

**LOCATION:** 55 Woodside Park Road, London, N12 8RX

**REFERENCE:** B/04691/14

**Received:** 27 August 2014

**Accepted:** 01 September 2014

**WARD(S):** Totteridge

**Expiry:** 27 October 2014

**Final Revisions:**

**APPLICANT:** MEH Homes Limited

**PROPOSAL:** Demolition of existing dwelling and construction of a new 4-storey block of 5no. flats incorporating rooms in roofspace, 5no. parking spaces, refuse bin storage, cycle storage and associated site works.

**RECOMMENDATION: Approve Subject to Conditions**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos. 55WPR-PP2-01, Arbtech AIA 01 Rev A, and Arbtech TPP 01 Rev A (received 27 August 2014), and Drawing Nos. 55WPR-PP2-02B, 03A and 04B (received 9 October 2014).

Reason:

For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

- 2 This development must be begun within three years from the date of this permission.

Reason:

To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

- 3 Before the development hereby permitted is occupied the parking spaces shown on Drawing No. 55WPR-PP2-02 Rev B shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason:

To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area in accordance with policies DM17 of the Adopted Barnet Development Management Policies DPD (2012) and 6.1, 6.2 and 6.3 of the London Plan 2011.

- 4 Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and

highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies DM01 and DM04 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF, CS1, CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.4, 7.5, 7.6 and 7.21 of the London Plan 2011.

- 4 Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012) and 1.1, 7.4, 7.5 and 7.6 of the London Plan 2011.

- 6 Prior to the first occupation of the development hereby approved, the enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers shall be constructed in accordance with the details on Drawing No. 55WPR-PP2-04.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS14 of the Adopted Barnet Core Strategy DPD (2012).

- 7 Before the building hereby permitted is occupied the proposed windows to the rear of the east flank elevation facing Greville Lodge shall be glazed with obscure glass only in accordance with the submitted drawings below 1.7 metres above the finished floor level of the room they serve, and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012).

- 8 No development shall take place until a 'Demolition & Construction Method Statement' has been submitted to, and approved in writing by, the Local Planning Authority. The Statement shall provide for: access to the site; the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway and ways to minimise pollution. Throughout the construction period the detailed measures contained within the approved Statement shall be strictly adhered to.

Reason:

In the interests of highway safety and good air quality in accordance with Policy DM17 and DM04 of the Adopted Barnet Development Management Policies DPD (2012) and policy 5.21 of the London Plan (2011).

- 9 A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and 7.21 of the London Plan 2011 and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012).

- 10 All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 11 Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 12 Before this development is commenced details of the location, extent and depth of all excavations for drainage and other services in relation to trees on the site shall be submitted and approved in writing by the Local Planning Authority and the development carried out in accordance with such approval.

Reason:

To safeguard the health of existing tree(s) which represent an important amenity feature in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 13 No site works or works on this development shall be commenced before temporary tree protection has been erected around existing tree(s) in accordance with details to be submitted and approved in writing by the Local Planning Authority. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas.

Reason:

To safeguard the health of existing tree(s) which represent an important amenity feature in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 14 No siteworks or works on this development shall be commenced before a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations and expanding on the principles in the submitted statement are submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with such approval. The statement shall include details of foundation types and the relevant associated construction methodology.

Reason:

To safeguard the health of existing trees which represent an important amenity feature in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 15 Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

Reason:

To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.

- 16 The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme) and achieve full Lifetime Homes credits. No dwelling shall be occupied until evidence that the Lifetime Homes credits have been achieved and a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the local planning authority.

Reason:

To ensure that the development is sustainable and complies with policy DM02 of the Adopted Barnet Development Management Policies DPD (2012), the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007) and policies 5.2 and 5.3 of the London Plan (2011).

- 17 Prior to the first occupation of the development hereby approved, the window serving Bedroom 2 in the ground floor flat shall be fitted with an angled obscure glass to protect privacy and maintain outlook, the details and specification of which have been previously submitted to and approved in writing by the Local Planning Authority. The window shall be installed in accordance with the details as approved and maintained as such thereafter.

Reason: To safeguard the privacy and amenities of future occupants in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012).

#### **INFORMATIVE(S):**

- 1 In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. The Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The Local Planning Authority has negotiated with the applicant / agent where necessary during the application process to ensure that the proposed development is in accordance with the Council's relevant policies and guidance.
- 2 Demolition should be carried out by an approved contractor and residents notified at least seven days before commencement.
- 3 The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at [www.planningportal.gov.uk/cil](http://www.planningportal.gov.uk/cil).

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. Your planning application has been assessed at this time as liable for a £17010 payment under Mayoral CIL.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge. Your planning application has therefore been assessed at this time as liable for a £65610 payment under Barnet CIL.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

You will be sent a 'Liability Notice' that provides full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, which is also available from the Planning Portal website.

The Community Infrastructure Levy becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us at: [cil@barnet.gov.uk](mailto:cil@barnet.gov.uk).

