



Delegated Report

Householder Planning Application

Application No:	20240001
Location:	Distarti, Rhododendron Avenue, Meopham, Gravesend, Kent, DA13 0TT
Description:	Demolition of existing dwelling and erection of a new replacement dwelling.
Applicant:	Mr C Martin
Site Visit:	14 September 2023

Submitted Documents/Plans

The application comprises the following documents and plans:

- Application Form – dated 02 January 2024;
- Planning Statement (ref. CG-284) – dated December 2023;
- Drawing no. PL-01 – Existing Site Location and Block Plan;
- Drawing no. PL-02 – Existing Floor Plans;
- Drawing no. PL-03 – Existing Elevations;
- Drawing no. PL-04 – Proposed Site Location and Block Plan;
- Drawing no. PL-05 – Proposed Floor Plans;
- Drawing no. PL-06 – Proposed Elevations;
- Drawing no. PL-07 – Proposed Roof Plan and Sections;
- Drawing no. PL-08 – Proposed 3D Render.

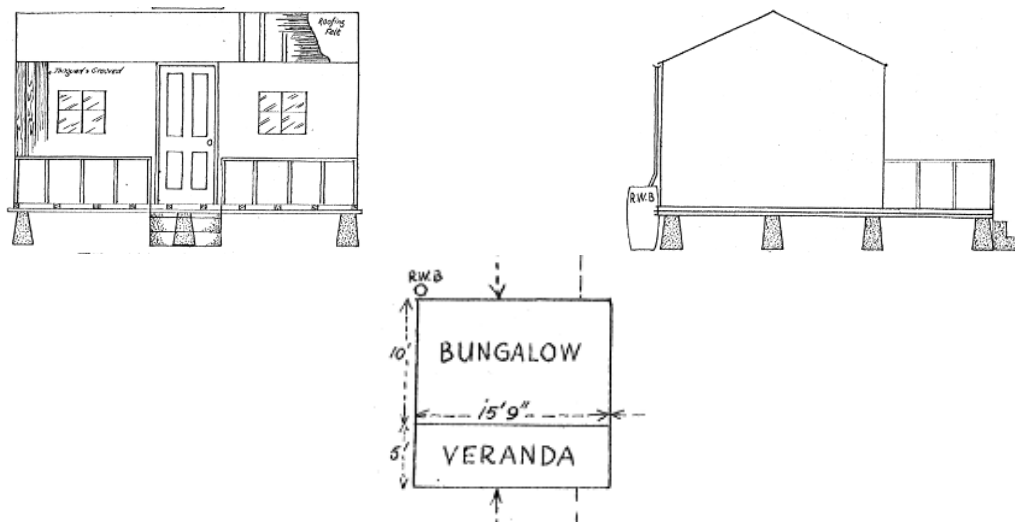
Relevant Planning History

Reference	Description	Decision	Decision Date
20230262	Application for a Lawful Development Certificate in respect of the proposed erection of a detached outbuilding	CERTIFICATE GRANTED	12.05.2023
20230260	Prior approval application for a single storey rear extension with a depth of 7.90 metres, maximum height of 4.00 metres and eaves height of 2.20 metres.	PRIOR APPROVAL NOT REQUIRED	27.04.2023
20221357	Application for a Lawful Development Certificate in respect of the proposed erection of a single storey side extension and a detached outbuilding	CERTIFICATE REFUSED	16.02.2023

20221359	Application for prior approval of a proposed: Enlargement of a dwellinghouse by construction of additional storeys under Schedule 2, Part 1, Class AA.	PRIOR APPROVAL REFUSED	07.02.2023
20221358	Single storey rear extension with a depth of 8.00 metres, maximum height of 4.00 metres and eaves height of 2.20 metres.	PRIOR APPROVAL REFUSED	31.01.2023
20210319	Demolition of existing chalet bungalow and erection of a replacement 3 bed bungalow.	PERMITTED	02.06.2021
19790429	Retention of single storey extension to form kitchen at rear	REFUSED	28.06.1979
19550280	Erection of dwellinghouse	REFUSED	07.12.1955
19520150	Erection of chalet	PERMITTED	30.05.1952

