



Delegated Report

Householder Planning Application

Application No:	20250279
Location:	Otarawairere, Henley Street, Luddesdown, Gravesend, Kent, DA13 0XB
Description:	Erection of single storey rear/side extension including conversion of existing garage to habitable accommodation and erection of single storey outbuilding within rear garden.
Applicant:	Mr & Mrs P Davison
Site Visit:	05 February 2024

Submitted Documents/Plans

- Application Form – dated 20 March 2025;
- Planning, Design and Access Statement (ref. PH/24/204) (dated 20 March 2025);
- Supplementary Information – Original Planning Permission (ref. TH/6/56/102);
- Supplementary Information – Single Storey Rear Extension Permission (ref. GR/84/537);
- Supplementary Information – Lawful Development Certificate Decision Notice (ref. 20240937);
- Supplementary Information – Volume Calculations;
- Drawing no. HS/1 – Proposed Block Plan (scale – 1:500);
- Drawing no. HS/2 – Ordnance Survey Site Location Plan (scale – 1:1250);
- Drawing no. HS/3 – Existing Plans and Elevations;
- Drawing no. HS/4 – Proposed Plans and Elevations;
- Drawing no. HS/5 – Detached Garden Building Plans and Elevations;
- Un-numbered Location Plan – Existing Block Plan (scale – 1:500).

Relevant Planning History

Reference	Description	Decision	Decision Date
20240973	Application for a Proposed Lawful Development Certificate; demolition of existing rear extensions, erection of a 4 metre single storey extension to rear of original dwelling only. Erection of a front porch and erection of a single storey home workshop/garage outbuilding within the rear garden.	CERTIFICATE GRANTED	20.12.2024
19840537	Erection of single storey rear extension to form breakfast room shower room and conservatory	PERMITTED	24.07.1984

19560112	Erection of a detached bungalow	PERMITTED	11.07.1956
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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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (NPPF) (2024)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving Well-Designed Places
- Section 13 - Protecting Green Belt Land
- Section 15 - Conserving and Enhancing the Natural Environment
- Section 14 - Meeting the Challenge of Climate Change, Flooding and Coastal Change
- 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)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Internal consultees

Local Ward Councillors – No comment received.

External consultees

Kent Downs National Landscape Management Group – The Management Group do not normally provide bespoke comments on more minor applications such as this. This does not imply support for, or objection to, the proposal.

In determining the application, the local planning authority has a new statutory duty, as set out in S85 of the CRow Act, to seek to further the purpose of conserving and enhancing the natural beauty of the Kent Downs National Landscape.

KCC 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 belowground archaeological impact and have no further comments to make in this case.

KCC Public Rights of Way – No comment received.

Neighbouring properties

A notice was displayed on site 18 June 2025.

In addition, two surrounding properties were consulted and four representations were received, all raising objection to the development. The concerns raised by neighbours are listed below:

