

Appendix 4 - Recommended Conditions

For the reasons set out in this appeal statement, the decision notice and the officers' delegated report, the Inspector is respectfully requested to dismiss the appeal. In the event that the Inspector is minded to allow the appeal, the Council ask that the following conditions be considered for inclusion on any planning permission:

- a) Prior to the installation or construction of all telecommunications equipment associated with the development, details of the colour(s) and external finishes of all equipment shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the character and appearance of the area is preserved in line with policies DMHB 12, DMHB 11 and DMHB 21.

- a. No site clearance or construction work shall take place until the below details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

- 1. A method statement outlining the sequence of development on the site including demolition, building works and all tree protection and maintenance measures which will be put in place to ensure the retention and longevity of the category B Lime Tree.

- 2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with all of the approved details. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
 - 2.b No materials or plant shall be stored;
 - 2.c No buildings or temporary buildings shall be erected or stationed.
 - 2.d No materials or waste shall be burnt; and.
 - 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

- 3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

Reason: To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the

development preserves the appearance of the area in line with policy DMHB 11 and DMHB 14 of the Hillingdon Local Plan Part 2 (2020)