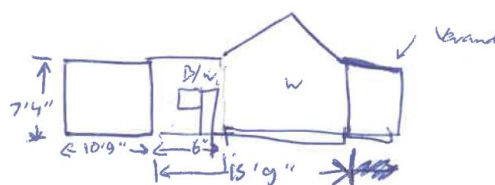
Planning History Note

The original chalet dwelling was granted permission in 1952 (ref. TH/6/52/109 (19520150)). It had a pitched roof with a small veranda to the front.

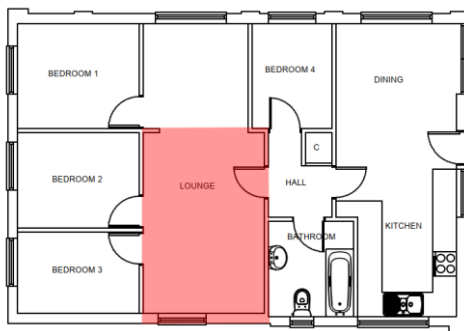


The original dwelling had a width of 15'9" (approx. 4.8m) and a depth of 10' (approx. 3.05m), with a 5' veranda (approx. 1.52m). As the building was constructed after 1948, the chalet shown above is considered to be the original building.

The dwelling was then extended without planning permission and was investigated by planning enforcement in 1978. There were two unauthorised extensions to the rear of the original chalet, as shown in the screenshots below:



The original pitched roof of the dwelling is shown on the listing video for the auction of the property (16th June 2022 - <https://www.onthemarket.com/details/11882559/>), showing an internal vaulted ceiling of the original pitched roof (4 minutes). This provides further evidence that the original property has been extended to the rear and the video continues to show an internal flat roof to the front which would have been the veranda (4:30 minutes).



Although the evolution of the property overtime has no relevance to this application, it provides important context. The area was originally small-scale holiday chalets and whilst properties have been extended, the prevailing context of the surrounding area is small scale chalet bungalows with a maximum 1.5 storeys.

Development Plan

Gravesham Local Plan Core Strategy (LPCS) (September 2014):

- CS01 - Sustainable Development
- CS02 - Scale & Distribution of Development
- CS12 - Green Infrastructure
- CS18 - Climate Change
- CS19 - Design & Development Principles

Saved Policies in the Gravesham Local Plan First Review (LPFR) (November 1994):

- P3 - Vehicle Parking Standards
- C13 - Extensions to Dwellings in the Countryside

Paragraph 33 of the NPPF (2023) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for

housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (NPPF) (2023)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving Well-Designed and Beautiful Places
- Section 13 - Protecting Green Belt Land
- Section 15 - Conserving and Enhancing the Natural Environment

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 - amended June 2020
- Technical Housing Standards - Nationally Described Space Standard (2015)
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guidance (SPD) (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

External consultees

Kent County Council - Public Rights of Way (PROW) – No objections to the above planning application at Distarti. Access to the property involves driving along a Public Right of Way Bridleway NS293, and we would ask that any construction is done with this in mind. Vehicles should be driven with care over the bridleway so as not to damage the surface, and any contractors should be made aware that there will likely be frequent use of the route by pedestrians.

The granting of planning permission confers no other permission or consent on the applicant. It is therefore important to advise the applicant that no works can be undertaken on a Public Right of Way without the express consent of the Highways Authority. In cases of doubt the applicant should be advised to contact this office before commencing any works that may affect the Public Right of Way. Should any temporary closures be required to ensure public safety then this office will deal on the basis that:

- The applicant pays for the administration costs.
- The duration of the closure is kept to a minimum.
- Alternative routes will be provided for the duration of the closure.
- A minimum of six weeks notice is required to process any applications for temporary closures.