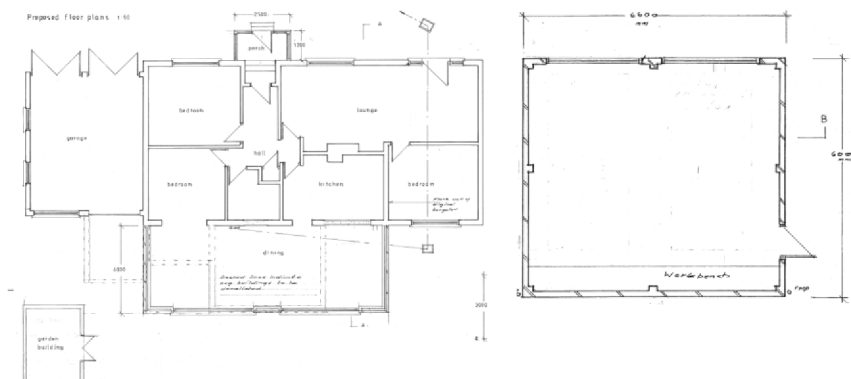
Material Planning Considerations

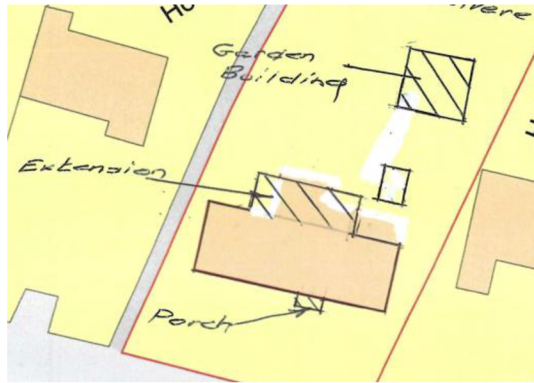
- Outbuilding excessive in size (height)
- Impact on the National Landscape (AONB)
- Location of outbuilding changed from previous application
- Impact on amenity
 - Outlook
 - Noise
 - Odour
 - Light
- Use of outbuilding as residential accommodation
- No vehicular access to garage

The consultation period expired 09 July 2025.

Preliminary Matters

The property benefits from a lawful development certificate for the “*demolition of existing rear extensions, erection of a 4 metre single storey extension to rear of original dwelling only. Erection of a front porch and erection of a single storey home workshop/garage outbuilding within the rear garden*”.





These extensions result in a 247.3m² of built form on the site, which represent a 181% uplift over the original dwelling.

The granted permitted development extensions are a fallback position and a material planning consideration that will be discussed later in this report.

Analysis

Site Description and Previous Extensions

Otarawairere is a detached bungalow located on the northern side of Henley Street, Luddesdown.



The application site is within the Metropolitan Green Belt and Kent Downs National Landscape.

Therefore, the property has been extended to both sides and at the rear, with original footprint of the property is considered to be approx. 88m².

Development Proposal

This application proposes the erection of single storey rear/side extension, the conversion of existing garage to habitable accommodation and erection of single storey outbuilding within rear garden. As part of the development, the existing rear projection and garden shed would be removed.

The rear extension would infill the space behind the existing garage and utility room, with the overall depth of the property being reduced by 0.5m. The outbuilding is detailed within the Planning Statement as a workshop, albeit with the external appearance of a double garage, and would be located near to the western boundary.



The dimensions of the extensions are as follows:

Rear Extension

- Depth (max) – 1.65m
- Width (max) – 13.25m
- Height (max) – 4.1m
- Height (min) – 2.95m

Outbuilding

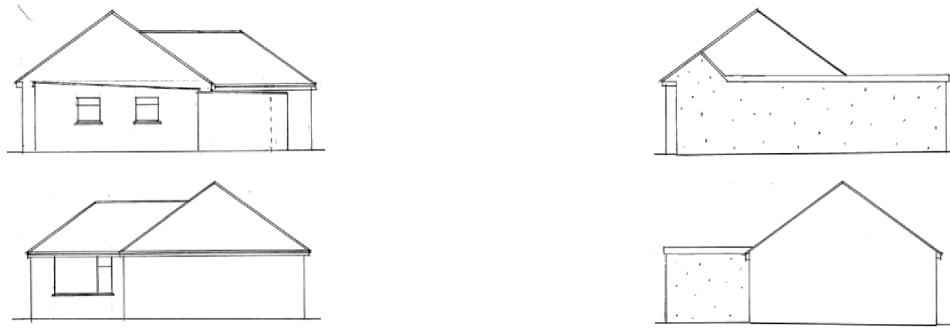
- Depth – 6m
- Width – 6.6m
- Height (max) – 3.9m
- Height (eave) – 2.45m

