



Appeal Decision

Hearing held on 16 January 2024

Site visit made on 16 January 2024

by Graham Wraight BA(Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8 March 2024

Appeal Ref: APP/N5090/C/23/3325936

34 West Avenue, London NW4 2LJ

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended.
 - The appeal is made by Mr Aryeh Melinek (Ateres Beis Yaakov School) against an enforcement notice issued by the Council of the London Borough of Barnet.
 - The notice, numbered ENF/1277/21, was issued on 7 June 2023.
 - The breach of planning control as alleged in the notice is Without planning permission, the material change of use of the property to an educational facility in conjunction with the neighbouring educational facility at 27 Green Lane and the construction of a outbuilding to the rear of the site for use as a classroom with attached perspex roof, and 1no air conditioning unit on the roof of the outbuilding incidental to the making of the change of the use.
 - The requirements of the notice are to:
 1. Cease the use of the property as an educational facility.
 2. Remove all fixtures, fittings and works that facilitated the change of use of the property by:
 - A. Permanently removing all desks, tables and any other fixtures and fittings associated with the educational facility.
 - B. Permanently removing all toilets, basins and showers other than those shown in drawing nos. 1 and 2 attached with this notice.
 - C. Modifying the layout of the property to that shown in drawing nos. 1 and 2 attached with this notice.
 - D. Demolishing the outbuilding with associated perspex canopy and air conditioning unit from the roof of the outbuilding.
 3. Permanently remove from the property all constituent materials resulting from the works in 1, 2, A, B, C and D above.
 - The period for compliance with the requirements is: 8 months.
 - The appeal is proceeding on the grounds set out in section 174(2)(a), (g) of the Town and Country Planning Act 1990 as amended. Since an appeal has been brought on ground (a), an application for planning permission is deemed to have been made under section 177(5) of the Act.
-

Decision

1. It is directed that the enforcement notice is corrected by:
 - a) The deletion of all of the words from Section 3 and their replacement with *'Without planning permission, the material change of use of the property (excluding the ground and first floor areas hatched in blue on the attached plans) to an educational facility in conjunction with the neighbouring educational facility at 27 Green Lane and the construction of an outbuilding to the rear of the site for use as a classroom with attached*

perspex roof, and 1no air conditioning unit on the roof of the outbuilding incidental to the making of the change of the use.'

- b) The deletion of plans 1 and 2 attached to the notice and their substitution with plans 1 and 2 as attached to this decision.
2. Subject to the corrections the appeal is allowed, the enforcement notice is quashed and planning permission is granted on the application deemed to have been made under section 177(5) of the 1990 Act as amended for the development already carried out, namely the material change of use of the property (excluding the ground and first floor areas hatched in blue on the attached plans) to an educational facility in conjunction with the neighbouring educational facility at 27 Green Lane and the construction of an outbuilding to the rear of the site for use as a classroom with attached perspex roof, and 1no air conditioning unit on the roof of the outbuilding incidental to the making of the change of the use at 34 West Avenue, London NW4 2LJ as shown on the plan attached to the notice and subject to the conditions set out in the schedule at the end of this decision.

The Notice

3. The notice refers to a material change of use of 34 West Avenue to an educational facility. However, it is the case that not all of the building is in such a use, as one residential unit (flat 4) remains. That flat has been made self-contained and is accessed via its own exclusive internal staircase. Its occupation has no connection with the educational use. Therefore, I put to the main parties that the flat is a separate planning unit and that the allegation should be corrected to reflect this. There has been no objection raised to my taking of that course of action, and I am satisfied that the notice can be corrected by limiting the parts of the building it relates to without injustice to either party.
4. Requirement 2.D set out on the notice is to demolish the outbuilding. This is a modular building and as such is likely to either be disassembled into parts on site or removed by a crane. I therefore raised with the main parties at the hearing that a requirement to demolish the building may go beyond what would be needed in order for it to be removed from the appeal site. However, as I am quashing the notice, it is not necessary to make any amendments to its requirements.