This means that the Public Right of Way must not be stopped up, diverted, obstructed (this includes any building materials or waste generated during any of the construction phases) or the surface disturbed. There must be no encroachment on the current width, at any time now or in future and no furniture or fixtures may be erected on or across Public Rights of Way without consent.

Kent County Council - Heritage – The site lies within an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area and the relatively limited extent of the proposed works, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and have no further comments to make in

this case.

Internal consultees

GBC Environmental Protection (Regulatory Services) – This appears to be a re-submission of the same application and details that were submitted in 2021 (and the application granted). Environmental Protection raised concerns with the foul drainage serving the property with regards to that application and those concerns remain. Although we have not received any complaints with regards to the overflowing cesspit for some time, there is no information contained in this submission that suggests the system has been replaced or upgraded. It is however noted that the application form advises that a package treatment plant will be installed to deal with foul sewage, and this is welcomed.

To address the drainage concerns and other matters, the following is recommended:

- Drainage – A condition should be attached to any planning permission that requires full details of the proposed foul drainage system to serve the replacement dwelling to be submitted for approval prior to installation. The applicant is advised to liaise with the Environment Agency and Building Control to ensure the location, soakaways, discharge points etc are suitable for this site/development, and all other matters regarding installation are compliant, particularly as new rules came into force in October 2023.
- Code of Practice on Construction and Demolition – Please apply as appropriate to ensure that the construction impacts to nearby premises are minimised.
- Lighting – Artificial lighting can cause a statutory nuisance under the Environmental Protection Act 1990. It is important that the applicants are not permitted to install external lighting that illuminate anything other than the ground within the curtilage of the new properties in order to assist in preventing a nuisance from occurring (which would be most likely if the bedrooms on neighbouring properties are illuminated).

GBC Highways Officer – I have no objections, the site and access is existing with little if any difference in highway terms with the proposed development.

Neighbouring properties

An advert was published in the Gravesend Messenger and a notice was displayed on site 24 January 2024.

In addition, twelve surrounding properties were consulted and two representations were received, both in support of the application. The representations raised the following points:

- Good design
- In-keeping with the environment
- Appropriate size and scale
- Repositioning the building is better for neighbour amenity

The consultation period expired 23 February 2024.

Analysis

Site Description

The site is located on the eastern side of Rhododendron Avenue which is within the Green Belt. The existing chalet property is located up the steep bank, has three bedrooms and is in a state of

disrepair. It is a timber clad building with a tiled roof and is at least 30 years old. There are also ancillary buildings on site.



Proposed Development

This application seeks planning permission for the demolition of the existing chalet and the erection of a new replacement dwelling. The replacement dwelling would be a chalet style bungalow, with a contemporary and modern design.



The dwelling would have an overall height of 6.5m, with an eave height of 2.85m. It would measure 12.3m wide and deep, with roof overhangs and canopies overhanging the side and rear

elevations.



Green Belt

The application site is located in the Green Belt and as such Policy CS02 of the Gravesham Local Plan Core Strategy (LPCS) (2014) is relevant. Development in the urban area is prioritised as the sustainable location for development. In the rural area, Policy CS02 states that development will be supported within rural settlements that are inset from the Green Belt and defined on the policies map. Development outside those settlements, i.e. in the Green Belt, will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the LPCS.

There are five principle issues in determining this application;

1. Is the proposed development appropriate in the Green Belt?
2. The effect of the proposal on the openness of the Green Belt;
3. Any very special circumstances?
4. Impact on the Landscape;
5. The effect on the character and appearance of the area; and
6. Other matters.

