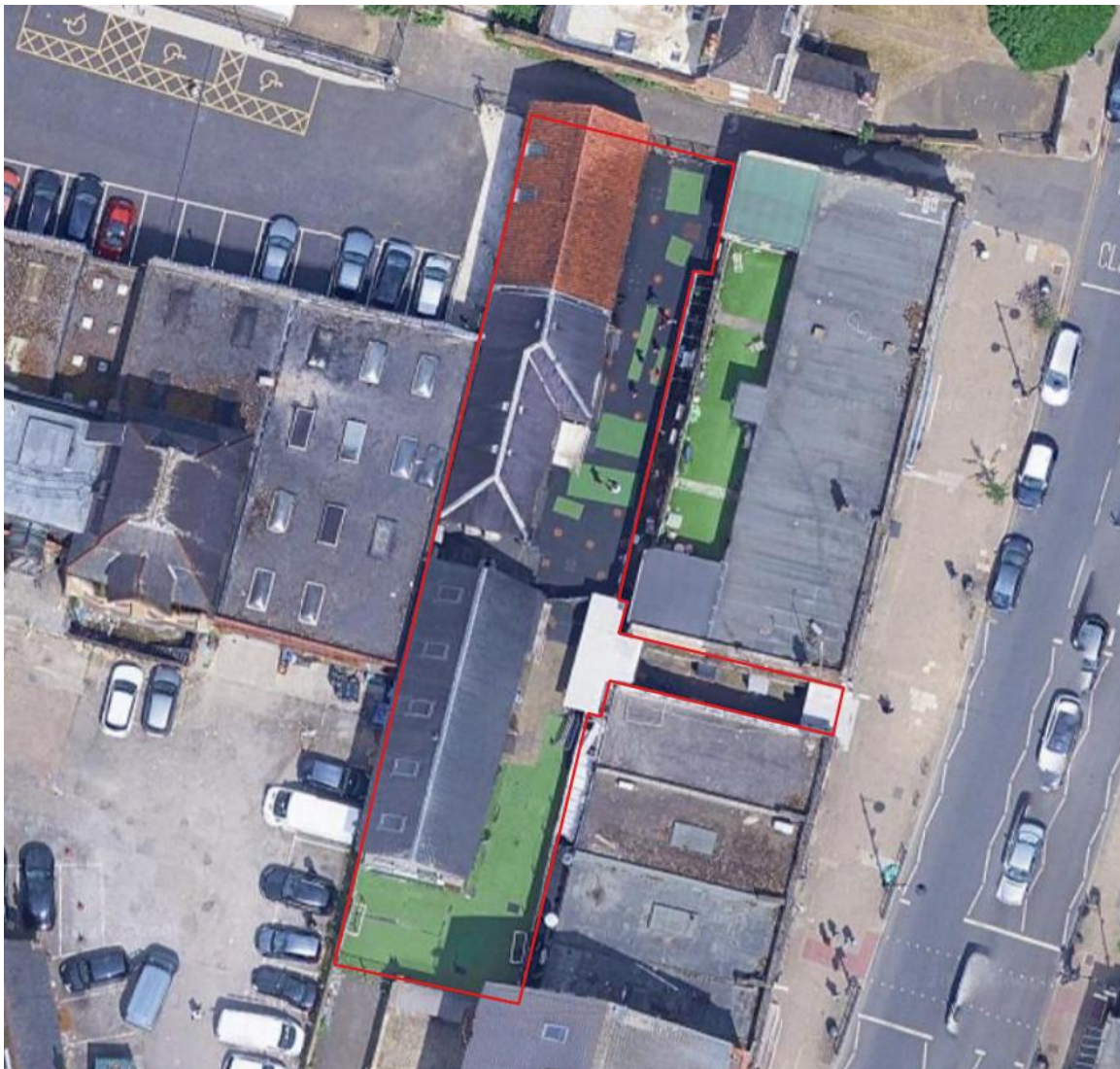


Figure 1. Site Location Plan (as demarcated by red line boundary)

The habitats present at baseline within the red line boundary of the Site consisted totally of “Developed Land; Sealed Surface” within the context of Biodiversity Net Gain, with no habitats (such as green roof) present on the roof.

This was confirmed during the Phase 1 site survey conducted by Evan Browne MSc and Natalie Boote ACIEEM on 3rd March 2026. Please see the accompanying Preliminary Ecological Appraisal for more information.