#### Relief or Exemption from CIL

If social housing or charitable relief applies to your development or your development falls within one of the following categories then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: [www.planningportal.gov.uk/cil](http://www.planningportal.gov.uk/cil).

You can apply for relief or exemption under the following categories:

## 1. Charity

If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government.

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6314/19021101.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf)

## 2. Residential Annexes or Extension

You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.

## 3. Self Build

Application can be made to the collecting authority provided you comply with the regulation as detailed in the [legislation.gov.uk](http://legislation.gov.uk)

Visit:

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> for further details on exemption and relief.

- 4 Wildlife and Countryside Act 1981 Obligations etc: TIN/TPO  
Any and all works carried out in pursuance of this consent / notice will be subject to the duties, obligations and criminal offences contained in the Wildlife and Countryside Act 1981 (as amended). Failure to comply with the provisions of the Wildlife and Countryside Act 1981 (as amended) may result in a criminal prosecution.
- 5 Any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The Council of the London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from:

<http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf>

or requested from the Street Naming and Numbering Team via email:

[street.naming@barnet.gov.uk](mailto:street.naming@barnet.gov.uk) or by telephoning: 0208 359 7294.

- 6 Applicants and agents are encouraged to sign up to the Considerate Contractors Scheme ([www.ccscheme.org.uk](http://www.ccscheme.org.uk)) whereby general standards of

work are raised and the condition and safety of the Borough's streets and pavements are improved.

- 7 Applicants and agents are advised that this development should be designed to achieve an average water consumption target of 105 litres per head per day as calculated according to the Code for Sustainable Homes.

## **1. MATERIAL CONSIDERATIONS**

### National Planning Policy Framework

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The 'National Planning Policy Framework' (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that "good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people". The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would "significantly and demonstrably" outweigh the benefits.

### The Mayor's London Plan July 2011:

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

The Mayor's Housing Supplementary Planning Guidance (November 2012) provides guidance on how to implement the housing policies in the London Plan.

### Relevant Local Plan (2012) Policies:

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Both DPDs were adopted on 11 September 2012.

Relevant Core Strategy DPD (2012): Policies CS NPPF, CS1, CS5.

Relevant Development Management DPD (2012): Policies. DM01, DM02, DM03, DM08, DM17.

### Supplementary Planning Documents and Guidance

The Council's Residential Design Guidance SPD was adopted in April 2013. This sets



out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the subject of separate public consultation.

Included advice states that large areas of Barnet are characterised by relatively low density suburban housing with an attractive mixture of terrace, semi detached and detached houses. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.

In respect to amenity, development should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

The Council adopted a Sustainable Design and Construction SPD in April 2013, following public consultation. This SPD provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

#### Relevant Planning History:

<b>Site Address:</b>	55 Woodside Park Road, London, N12 8RX
<b>Application Number:</b>	B/02618/14
<b>Application Type:</b>	Full Application
<b>Decision:</b>	Withdrawn
<b>Proposal:</b>	<b>Demolition of existing dwelling and construction of a new 4-storey block of 9no. flats incorporating additional rooms at roof space, 3no. parking spaces, refuse bin storage, cycle storage and associated site works.</b>

#### Consultations and Views Expressed:

Neighbours Consulted:	418	Replies: 9 letters of objection and 5 letters of support.
Neighbours Wishing To Speak:	5	

The objections received can be summarised as follows:

- Proposal appears to be a mass of concrete and glass, and represents poor design.
- Proposal should not result in the loss of more trees.
- Development is unnecessary due to the increased volume of traffic and lack of parking.
- Proposal would result in a proliferation of flats.
- Existing building should be retained as a heritage asset.
- Development would result in the loss of a single family dwelling.
- Development is too high in the context of the neighbouring buildings, and too high in relation to its width.
- Proposal would not provide good internal accommodation.
- Proposal involves a substantial encroachment of garden land due to its depth, and would destroy the front garden.

The letters of support can be summarised as follows:

- Development would enhance the area and be more aesthetically pleasing than the existing blocks of flats.
- Flats like this are in short supply.
- Existing house looks odd, sandwiched between two blocks of flats.

Internal /Other Consultations:

Traffic and Development:

- The proposal is for a residential development of 5 flats. A total of 5 parking spaces are proposed: 2 at the forecourt of the site and 3 at the rear of the site, all assessed via existing vehicle access from Woodside Park Road leading to a hardstanding area at the front of the property. The parking provision is in accordance with the parking standards in London Borough of Barnet's Local Plan.
- The proposed internal access road to the rear of the site due to its width would only allow for a one way operation, therefore a warning system should be provided at the entrance to the narrow section to manage the one way operation warning vehicles if another vehicle is approaching in the other direction.
- Recommendation: No objection on highways grounds.

Date of Site Notice: 11 September 2014

## **2. PLANNING APPRAISAL**

Site Description and Surroundings:

The application site contains a two storey detached dwelling, located on the southern side of Woodside Park Road, opposite its junction with Dorie Mews. It is the one remaining single family dwelling along this part of Woodside Park Road, being flanked on both sides by four storey blocks of flats.