Existing Elevations

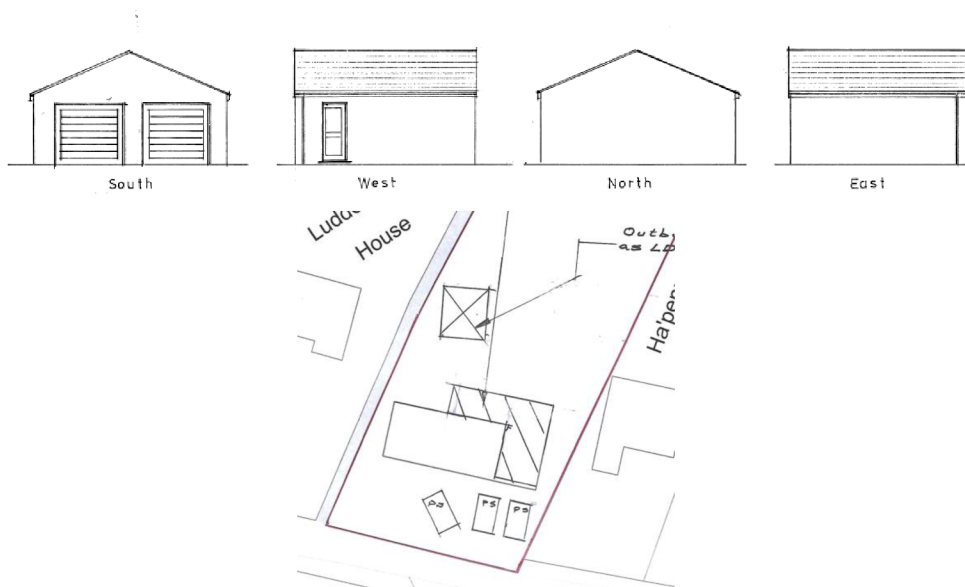


Proposed Elevations





The outbuilding would be constructed in the garden, set-back from the rear wall of the property by approx. 6m, toward the western boundary of the site. This is an altered position from the approved lawful development certificate (ref. 20240973), however the size and dimensions of the building are unchanged. It would be used as a workshop.



It is acknowledged that the outbuilding has been designed with garage doors and is described as a garage/workshop in the supporting information. This was highlighted in neighbour representations as a concern due to the extension preventing vehicular access through to the garden. However, the use of the outbuilding as a workshop or for garaging of motorbikes is feasible and suitable conditions can be attached, should permission be forthcoming, to ensure that it would not be converted into a separate unit of living accommodation or contain a business at any time.

Extension to Dwelling

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. Design, Appearance and Impact on the Landscape; and
5. Other matters.

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

There are strict policy considerations within the Green Belt whereby paragraph 153 of the NPPF (2024) 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 c of paragraph 154 of the NPPF (2024), which states that it may be acceptable to extend or alter a building provided it does not result in disproportionate additions over and above the size of the original building.

In determining this proposal account will be taken of Saved Policy C13 of the Gravesham Local Plan First Review (LPFR) (1994) which relates to extensions to dwellings in the countryside. It sets out a number of criteria that should be met when considering proposals for domestic extensions. As the policy pre-dates the NPPF (2024), the weight attached to the policy must be considered carefully, with greater weight being given where the approach is consistent with paragraph 154 of the NPPF (2024).

In particular Policy C13 places an overall limit on extensions of one third of the gross floor area of the original dwelling unless the increased floor space has no overall effect on the existing bulk and appearance of the dwelling (criteria ii). It also requires the massing, scale and form of any extension to be appropriate to the existing dwelling and the Green Belt setting (criteria vi). It is considered that these factors are relevant in determining whether the size of an extension is proportionate and as such, these aspects of the policy are broadly in line with the NPPF (2024) and should be afforded due weight.

	Original Dwelling	Proposed Extended Dwelling	% increase above original
Footprint (m ²)	88m ²	198.2m ²	125%
Internal Floorspace Area (m ²)	73.1m ²	182.6m ²	150%
Volume	-	-	-

Table 1 – Increase above original dwelling

The calculations demonstrate that the proposed additions to the dwellinghouse exceed the one third limit set out in saved policy C13. Therefore, in purely numerical terms, the extension is contrary to the local plan Green Belt policy, potentially representing a disproportionate increase over the original floor area of the building. The volume calculations of the extensions, over the original dwelling, have not been calculated in this application and will instead be visually assessed.

