

Holy Union Ltd
3rd floor, Barclay House
Victoria Street
Douglas, Isle of Man
IM1 2LE

15th October 2013

Dear Sir/Madam,

Re: Planning Application 2013/3383, Overbye

The Board of Directors of the Residents' Association has considered your application for approval of your Variation of Condition 2 of planning permission 2012/3682 (Detached two storey house with basement, rear balcony and detached garage following demolition of existing house and garage) for increase in basement of 87.6m², drawing numbers: 6230 01, 623 02A, 623 03, 623 04, 623 05A in accordance with the planning guidelines approved by Residents. The Board is prepared to give its approval, subject to the following matters being satisfactorily agreed in writing and complied with:

1. Payment of all fees in advance as per current planning guidelines (please supply details where applicable).
2. Subject to sufficient screening during and upon completion of the building works.
3. Agreement that all activities relating to the construction, including parking, are carried out on site.
4. The reinstatement of the verge to a standard to be agreed with the General Manager to include verge protection measures.
5. The Association being notified, in due course, of the actual completion date of the works. Notification is also required of setting out in order to check dimensions.
6. The setting by the Residents' Association of the Net Annual Value for the property for Estate Charge purposes to take into account the development proposals. Upon completion of the works the NAV will be set to at £4,696. Please note that, under the terms of the St George's Hill, Weybridge, Estate Act 1990, the estate charge is leviable from the date of commencement of construction, payable on completion of the development.
7. Completion of the work within 3 years of the date of this conditional approval (in accordance with clause 4.5.3 of the Planning Policy Guidelines).
8. Compliance with the Town Planning conditions as outlined in Elmbridge Borough Council's Decision Notice dated 23rd September 2013.

Please return a signed copy of this letter stating your acceptance of these conditions. On the satisfactory completion of the building in accordance with the submitted plans, one copy of them will be returned to you endorsed with the Association's approval. Kindly note, that the Association reserves the right to inspect the construction work upon or prior to completion.

We would remind you of the Association's Planning Policy Guidelines and Notes to Contractors, copies of which are enclosed. The item regarding on site parking is of particular importance. We should be pleased to receive your acceptance and the dates requested in paragraph 5.

If anything is unclear or there is anything you or your architect would like to discuss in the light of this letter, do not hesitate to contact me.

Yours faithfully,



Suzanna Sleightholme
For and on behalf of
St George's Hill Residents' Association