

Miss Sophie Wallis
Nicholas Lee Architects
34A Rosslyn Hill Hampstead
London
NW3 1NH

Application Ref: **2015/5274/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 1226

5 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
107 A Priory Road
London
NW6 3NN

Proposal:

Excavation of a basement beneath the house and erection of an infill extension including walk-on skylights to the front and rear of the house.

Drawing Nos: OS Extract, CA4603/02, 1217/ESP -001, 1217/ASP-001, 1217/AP-001, 1217/AP-002, 1217/EE-001, 1217/EE-002, 1217/AS-001, 1217/AS-002, CA4603/03 and CA4603/04.

Supporting document: Arboricultural report (dated April 2015), Cooper Associates BIA assessment (dated June 2015).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans; OS Extract, CA4603/02, 1217/ESP -001, 1217/ASP-001, 1217/AP-001, 1217/AP-002, 1217/EE-001, 1217/EE-002, 1217/AS-001, 1217/AS002, CA4603/03 and CA4603/04.
Supporting document: Arboricultural report (dated April 2015), Cooper Associates BIA assessment (dated June 2015).

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the

Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/councilcontacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning

AUTHORITY FOR SEALING/SIGNATURE
SECTION 106 AGREEMENT

107a Priory Road - 2015/5274/P

LONDON BOROUGH OF CAMDEN
REQUEST FOR DOCUMENT TO BE SEALED/SIGNED

The attached document is an Agreement under Section 106 of the Town and Country Planning Act 1990 between

1. **STEVEN ALISTAIR STANDRING and SAMANTHA SEARS**
2. **BARCLAYS BANK PLC**
3. **MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN**

and I confirm the document secures the obligations required by the London Borough of Camden in the granting of planning permission for development at the above property.

Committee Ref:

Delegated Authority/Development Control committee [insert date if decided at Committee]

CLIENT STATEMENT

I, Neil McDonald of Development Management, Regeneration and Planning Division, confirm that I am duly authorised by the Supporting Communities Directorate to make this statement.

Signed



Neil McDonald

Dated 29/03/2017

LEGAL STATEMENT

I certify that I have compared the above statement with the contract documents and confirm that it accurately describes the nature and effect of the document

Signed



~~Patricia Tavernier~~



Dated

31/3/17

SEAL REGISTER NUMBER

30811

31.03.2017

Debra Finn, Customer Agent
Michelle Louise Fairclough, Collections Senior Agent
Diane Baxter, Operations Manager
Geraldine Cavaghan, Operations Manager
Ben David Erwin-Senior Operations Manager
Rebecca Naylor, Mortgage Underwriter
Deborah Hocker, Operations Manager

Each of Barclays Bank PLC, PO Box 187, Leeds, LS11 1AN as our true and lawful attorneys (each an "Attorney") for and on behalf of the Company to act, jointly and severally, to sign, execute and deliver deeds of easement and indemnities, deeds regulating the priority of mortgages, consents, releases, discharges, transfers under a power of sale, transfers of mortgages, reconveyances and re-assignments of real or personal property, mortgaged, charged or assigned by way of security to the Company.

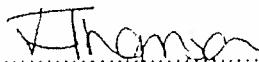
Any actions authorised by this Power of Attorney may be taken by any of the Attorneys and if so taken shall be as valid as though done by all Attorneys.

This Power of Attorney replaces the Power of Attorney that was executed on 11 May 2015.

This Power of Attorney shall be governed and construed in accordance with the laws of England and Wales and shall be valid for a period of one year from the date given hereof whereupon it will terminate automatically.

This Deed has been, and has been witnessed as, duly executed and delivered on the day and year first written above.

The Common Seal of
Barclays Bank PLC
was affixed in the Execution of this Deed
in the presence of:

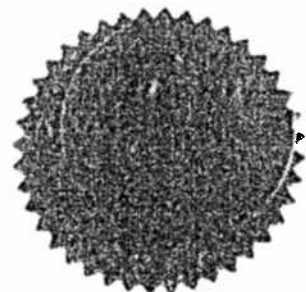


Assistant Secretary
Authorised Sealing Officer

I certify this to be a true and
complete copy of the original



For Barclays Bank Plc
Manager



Date 22/3/17

By this POWER OF ATTORNEY made by deed on 9 May 2016, we, Barclays Bank PLC, a company incorporated in United Kingdom and registered in England (registered number 1026167), whose registered office is situate at 1 Churchill Place, London E14 5HP (the "Company") APPOINTS:

Rosemary Bradley, Senior Customer Agent
Emma Jayne Goddard, Customer Agent
Sharon Gail Hayes, Senior Customer Agent
Victoria Rachel Martin, Senior Customer Agent
Sharon Elizabeth Peverell, Customer Agent
Jane Sutcliffe, Customer Agent
Michelle Jacqueline Swales, Customer Agent
Hayley Bedford, Customer Agent
Debra Withington, Customer Agent
Laura Ann Hewitt, Customer Agent
Aumil Rasool, Customer Agent
Yvonne Mckue, Senior Customer Agent
Debra Kelly, Customer Agent
Patricia Dawson, Customer Agent
Kelly Lee-Tose, Operations Manager
Nosheen Ali, Customer Agent
Samantha Hall, Customer Agent
Kathleen Angela Payne, Customer Agent
Vincenzo Nicoletti, Customer Agent
Ferhana Patel, Customer Agent
Charlotte Ann Hannick, Customer Agent
Michelle Victoria Phillips, Customer Agent
Natalie Dawn Ann Dudley, Customer Agent
Donna Samantha Adamson, Senior Customer Agent
Trevor David Richardson, Collections Senior Agent
Nichola Maria Johnston, Senior Operations Manager
Andrew Arthur Carter, Customer Agent
Martin Phillip, Team Leader
Faye Lamymman, Customer Agent
Joanne Bowling, Customer Agent
Anita Jane Artle, Customer Agent
Stephen Hall, Senior Customer Agent
Samantha Louise Hope, Customer Agent
Steven Anthony Redfern, Collections Senior Agent
Richard Tattersall, Operations Manager
Collette Kemp, Customer Agent
Kevin Blakelock, Operations Manager
Tracey Riley, Customer Agent
Asib Gulzar, Customer Agent