Preliminary Matters

5. A new version of the National Planning Policy Framework (the Framework) was published on 19 December 2023. The parts of the Framework most relevant to this appeal have not substantively changed from the previous iteration and the main parties agreed at the hearing that their cases remain unaltered with respect to the Framework.
6. The emerging Barnet Local Plan has been examined and is at the stage of main modifications with public consultation due to commence later in 2024. Emerging Policy HOU8 has been drawn to my attention as being relevant to the considerations arising in this appeal. However, this policy does not change the direction of travel on those issues as compared to the currently adopted development plan policies. Therefore, while I have had regard to the policy, it does not alter my assessment of the scheme.

Ground (a)/the deemed application for planning permission

7. The main issues are:

- (i) The effect of the development on the living conditions of nearby residents, with particular reference to noise and disturbance and loss of outlook
- (ii) The loss of residential accommodation
- (iii) The effect of the development on the character and appearance of the host property and the surrounding area

Living conditions

The use

- 8. The appeal property is adjoined to 27 Green Lane, forming the other half of the semi-detached building. Whilst not a matter that is before me, it appears to be common ground between the Council and the appellant that the use of No 27 for educational purposes is lawful owing to the passage of time that the use has taken place, and thus that this use also operates without any planning restrictions. The appeal property was previously fully in residential use, being subdivided into what are referred to as 'micro' flats. As I have noted above, one flat has been retained (flat 4) and remains occupied. There are also residential properties immediately to the side at 32 West Avenue, and the rear at 25 Green Lane. Elsewhere the properties situated on the closest sections of both West Avenue and Green Lane are in residential use.
- 9. The use of part of No 34 for educational purposes has facilitated an intensification of an educational use occurring in this area. However, it has not introduced a totally new use owing to the prior use of No 27 as a school. There will have been some impact already occurring from the use of No 27 alone and this will have impacted on the nearest residential properties. For example, flat 4 shares a party wall with No 27, and there will have been some degree of impact from noise on the living conditions of the occupier of this flat and upon those of other nearby dwellings. That is the baseline against which I consider this main issue.
- 10. The representation from the occupier of flat 4 points out that their flat now shares several party walls with the school and not just the one. The concerns they outline refer primarily to the transmission of noise internally, and the resultant impact it has upon the living conditions within their flat. Whilst not referred to specifically by the occupier of flat 4, the Council also raises concern with respect to the noise impact of the air conditioning unit that has been positioned on the flat roof of the outbuilding, close to the window of flat 4, and from general noise generated both by comings and goings to the property and from the general presence of children on the appeal site.
- 11. The appellant submitted a Noise Impact Assessment (NIA) with the appeal. This sets out a number of recommendations, including the provision of a scheme of sound insulation enhancement which would include sound insulation to walls and ceilings. The Council's Environmental Health Officer has reviewed the NIA and finds its methodology to be sound, referring to a need for all shared party walls and floors to be isolated and noise absorption provided in

the classrooms, such as by way of acoustic wall tiles. I am satisfied that on the basis of the information that I have before me on this matter, the provision of noise mitigation measures internally between the school and flat 4 would adequately serve to safeguard the living conditions of the occupier of that property. Details of this could be secured by way of a planning condition requiring the submission of a noise mitigation and management scheme.

12. The fact that the air conditioning unit is not referred to in the representations from the occupier of flat 4 would appear consistent with the findings of the NIA that the noise contribution from the external air condenser is not dominant. However, the NIA caveats this assessment as being on the basis of the air conditioning unit only being operated during the hours of between 07:00 and 17:00. Whilst the appellant confirmed at the hearing that it is the case that the air conditioning unit does not run at times when the school is not open and indeed that there would be a clear financial deterrent not to have it running when the property was not in use, the actual specifics of this could also be addressed within a noise mitigation and management scheme.
13. The effect on other residential properties will occur more predominantly from noise generated externally, in particular at playtimes. However, that noise would occur during defined daytime hours and for regular and relatively short periods and is an intensification of pre-existing noise and not an entirely new source. The NIA suggests restricting where children can play on the site, but that would require control to extend to No 27 to which the enforcement notice does not relate. But nonetheless, it would be reasonable for measures to be included in the noise mitigation and management scheme to minimise external noise from the school, noting also that the positioning of the outbuilding means that it is not actually possible for children to play in the area closest to flat 4 or the rear gardens of 25 Green Lane and No 32 West Avenue.
14. Noise generated from drop off and pick up is similar to noise from playtimes in that it generally occurs during tightly defined daytime hours and only for relatively short periods. Again, it is also not a noise source new to the area. As a whole, I am satisfied that, subject to provisions to minimise noise to be set out in a noise mitigation and management scheme, the internal and external noise generated by and in association with the use of part of No 34 as a school would not cause harm to the living conditions of the occupiers of adjacent dwellings.