Further to the above calculations based on the proposed extensions, domestic outbuildings,

including garages and other outbuildings, do not specifically fall within the list of exceptions of paragraph 154 of the NPPF (2024) and as such are considered to be inappropriate development. However, within case law it was considered that paragraph 154(c) is not confined to physically attached structures, and an “extension” can include detached structures (in *Warwick DC v SSLUHC* [2022]). Therefore, it is important to consider if the workshop/garage outbuilding would be an extension to the dwelling.

The Warwick judgement references Sevenoaks’ approach to the NPPF and the installation of domestic adjuncts to dwellinghouses within the Green Belt, concluding that a building can be regarded as an adjunct without being physically connected to another building, and therefore can be considered extensions of other buildings without the physical connection. It is summarised that, “in the domestic setting it is not artificial to describe garages or other outbuildings as being extensions of the principal dwelling house”. The use of ‘not artificial’ in this instance can be interpreted as not false or unnatural, and therefore it is correct and natural to consider a workshop building to be an extension to the principal dwelling house. As such, using the Warwick judgement, the erection of the outbuilding would be a domestic extension to the dwelling and would increase the overall footprint by 39.6m². This results in a net increase in overall footprint of 170%, significantly exceeding the one third limit of saved policy C13 (LPFR).

However, the numerical calculation forms only a part of the overall assessment. Paragraph 154 of the NPPF (2024) states that it may be acceptable to extend or alter a building provided it does not result in disproportionate additions over and above the size of the original building. It does not provide a figure.

The cumulative extensions above the original are significant, with historic extensions to either side of the original dwelling and to the rear. These additions, along with those hereby proposed, result in significant increase in built form over and above the original building. Although it is noted that the proposed extension is a single storey infill, would reduce the overall depth of the property by 0.5m and would consolidate the new built form within the extent of the existing building, the cumulative impact of extensions when taken as a whole would be disproportionate to the original modest bungalow.

It is therefore considered that the proposed development would result in a disproportionate addition to the property and as such the proposal would be inappropriate development, which is by definition, harmful to the Green Belt. It is therefore contrary to Policy CS02 (LPCS), Policy C13 (LPFR) and to paragraph 154 of the NPPF (2024).

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

Paragraph 142 of the NPPF (2024) 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 Courts have identified a number of factors to be taken into account when assessing the impact of a proposed development on the openness of the Green Belt (PPG Paragraph: 001 Reference ID: 64-001-20190722), which include both spatial and visual consideration.

Visually, the extension to the dwelling hereby proposed is an infill and consolidated within the bounds of the existing property. It is a single storey addition with a flat roof behind a false pitch frontage, and as such would have minimal impact on the visual openness of the Green Belt. The outbuilding would have a greater impact on the visual openness by virtue of being detached from the property, however a similar sized building was granted a certificate of lawfulness (ref. 20240973) and could be constructed under permitted development. Therefore, the impact of the

development on the visual openness of the Green Belt is minimal.

In spatial terms, the openness of the Green Belt relates to the absence of built form or development. The original property, as referenced earlier, was a modest bungalow which has been extended significantly. The proposal seeks to add additional built form to the property and a detached outbuilding, which increases the spread of development within and would erode the spatial openness of the Green Belt contrary to the fundamental aim of permanently open land.

Reference back to paragraph 153 of the NPPF (2024) 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

The very special circumstances put forward by the application relate to the permitted development (PD) fallback position. The property benefits from a lawful development certificate (LDC) granted in 2024 (ref. 20240973) for a rear extension, porch and outbuilding. Under the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, the dwelling can also be extended into the roof, subject to meeting certain requirements. The argument presented by the applicant is that approved and future permitted development extensions would result in an uplift exceeding that proposed in this application.

As aforementioned in this report, the footprint of the dwelling with the approved LDC extensions is 247.3m² (inclusive of both outbuildings). Table 2 below demonstrates that the permitted development fallback position represents a greater increase in built form than this proposal:

	Original Dwelling	Extended Dwelling	% increase above original
Permitted Development Fallback	88m²	247.3m²	181%
Proposed Extensions	88m²	237.8m²	170%

Table 2 – PD / Proposed

Therefore, the proposed development would result in a reduction of approximately 10m² of built form than would be allowed through the permitted development fallback position. Moreover, the proposed extension consolidates the extension within the existing footprint of the dwelling by virtue of being infill, which reduces the impact on the Green Belt.