1. *Is the proposed development appropriate in the Green Belt?*

Replacement Dwelling

There are strict policy considerations within the Green Belt whereby paragraph 152 of the National Planning Policy Framework (NPPF) (2023) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 goes on to say that very special circumstances will not exist unless the potential harm to the Green Belt, by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt unless it falls within the specified exceptions. The relevant exception to consider for this application is part d of paragraph 154 of the NPPF (2023), which states that it may be acceptable to replace a building, provided the new building is in the same use and not materially larger than the one it replaces.

Therefore, it is important to first establish the extent of the original property and then consider any additions or extensions. As set out previously, the original dwelling was a small chalet, which was extended without planning consent. An application for a demolition and rebuild was granted planning permission in 2021 (ref. 20210319). Following this lawful development certificates were

submitted seeking to extend the footprint of the property under permitted development, one prior approval was granted for a rear extension and a separate LDC was granted for a detached outbuilding.

Using the assessment above, it would appear that the original building consisted of the main body of the house and the front veranda.

The proposed replacement dwelling has an external floor area of 140.5m², which is approximately 538.6% larger than the original dwelling. In terms of dimensions, the proposed dwelling will remain the same height as the existing dwelling at a maximum of 4m but is a significant increase in built form.

	Original Dwelling	Proposed Dwelling	% increase
Footprint (m ²)	22m ²	140.5m ²	538.6%

While this increase above the original is significant, the previously approved new dwelling (ref. 20210319) had a footprint of 94m² and is a material planning consideration. Moreover, the permitted development extension approved in 2023 (ref. 20230260) increase the footprint of the existing dwelling and built form on the site to 111.8m². Therefore, a more accurate consideration is the existing footprint of the dwelling (as approved through the permitted development approvals (ref. 20230260).

Note - it is important to acknowledge that the original building is unfit for modern living and would be significantly below residential layout guidelines.

	Existing (Approved) Dwelling	Proposed Dwelling	% increase
Footprint (m ²)	111.8m ²	140.5m ²	25.7%

As demonstrated above, the proposed dwelling would result in an increase above the existing footprint of the dwelling by 25.7%. Saved Policy C12 of the Gravesham's Local Plan First Review (LPFR) (1994) relates to replacement dwellings in the countryside. This states that there will be a strong presumption against allowing the replacement of existing dwellings, which will only be set aside if the listed criteria are met. Criteria (iii) states that the 'replacement dwelling must be of similar scale and mass to the existing dwelling and must be no larger than the existing dwelling, unless it can be demonstrated that modest enlargement is required to allow the provision of essential basic amenities such as a bathroom, toilet or kitchen, which currently do not exist or are clearly inadequate or to meet the special needs of the occupants'.

The proposed replacement dwelling is larger than the existing dwelling (with approved additions), however consideration should be given to increases in development as set out under saved policy C13 (LPFR). Saved policy C13 (LPFR) allows a one third limit increase on extensions to properties within the Green Belt and therefore an increase in footprint by 25.7% above the existing footprint is considered to be an acceptable enlargement. Therefore, the proposed replacement dwelling is considered in accordance with saved policy C12 (LPFR) and paragraph 153 of the NPPF (2023).