The outbuilding

15. The outbuilding that has been placed in what was the former rear garden of No 34 is large in size. Whilst it detracts from the view looking down from the window to the rear of flat 4, as the window is at first floor level the outbuilding has only a limited impact on its outlook. The Council suggests that the placing of the outbuilding to the rear property has removed the provision of outdoor space to serve the remaining flat at No 34, but there is nothing before me to suggest that the occupier had access previously to that area, and indeed the occupier themselves makes no reference to a loss of this space for amenity purposes nor raises any concern with respect to that matter.
16. The outbuilding is located adjacent to the common boundaries with 32 West Avenue and 25 Green Lane. Both properties have rear extensions, and the position of the outbuilding in relation to the side elevation of No 25 and its extension means that there has not been harm caused to the living conditions

of its occupiers due to its physical form. The single storey rear extension at No 32 extends a significant distance along the common boundary next to where the outbuilding is located, but there remains a part of its rear garden from where there is potential for the outbuilding to have an impact in terms of its size and positioning.

17. However, the outbuilding is located at a lower ground level than the rear garden level of No 32. The difference in levels is significant enough to serve to notably reduce the impact that the outbuilding has by reason of its height. Furthermore, there is currently a high fence on the boundary which is similar in height to that of the outbuilding when viewed from No 32. This ensures that the outlook from No 32 is unaffected, and equally that the outbuilding does not result in an unacceptable loss of sunlight from the east in the earlier parts of the day. Collectively, these factors mean that the physical form of the outbuilding does not result in harm to the living conditions of the occupiers of No 32.

Conclusion on living conditions

18. In conclusion on this main issue, I find that subject to a noise mitigation and management scheme the development would not cause harm to the living conditions of the occupiers of adjacent dwellings from noise and disturbance, and that the outbuilding does not result in harm to living conditions owing to its physical form. There has only been a limited impact on outlook from the rear window to flat 4. Consequently, as a whole the development accords with Policies D3 and D14 of the London Plan 2021 (LP), Policies CS1 and CS5 of the Core Strategy 2012 (CS) and Policies DM01, DM04, DM07 and DM13 of the Development Management Policies 2012 (DMP) where they seek to protect living conditions. There would also be no conflict with the aims of the Sustainable Design and Construction Supplementary Planning Document 2016 (SPD) in the same regard.

Loss of residential accommodation

19. Policy DM07 of the DMP is the policy most relevant to the consideration of this main issue. This policy sets out the circumstances in which the loss of residential accommodation will be permitted. In instances where an educational use would be provided, the loss of housing will be permitted where it is not detrimental to residential amenity (criterion a), where need can be demonstrated (criterion b) and where the demand for the proposed use cannot adequately be met elsewhere and is in line with other policies (criterion c). I have found through my consideration of the first main issue that criterion a would be met as there would be no detriment to residential amenity. There is a further criterion (criteria d) to which the Council have referred, including with reference to a previous appeal decision and a court judgement. I shall therefore also address that criterion.

Need

20. The Council points to the fact that the appellant is unable to present any empirical data to support their case on the need for the school places that have been provided as a result of the development. Further, they consider that demand does not necessarily equate to need, and thus even though there is the demand for places at this particular school, this does not necessarily mean that there is a need for the school places in the wider borough context. They

refer to the Planning for new school places 2018/19 to 2022/23 update (PNSP) which sets out that the number of primary school places needed in the borough has decreased in the most recent years owing to a falling birth rate. This document sets out that in the area in which the appeal site is located there is a surplus of primary school places, albeit caveated by a number of circumstances which mean that the surplus may not ultimately in practice be as great as it appears at face value.