Based on this, the very special circumstance presented justify the development and outweigh the harm to the Green Belt previously identified and the proposal is in accordance with paragraph 153 of the NPPF (2024).

4. Design, Character, Appearance and Impact on the Landscape

In addition to being within the Green Belt, the site is located within the Kent Downs National Landscape and the Meopham Downs Landscape Character Area. Paragraph 189 of the NPPF (2024) states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to these issues. The scale and extent of development within all

these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

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 greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs National Landscape (formerly Area of Outstanding Natural Beauty) and its setting. Proposals will take account of the Kent Downs National Landscape Management Plan and the Gravesham Landscape Character Assessment (2009).

The Kent Downs National Landscape Management Plan (2021-2026) sets out that its aim is to ensure that the natural beauty and special character of the landscape and the vitality of communities are recognised, valued, enhanced and strengthened well into the future.

The key principles from the Kent Downs AONB Management Plan (2021-2026) for this development are as follows:

- SD2 - The local character, qualities, distinctiveness and natural resources of the Kent Downs AONB will be conserved and enhanced in the design, scale, siting, landscaping and materials of new development, redevelopment and infrastructure and will be pursued through the application of appropriate design guidance and position statements.
- SD5 - Renewable and sustainable energy initiatives and energy efficiency measures will be pursued where they help to conserve and enhance the natural beauty and landscape character of the Kent Downs AONB and bring environmental, social and economic benefits to local people and ensure proposals conform with the Kent Downs AONB Renewable Energy Position Statement and resisted where they do not.
- SD7 - New projects, proposals and programmes shall conserve and enhance tranquillity and where possible dark night skies.
- SD8 - Ensure proposals, projects and programmes do not negatively impact on the distinctive landform, landscape character, special characteristics and qualities, the setting and views to and from the Kent Downs AONB.
- HCH5 - Opportunities to develop contemporary and innovative artistic, historic, cultural and scientific interpretation and celebration of the landscape and people of the Kent Downs will be pursued.
- BD5 - The protection, conservation, enhancement and extension of Kent Downs AONB priority and distinctive habitats and species will be pursued; the Biodiversity Duty of Regard will be actively promoted.

In design terms, 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. Section 12 (Achieving well-designed places) of the NPPF (2024), paragraph 135, sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character, and optimise the potential of a site.

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, with proportionate to the host dwelling. This is echoed by the Councils newly adopted design code: Design for Gravesham (2024) which sets out that new development should reflect the prevailing pattern of built form at a cohesive scale, with developments in the National Landscape designed to conserve and integrate successfully with the rural character.

The site is semi-rural in character and is located within a linear development of housing along Henley Street. The extensions to the property would increase the size of the building, however would not alter the external appearance from the street and are not prominent additions by virtue of being set behind the dwelling. The only alteration to the front elevation is the introduction of a false pitched roof on the existing garage extension and the infill of the existing porch. These are minor alterations and the false pitch roof creates a more uniform appearance with the main dwellings roof. Therefore, the extension would not impact on the external appearance of the dwelling from public vantage point, would not alter the character of the street scene and safeguard natural beauty of the Kent Downs National Landscape.

The extensions to the dwelling are considered proportionate, with the main addition being an infill to the existing staggered extension to the side and rear, but providing a 0.5m depth reduction. The outbuilding is large, however is within the parameters of permitted development and an identical structure was approved in a recent LDC (20240973). Therefore, in terms of scale, the extensions hereby proposed accord with Policy CS19 (LPCS), paragraph 135 of the NPPF (2024) and are not dominant additions that would harm the natural beauty of the Kent Downs National Landscape. Furthermore, the extension and outbuilding would be constructed using matching materials to the existing dwelling, which serves to blend the development and is good design.