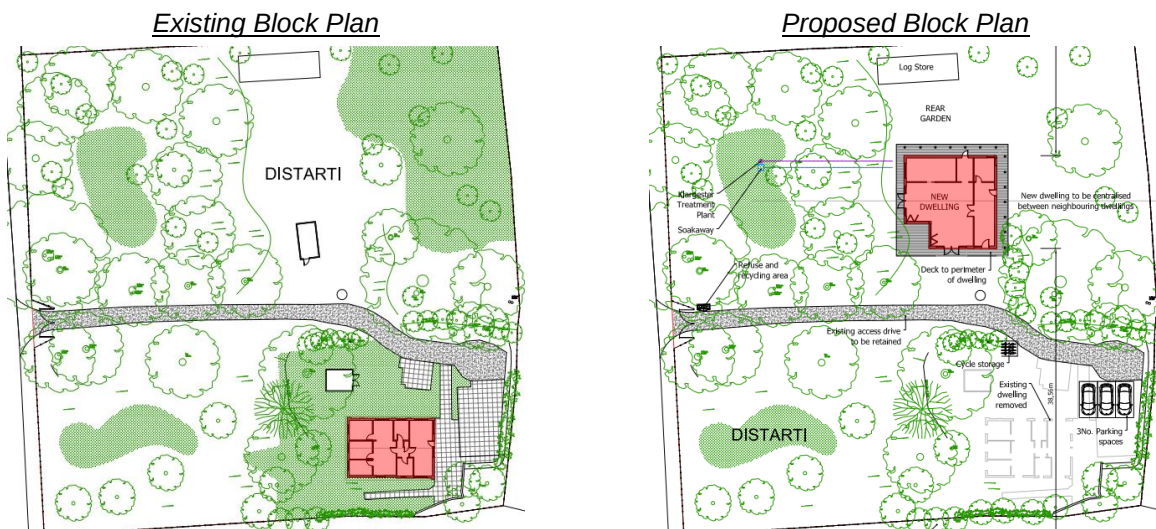
Notwithstanding the above assessment, the proposed dwelling does represent a significant increase above the 'original dwelling' (albeit not suitable for modern living standards). Therefore, it is considered appropriate to remove permitted development rights to extend the dwelling in order

to restrict enlargement above the 140.5m² hereby proposed.

2. The effect of the proposal on the openness of the Green Belt

Paragraph 142 of the NPPF (2023) states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. It also states that the essential characteristics of Green Belts are their openness and permanence.

The openness of the Green Belt has both spatial and visual aspects, and any new built form of development is harmful to its open character. The proposed dwelling would be relocated to a different part of the site, with the original property demolished (as demonstrated in the images below):



It is clear from the images that the scale of the built form would increase as part of this proposal, however it is important to note that the existing plan does not include the approved prior approval extension. In addition, the plan demonstrates that the existing driveway will be retained and the parking area formed on part of the existing hardstanding behind the new dwelling, with existing outbuildings and other areas of hardstanding removed. Therefore, in spatial terms the impact of the new dwelling on the Green Belt is minimal and planning conditions will be attached to ensure that hard and soft landscaping details are submitted and approved by the Local Planning Authority.

In visual terms, the new chalet dwelling will be larger and higher than the existing building and therefore would have an increased impact on openness. However, the proposed dwelling has been carefully designed to reduce visual bulk, with low overhanging eaves and hipped elements to the roof form. Moreover, the dwelling is located within the hillside and well screened from view which serves to reduce the overall impact on the visual openness. A soft landscaping scheme and restriction on the felling of trees will preserve the character of the site and ensure the replacement dwelling does not harm openness. Therefore on balance, the proposed dwelling is considered to have minimal impact on the visual openness.

Reference back to paragraphs 152 and 153 of the NPPF (2023) informs us that inappropriate development in the Green Belt should not be approved except in very special circumstances and that very special circumstances will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Whether the development causes any other harm and whether there are any other relevant considerations to balance the overall planning argument, should now be considered.

3. Very special circumstances

No specific arguments have been put forward by the applicant in relation to the assessment of 'very special circumstances'.

The planning statement includes extensions to the neighbouring property (Amankilla) and other dwellings on Rhododendron Avenue. These are not considered to be a very special circumstance as there is no precedent in planning. However, the information provided does demonstrate that other properties on Rhododendron Avenue have been extended significantly above the original holiday chalets.

Nevertheless, the proposed development is considered to be appropriate within the Green Belt and to only cause minimal impact on openness, and therefore very special circumstances are not required to be assessed.

4. *Impact on the Landscape*

In addition to being within the Green Belt, the site is located within the Harvel Wooded Downs Landscape Character Area. This area is characterised by varied topography, ancient wood and haphazard mosaic resident plots and small holdings. The style of properties is varied in terms of scale and style, with many plots being derelict caravans and small brick bungalows.