21. At the hearing the appellant was able to provide context for how the school came to exist and how it has expanded over the years. It is fully subscribed with a waiting list and will expand with academic year intakes until it has a full intake of early years and primary age year groups. Children come predominantly from the local area. But more crucially in respect of the matter of need, they were able to explain the considerations arising directly from the provision of faith schools in an area that has a high number of families that would only seek to send their children to such a school. This included an explanation as to the importance that children receive their education at a faith school. Conversely it was set out that in the absence of a place at a faith school being available, it would be likely that the option of home schooling would prevail before the sending of children to a secular school.
22. Whilst I acknowledge the Council's concerns with respect to the lack of data, I am satisfied on the basis of what I heard at the hearing that the issue of need for school places in this instance is not as straightforward as a simple comparison of number of places vs number of children. Indeed, the PNSP accepts that *'the majority of Barnet's faith schools are over-subscribed'*. Therefore, whilst this is a matter that would undoubtedly benefit from a more detailed breakdown of the situation in terms of faith school/non-faith school places and the number of children that would have a specific requirement to only attend a faith school, on the basis of the information I have before me I consider that it is likely that there is a need for the places that the appeal school provides. Therefore, I am satisfied that the development meets with criteria (b) of Policy DM07 which refers to need.
23. There is a further issue relating directly to the consideration of need and the use of No 34 to meet that need. By the appellant's own admission, No 27 and the appeal site cannot be the long-term home for the school, as even collectively they are of an inadequate size to accommodate the full complement of primary school year groups. The school will therefore have to leave the appeal property and in doing so they will in effect be taking the need they have demonstrated elsewhere. At that point there will not necessarily be a case to be made for No 34 to be retained in use for educational purposes in order to meet a demonstrable need. In that context, it would be appropriate to make any planning permission granted temporary in duration so that No 34 reverts back to residential use once the school has vacated it.

Alternative sites

24. The appellant refers to the somewhat cyclical scenario whereas if they are unable to find alternative sites then they are unable to approach the Council with a view to discussing planning matters on them, and thus it may appear that they are not actively searching. There is one site referred to at Sopers Yard which was discussed with the Council but which was ultimately not pursued owing to matters including its proximity to a river and flooding issues.

The appellant refers anecdotally to other sites that have reached various stages of discussion with the respective landowners, but nothing firm has been discussed with the Council in planning terms.

25. However, as has been set out by the appellant, the school cannot remain at the appeal site and No 27 in the long term due to the size constraints. On that basis, there would be no logical reason for them not to be actively seeking out alternative sites. I am satisfied therefore that at the present time there are no alternative sites on which the development could be located and therefore that criteria (c) of Policy DM07 is met.

Whether suitable and viable for residential use

26. Criterion (d) of Policy DM07 is that the location is no longer environmentally suitable and viable for residential use. The case of the appellant on this matter extends to include considerations about the suitability of the micro-flats in terms of their size, but this does not *per se* demonstrate that the location is no longer environmentally suitable and viable for residential use. That the residential units were small does carry some weight as a consideration against the desirability of their retention, but it is not an overriding one in terms of justifying the loss of the residential use of the property as a whole for the purposes of Policy DM07.
27. Whilst the appellant further draws attention to the fact that No 34 is physically attached to a property that has a lawful use as a school, they have also advanced a case, which I have accepted, that a school can operate without having a harmful impact on the living conditions of nearby occupiers. Therefore, I do not concur that because it is attached to a school, the appeal property is no longer environmentally suitable or viable for residential use. For these reasons, the development would not accord with the requirements of criteria (d) of Policy DM07 of the DMP.

Planning balance on loss of housing issues

28. As I have found that the development accords with criteria (a), (b) and (c) of Policy DM07, it complies with the policy without the need to consider criteria (d), which would only require consideration if one of those criteria had not been met. Whilst the Council has drawn my attention to extracts of a previous appeal decision and a court judgement relating to whether a property at 211 Golders Green Road remained suitable for residential use, along with what they consider to be significant targets for the provision of housing in the borough, given the compliance with criteria (a), (b) and (c) the policy requirements are satisfied without further consideration of the matter of whether criteria (d) of Policy DM07 is met. The previous appeal decision and court judgment do not therefore affect my overall finding that the development is in compliance with Policy DM07.
29. Policy DM07 is not the only development plan policy that refers to the loss of residential accommodation. Policy H8 of the LP sets out that loss of existing housing should be replaced by new housing at existing or higher densities with at least the equivalent level of overall floorspace. However, given that a planning permission would be for a time limited period, it would not be necessary or reasonable to insist that new housing be provided to compensate for the temporary loss of No 34 as residential. Furthermore, I note that another policy in the LP, Policy S3, supports educational facilities in areas of identified

need. The development also accords with Policy DM01 of the DMP where it refers to matters relating to the loss of housing, in that the loss of housing for a temporary period would, for the reasons I have set out, in this case be appropriate.