Overall, the proposed development is considered to be good design, at a proportionate scale to the host dwelling and would utilise appropriate materials, and would preserve the character of the street scene and natural beauty of the Kent Downs National Landscape. Therefore, the development is in accordance with Design for Gravesham (2024), Gravesham's Householder Design Guide (2021), Policies CS12 and CS19 (LPCS), as well as Sections 12 and 15 of the NPPF (2024) and Kent Downs AONB Management Plan policies.

5. 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). The NPPF (2024) requires development to secure a high standard of amenity for all existing and future users.

The gross internal area and rooms in the proposed dwelling are in accordance with the Nationally Described Space Standards (2015) and Gravesham's Residential Layout Guidelines (2020). It is considered that all habitable rooms will receive sufficient natural light. The garden size is also generous and exceeds the requirement set out in the RLG. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

Neighbouring Amenity

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and the NPPF (2024) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

The proposed rear extension is single storey has a flat roof and although constructed on the eastern side, adjacent to Ha'penny Cricket, is set approx. 6.6m from the boundary. Therefore, the rear extension would not result in any amenity impacts on the adjacent two storey dwelling which is also set back and angled away from the extension.

The new outbuilding is positioned towards the western boundary, set away by approx. 1.3m. It is separated from the neighbour, Luddesdown House, by approx. 10.4m with the PROW between the two sites. The land level between the two sites means that Luddesdown House sits higher than Otarawairere (see images below) and as such any impact on the neighbour is further reduced. Therefore, by virtue of separation, land levels and the scale of the outbuilding, which falls within the parameters of permitted development, there would be no impact on the amenity of the neighbour.



A number of neighbour representations expressed concerns with the outbuildings size, its use and potential conversion into living accommodation. As referenced previously in this report, the Local Planning Authority acknowledge that the extension to the dwelling removes vehicular access into the garden and that the outbuilding has garage doors, however, the workshop is a reasonable use within an outbuilding and side access would allow for garaging of other vehicles such as motorcycles. As such, the Local Planning Authority consider that the proposed outbuilding would not impact amenity unacceptably through noise, light or odour.

Furthermore, the use of the outbuilding will be conditioned to ensure that it remains incidental to the main dwelling and does not contain any primary living accommodation and no trade or business carried out therefrom. Subject to these conditions, the workshop/garage building would safeguard the amenity of neighbours.

Overall, the development safeguards neighbour amenity in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

Parking and Highways

The proposed development needs to be considered against Policy CS11 (LPCS) which states that new development should mitigate their impact on the public highway and that transport assessments should be provided and implemented to ensure delivery of travel choice and sustainable opportunities for travel. Furthermore, it states that sufficient car parking in new developments will be provided in accordance with adopted standards which will reflect the availability of alternative means of transport accessibility to services and facilities. This is also reflected by Saved Policy T1 (LPFR) which requires proposed development to be adequately served by the highway network and Saved Policy P3 (LPFR) which sets out highways parking

standards for development.

At a national level the NPPF (2024) states at paragraph 110, significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. The NPPF (2024) goes on to state development should only be prevented or refused on transport grounds where the cumulative impact of development is severe.

The property benefits from a driveway. This is shown to have been extended in the proposed block plan westward towards the entrance to the dwelling, to accommodate three vehicles. The extension of the driveway is not required to comply with Gravesham's adopted parking standards (SPG 4) (2006), and therefore the Local Planning Authority have no objection to the development which will utilise the existing access and would not result in any severe impact on the highway network.

Public Right of Way

The site is adjacent to Public Right of Way NS188, which runs along the western boundary. The development hereby proposed is unlikely to impact on the PROW, however an informative will be attached to the decision notice to ensure that the PROW is not stopped up, blocked or impeded at any time by the development or during the construction period.

Conclusion:

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

The proposed extensions would have a cumulative impact on the original building, however are justified by the permitted development fallback position which outweighs the identified harm to the Green Belt. The extension and outbuilding are considered to be appropriate design and proportionate to the host dwelling, constructed using matching materials and would conserve the natural beauty of the Kent Downs National Landscape. Furthermore, the amenity of future occupiers and neighbours, as well as highway safety will be safeguarded.

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

Recommendation:

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	10 th July 2025	Dated:	11 July 2025