The Landscape Character Assessment (2009) continues to state that incongruous elements within the area involve replacing more traditional features through to modernisation of vernacular buildings. This is continued in the guidelines which set out how to conserve strong elements and "halt the erosion of the area with inappropriate development", and include the following points:

- Conserve and maintain traditional and distinct buildings, materials and elements;
- Assess development proposals through the area to modify variety in building styles and materials;
- Resist proposals that introduce inappropriate designs and materials.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

The development is not considered to impact on the landscape as the property is located in a wooded and relatively well-developed area, is well-designed and will be finished in appropriate materials. Therefore, the proposal accords with Policy CS12 (LPCS) and safeguards the quality of the Harvel Wooded Downs Landscape Character Area.

5. *The effect on the character and appearance of the area*

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's newly published Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for developments. Generally, the SPD highlights the importance of new development complimenting and corresponding to existing character and the wider context. In this case, the rural character of the area and other surrounding dwellings should be considered.

The surrounding properties on Rhododendron Avenue have a rural character and are chalet style

bungalows, with varied size and appearance. These properties were originally single storey bungalows and many have been extended upwards into chalet style properties. The proposed dwelling has adopted a similar character, with low eaves and habitable rooms within the loft space. The design of the building takes reference from a Swiss chalet, and the roof design is considered to limit its impact on the landscape and serves to blend the building into the hillside. Moreover, the architectural approach to the dwelling is well considered, offering an interesting and visually attractive building, which reduces prominence and break up perceived bulk through the roof pitches and angles. Therefore, the design of the dwelling is also considered to be acceptable and has been well considered to ensure that there would be minimal impact on the Green Belt and due to its position and natural screening would not be overly visible from any public vantage point. The design is considered to make a positive contribution to the character of the area.

Overall, the development will not impact on the street scene and will be conditioned so that the material are agreed in writing prior to above ground works to ensure they are appropriate materials for the rural setting. Therefore, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

6. Other matters

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users' and that 'the design and layout of new residential development, including conversion, will accord with the adopted Residential Layout Guidelines' (RLG) (2020). Moreover, on 25 March 2015 the Government issued a written ministerial statement, which introduced new technical housing standards in England and set out how these would be applied through planning policy. These standards came into effect on 1 October 2015.

The proposed dwelling has a gross floorspace of 236.8m². The Nationally Described Space Standards require a two storey, three bedroom, six person (maximum) dwelling to have a minimum floor area of 102m², and as such the dwelling would significantly exceed the minimum requirement of the NDSS.

Notwithstanding this, Gravesham's RLG breaks down the measurements further, recommending minimum floor areas for specific rooms as shown in the table below. These recommended minimum floor areas have been compared to the proposed room sizes within the property:

	RLG (minimum floor area)	Proposed Room Size
Kitchen/Living/Diner	25.2m ²	64m ²
Living Room (Snug)	13.2m ²	20.7m ²
Utility Room	N/A	7m ²
Bathroom	3.6m ²	8.5m ²
Double Bedroom	11.5m ²	22.6m ²
		25.2m ²
		18.8m ²
Ensuite Bathroom	3.6m ²	16m ²
Bathroom	3.6m ²	6.6m ²

The table demonstrates that all rooms provided within the dwelling exceed the recommendations of the RLG.

Overall, the proposed dwelling would exceed the minimum standard set out in the NDSS (2015) and would therefore provide acceptable rooms and amenity space that exceed the minimum required by Gravesham's RLG (2020). As such, the dwelling would provide acceptable amenity for future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring properties and land and Section 12 of the NPPF (2023) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

The proposed dwelling has been positioned centrally on the site, moving the development away from neighbouring properties. As such, the distance to the adjoining neighbours is 39m to Amankilla (south) and 40m to Peace Haven (north). Due to these distances, there are not considered to have any detrimental impact on the amenity of adjoining properties in terms of loss of light, privacy, loss of outlook or sense of enclosure.