30. As a whole, I consider that the loss of the residential accommodation for a limited period would accord with the development plan, where it comes to matters relating to the loss of residential accommodation.

Character and appearance

31. The elevations of No 34 have remained unaltered, and when viewed from West Avenue the property appears indistinguishable from the residential properties elsewhere on the street. The notice refers to the development having resulted in a change being caused to the function and character of the street and to the development being incongruous to the established pattern of development, but it must be noted that the school at No 27 was pre-existing. In that context and in particular as the property is located at the end of the road and close to the junction with Green Lane, there has been no perceptible harm to the function or character of either road.
32. The outbuilding is clearly visible from Green Lane, and it is a large modular, flat roofed structure with an attached perspex roof and air conditioning unit on top which collectively are not characteristic of the surrounding built development. Despite it being white in colour which is consistent with the white rendering found on adjacent properties and being set back from the road, the building stands out as an incongruous feature in the Green Lane street scene. The appellant suggests the building could either be screened or alternatively 'wrapped' or clad to change its appearance. I have no details of what form such works might take, but the height of the building means that screening would need to be of a significant height and would accordingly itself cause visual harm. I am not persuaded that cladding or wrapping the building would serve to address the harm that is caused by its size, bulk and general design.
33. For these reasons I conclude that the outbuilding has caused significant harm to the character and appearance of the area, contrary to Policy D3 of the LP, Policies CS1 and CS5 of the CS and Policy DM01 of the DMP where they seek to protect character and appearance and promote high quality design.

Other Matters

34. The third party representation received refers to the parking situation at 34 West Avenue as being dangerous. Movements associated with the school will have increased following the extension into No 34, but there would already have been movements associated with the use of 27 Green Lane as a school. The sections of both West Avenue and Green Lane closest to the appeal site are not subject to parking restrictions, and visits to and from the site by parents in cars will take place at times when vehicles owned by local residents are more likely to be away from their properties during the working day.
35. There was, at the time of my site visit, ample space on West Avenue to park. Whilst I accept this is only a snapshot in time, I note that the Highway Authority raised no objection on highway grounds to a planning application made for the use of No 34 on the same or at least a very similar basis to that which occurs at the present time. Furthermore, the site is located in an urban

residential area, which offers options other than the use of a private motor vehicle to reach the site. On that basis, I consider that the development does not have an unacceptable impact upon highway safety.

36. The third party representation also refers to matters arising from when No 34 was converted to a school and the current finish of internal areas of the property from which flat 4 is accessed. These are however not matters that the enforcement notice targets and as such I cannot consider them in my determination of this appeal.

Planning Balance and conclusion on ground (a)

37. Subject to the imposition of a planning condition requiring the submission and implementation of a noise mitigation and management plan, I am satisfied that there would be no harm to the living conditions of the occupiers of nearby dwellings from the development from noise and disturbance. There has been only a limited impact in terms of outlook from flat 4. The loss of residential accommodation accords with the aims of the relevant policies of the development plan, albeit for the reasons I have set out it is necessary to restrict a permission to a limited time period.
38. I have found that the outbuilding causes significant harm to the character and appearance of the area, however I recognise that the school could not practically continue without the accommodation that the outbuilding provides. Its removal would cause substantial difficulties with the continuation of the school on this site. I balance this harm against my conclusions on living conditions and that I find there to be a clear need for the school to continue on the appeal site at the present time. This justifies a temporary permission for the outbuilding also, to run for the same period of time as that for the use.
39. On the basis of the restrictions I have set out, I find that the development is in accordance with the development plan taken as a whole. Therefore, the appeal on ground (a) succeeds.