Photo 1: Front of property (B3) viewed from northeast



Photo 2: Front and southeast side of property (B1) viewed from southeast corner

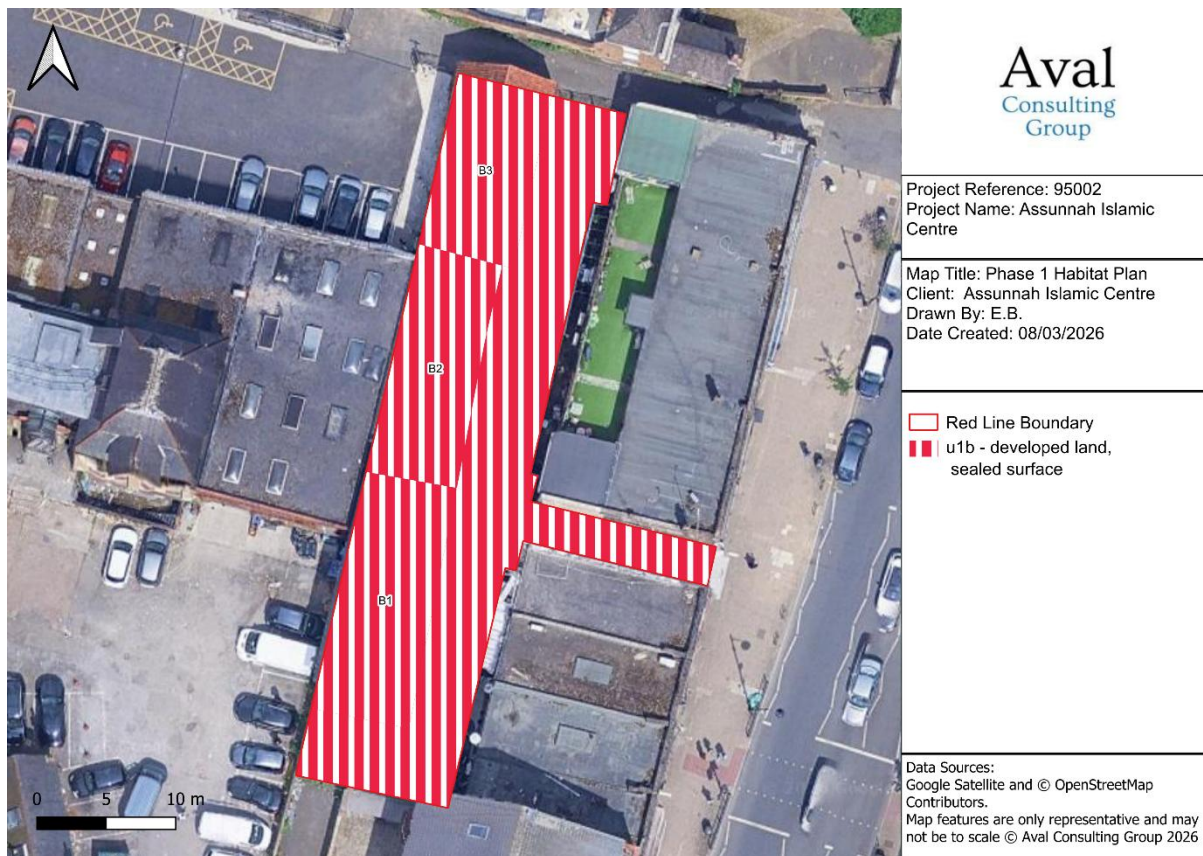
The buildings and sealed surface at the Site would score 'zero' on the BNG metric with no compensation required as part of statutory BNG. There was no encroaching vegetation present within the Site boundary, and historical imagery shows that the red line boundary has been in the same condition since 2020. On that basis no unauthorised degradation of the Site, which would require a baseline taken from prior to the degradation, has taken place.

The planning application is therefore considered to be exempt from the requirement for a 10% gain in biodiversity as it meets the 'de minimis' exemption:

- **The proposed application impacts habitat <25m²**
- **The proposed application does not impact priority or irreplaceable habitat**

Consequently, the biodiversity gain condition is not considered to apply in this instance, although enhancement of the Site through the additions recommended in the accompanying Preliminary Ecological Appraisal would be welcome in line with the National Planning Policy Framework.

Appendix A: Phase 1 Habitat Plan



Appendix B: Post-development Habitat Plan