No objections have been received in relation to the application, but two letters of support have been submitted.

Overall, the proposal is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Parking and Highways

There are no parking or highways issues relating to the proposed development. The plan provided shows that there would be a parking area on the site with space for three vehicles, which is in accordance with Gravesham's adopted parking standards (SPG4) (2006) for a four bedroom property. Conditions covering soft and hard landscaping will be included to ensure the area is not inappropriately hard paved.

Drainage

The site has history with drainage issues, specifically relating to the foul waste drainage system. Gravesham's Environmental Protection Team have highlighted this matter, stating that previous complaints have related to overflowing waste from the cesspit.

As part of this development, the new dwelling would be repositioned on the site and would involve a new package treatment plant to be installed and as such the issues with the existing drainage system are not directly relevant. However, due to no details provided within the submission of the drainage system, a condition will be attached to require full details of the system serving the replacement dwelling to be submitted to and approved in writing by the Local Planning Authority. The trigger for this condition would be pre-commencement and has been agreed in writing by the agent (01/03/2024).

Further to this, an informative will be attached to encourage the applicant to lease with the Environment Agency and Building Control on the location, soakaways and discharge points prior to the submission of a discharge application.

Biodiversity

As aforementioned in this report, the site is within the Harvel Wooded Downs Landscape Character Area and the new dwelling will be repositioned on the site. This would introduce built

form, residential paraphernalia and lighting onto a part of the site that is currently undeveloped. Therefore, there are concerns with potential impacts on biodiversity and planning conditions are suggested to retain and seek new biodiversity opportunities on the site.

There will be conditions, as stated previously, relating to the hard and soft landscaping schedules, to ensure that the openness of the impact and the landscape are preserved. There will be a condition attached requiring details of biodiversity enhancement strategies to be submitted and approved by the Local Planning Authority. In addition, it is considered important to attach a condition relating to lighting, which will seek to safeguard both the landscape and biodiversity. Subject to these suggested conditions, the proposed development is considered to be in accordance with Policy CS12 (LPCS) and Section 16 of the NPPF (2023).

Public Rights of Way (PROW)

The site fronts onto Public Right of Way Bridleway NS293, however the development itself is set back some 32m and is not likely to impact on the PROW. However, an informative will be attached to the decision notice to ensure that it is not stopped up, blocked or impeded at any time through the construction process.

Conclusion:

The application has been fully considered and is in accordance with local and national planning policy.

The new dwelling, although larger than the existing property with approved extensions, falls within the one third limit set out in saved policy C13 and is not substantially larger in footprint terms than the existing built form (saved policy C12). This is supported by the design strategy adopted which limits the visual impact on the openness of the Green Belt and the reduction in overall development, being outbuildings and hardstanding, the development would have minimal impact on the spatial openness. The position of the property on the hillside screens the development from direct view, however the property is well-designed and in character with surrounding chalet style properties on Rhododendron Avenue and subject to conditions relating to materials would have no impact on the landscape. Furthermore, there will be no impact on the amenity of future occupier or neighbouring residents, there is adequate parking available on site and the drainage concerns will be addressed by way of planning condition.

Therefore, it is recommended that planning permission is granted subject to conditions.

Suggested Conditions

Standards Conditions

- Time Limit
- Approved Plans
- Demolition of the Existing Dwelling

Pre-commencement

- Foul and Surface Water Sewerage Disposal

Prior to Above Groundworks

- Lighting (Biodiversity)
- Biodiversity Enhancement
- External Facing Materials

Prior to Occupation

- Hard Surface and Boundary Treatments
- Soft Landscaping Scheme

On-going

- Obscure Glazing
- Permitted Development Rights
- Trees to be Retained
- Watching Brief

Recommendation:

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	4 th March 2024	Dated:	04 March 2024