|  |  |  |  |
| --- | --- | --- | --- |
| Dr Anita Hunt  23 High Street  Otford  Kent  TN14 5PG |  | Tel No: | 01732 227000 |
|  | Ask for: | Guy Martin |
|  | Email: | Guy.Martin@Sevenoaks.gov.uk |
|  | My Ref: | 20/00152/House |
|  | Your Ref: |  |
|  | Date: | 17th March 2021 |

Dear Dr Hunt

**Notice of pre-commencement conditions if planning permission is granted.**

**Planning application 20/00152/House**

**Address: 23 High Street Otford Kent TN14 5PG**

**Town and Country Planning Act 1990.**

**Town and Country Planning (Pre-commencement Conditions) Regulations 2018.**

In accordance with the above legislation and regulations, we are notifying you that if we are minded to grant planning permission for this proposal, we intend to impose pre-commencement conditions, as set out below, based on the Consultation response of the Councils Tree Officer.

Text of and reasons for the proposed pre-commencement conditions if the proposal were to be recommended for planning permission:

“Before any equipment, machinery or materials are brought on to the land for the purposes of the development, a method statement will be submitted to the Local Planning Authority for approval in writing to show how the works would be undertaken without causing damage to the adjacent trees. The works shall not be undertaken other than in accordance with the approved method statement.”

The reasons why these conditions are proposed as pre-commencement conditions:

To prevent damage to the trees during the construction period as supported by Policy EN1 of the Sevenoaks District Councils Allocation and Development Management Plan.

If a substantive response is not received by the 29th March 2021, then the pre-commencement conditions referred to above can be imposed on any grant of planning permission on this application.

If we receive a response by the above date we will take this into account in accordance with the Regulations before any pre-commencement conditions are imposed and any planning permission is granted.

Please note that this letter is without prejudice to the final recommendation and determination and decision-making processes of the local planning authority.

Yours sincerely,

Guy Martin

Senior Planner