Proposal:

This application proposes the demolition of the existing dwelling, and the construction of a four storey building which would contain a total of 5 flats. The ground, first, second and third floors would each contain one 3-bedroom flat. A 2 bedroom flat would be contained within the roof area of the building. The submitted drawings show this roof area to be set back from the main front and rear walls, and to also be very low in height such that it would not represent a full further storey of massing.

The proposed building would measure approximately 20.4 metres in depth by 11 metres in width. It would have a height of approximately 12.6 metres when viewed from the front. Two parking spaces and refuse storage would be located to the front of the building, with an undercroft on the western side providing vehicular access to three further parking spaces to the rear, as well as storage areas for garden equipment and bicycles. Each flat would have a balcony, and the building would also benefit from a communal amenity area to the rear.

Planning Considerations:

The main issues in this case are considered to be covered under five main areas:

- Whether harm would be caused to the character and appearance of the street

- scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents;
- Whether the proposal would provide adequate amenities for future occupants;
- Whether harm would be caused to highway safety;
- Whether harm would be caused to trees.

### **Impact on the character of the area**

In respect of the loss of the existing building, whilst it is noted this is an attractive Edwardian house, the building does not benefit from any local or national designation as a heritage asset. There are other examples of similar architecture in the surrounding area and the loss of the existing building is not considered objectionable in principle. Whilst the existing building is a single family house, the proposed development would provide four 3-bed flats and one 2-bed flat. Three bed units are a medium priority in the Borough and it is considered that the replacement of one family house with four medium-priority units represents an acceptable use of this site.

As noted above, whilst the application site at present contains a single family dwelling, a large number of the neighbouring buildings are purpose built blocks of flats. As a result, the provision of a flatted development would accord with the pattern, use and appearance of the surrounding area.

In relation to the proposed building itself, the front elevation is set between the staggered front building line of both neighbouring buildings. The neighbouring building to the east, Greville Lodge, is separated from the application site by the access drive to its parking area. The highly visible flank elevation of the application building is punctuated by steps in the elevation which would allow for some soft landscaping to be established, and is broken up by windows and different materials. As such, the flank elevation would have an acceptable appearance in the street scene. The separation between the site and Greville Lodge would ensure the proposed building does not appear cramped within its plot. Whilst contemporary in design, the street scene does not contain one single typology of design or style of building. It contains buildings of varying age, style and design. The proposed design would be an acceptable contemporary addition to this varied street scene.

The proposed building would in part project beyond the front of the neighbouring building to the west, Beecholme, but with the elevation staggered such that the undercroft element is set 10 metres back from the front elevation. This would give an appearance of spacing about the proposed building, and would result in an acceptable relationship with Beecholme. The height and massing of the proposed building would relate acceptably to both the neighbouring buildings and the wider locality, and the proposal is therefore not considered to have an adverse impact on the character and appearance of the area.

The proposed bin storage would be very close to the front elevation, and would appear as a discreet feature within the wider street scene.

### **Impact on the amenities of neighbours**

Neither neighbouring building includes any primary windows to habitable rooms in their flank elevations facing toward the application site. As a result, the proposed

building would not appear overbearing or visually intrusive when viewed from either neighbouring building. The proposed building would project only slightly beyond the rear of Beecholme, at a distance from Beecholme such that it would not appear prominently from this neighbouring building. The proposal would have no clear-glazed windows facing directly toward the amenity areas of the neighbouring buildings, and as such would not be detrimental to the privacy of the occupants of these buildings.

#### **Quality of amenity for future occupants**

The proposed units would provide good quality units, meeting the relevant minimum unit and room size requirements, providing a good quality dual-aspect outlook and satisfactory outdoor amenity space. In respect of the ground floor unit, the layout of this has been amended during the course of the application to provide additional glazing to bedroom 3, and to provide additional light to the kitchen internally. In respect of ensuring Bedroom 2 benefits from privacy and an outlook, the window to this room has been repositioned. In addition, a directional concealing glass system has been specified to ensure that occupants have an outlook out of the room, whilst people walking past cannot see into the room. It is considered that this system would protect the privacy of future occupants, and the proposal would provide good living conditions for future occupants.

#### **Impact on parking and highway safety**

The proposal would provide one parking space for each unit. This would accord with the Council's parking standards and is acceptable for a development of this nature.

#### **Impact on trees**

The application site is surrounded by a number of trees. The applicant has included an Arboricultural Report detailing how the construction would take place to minimise any adverse impact on these trees, and subject to conditions requiring additional details to be submitted, no objections are raised in relation to the impact on the trees.

### **3. COMMENTS ON GROUNDS OF OBJECTIONS**

The objections raised are addressed in the appraisal above.

### **4. EQUALITIES AND DIVERSITY ISSUES**

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

### **5. CONCLUSION**

The proposal is considered to accord with the Development Plan and is therefore recommended for approval.

**SITE LOCATION PLAN:** 55 Woodside Park Road, London, N12 8RX

**REFERENCE:** B/04691/14



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