Conditions

40. Immediate and current harm is being caused to the character and appearance of the area through the presence of the outbuilding and its visual impact. There is also the matter relating to the fact that the need for the school that I have found exists would be met elsewhere when the school inevitably moves. Because of this, a temporary period until September 2025 for both the retention of the outbuilding and the use is justified. This covers the current academic school year and the next one plus some time after in order to restore the site, after which time it would not be possible for the school to continue at No 27 and 34 anyway.
41. I have found that harm to the living conditions of nearby occupiers, in particular those of the occupier of flat 4, would be satisfactorily remedied by a condition requiring the submission and approval of a noise mitigation and management scheme. This would require the submission of the scheme within 3 months of the date of the decision, with a timetable for its implementation being included for approval. Whilst this would mean the impact on living conditions would continue for that period of time, in any event even if I were to dismiss the appeal, the compliance period set out on the notice would allow for the use to be continued unrestricted for up to a further 8 months.

42. As the development is already taking place, the condition would need to account for a scenario where no noise mitigation and management scheme is submitted within the 3 months to the local planning authority for approval, or where the appellant chooses not to pursue an appeal against a refusal or non-determination of any details that they have submitted. In either of those scenarios, the use of the property as an educational facility would be required to cease until an approved scheme had been implemented.
43. As the development has already been undertaken it is not necessary to include a condition referencing any approved plans, and indeed no plans have been submitted by the appellant. For the same reason it is also not necessary to impose conditions relating to the external appearance of the outbuilding, and I do not consider that a condition requiring the use of the outbuilding on an ancillary basis to the main property is needed, given there is no doubt that it is used in conjunction with the use of the original properties at No 34 and No 27.
44. At the site visit I was able to see that there is space on site available for the storage of bins. This area is set away from the boundaries of the site and screened by the existing boundary fence. It is not necessary for alternative provision to be sought by a planning condition. The Council has also suggested that a condition requiring cycle storage be imposed. However, given that the school offers only early years and primary age provision and is located in an area that has good transport links, I find it also to be not necessary to impose a condition relating to cycle storage.

Ground (g)

45. An appeal has been made under ground (g) seeking an extension of the period to comply with the requirements of the enforcement notice. However, as the appeal succeeds under ground (a) planning permission will be granted for the development and the enforcement notice quashed. This means that there is no need to consider ground (g) further.

Conclusion

46. For the reasons given above, the appeal succeeds on ground (a). I shall grant planning permission for the development as described in the notice as corrected.
47. The appeal on ground (g) does not fall to be considered.

Graham Wraight

INSPECTOR

CONDITIONS

- 1) The use as an educational facility hereby permitted and the retention of the outbuilding with attached perspex roof and 1 no air conditioning unit on its roof hereby permitted shall be for a limited period being the period of 18 months from the date of this decision. The use hereby permitted shall be discontinued, the outbuilding with attached perspex roof and 1 no air conditioning unit on its roof hereby permitted shall be removed, and the land and building restored to their former condition on or before 8 September 2025 in accordance with a scheme of work that shall first have been submitted to and approved in writing by the local planning authority.
- 2) Unless within 3 months of the date of this decision a scheme for noise mitigation and management including a timetable for implementation is submitted in writing to the local planning authority for approval, and unless an approved scheme is implemented in accordance with the approved timetable, the use of the property as an educational facility shall cease until such time as a scheme has been approved and implemented.

If no scheme in accordance with this condition is approved within 6 months of the date of this decision, the use of the property as an educational facility shall cease until such time as a scheme approved by the local planning authority or the Secretary of State is implemented.

Upon implementation of the approved scheme specified in this condition, that scheme shall thereafter be retained for the duration of the permission set out in condition 1 above.

In the event of a legal challenge to this decision, or a legal challenge or appeal in connection with the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge or appeal has been finally determined.

APPEARANCES

FOR THE APPELLANT:

Anthony Adler – EA Town Planning

Aryeh Melinek – Ateres Beis Yaakov School

Shloime Berlinger – Ateres Beis Yaakov School

Councillor Peter Zinkin – The Council of the London Borough of Barnet

FOR THE LOCAL PLANNING AUTHORITY:

Brett Sinclair – Principal Planning Officer, Enforcement

Jim Tottle-Nugent – Planning Officer, Enforcement

DOCUMENTS:

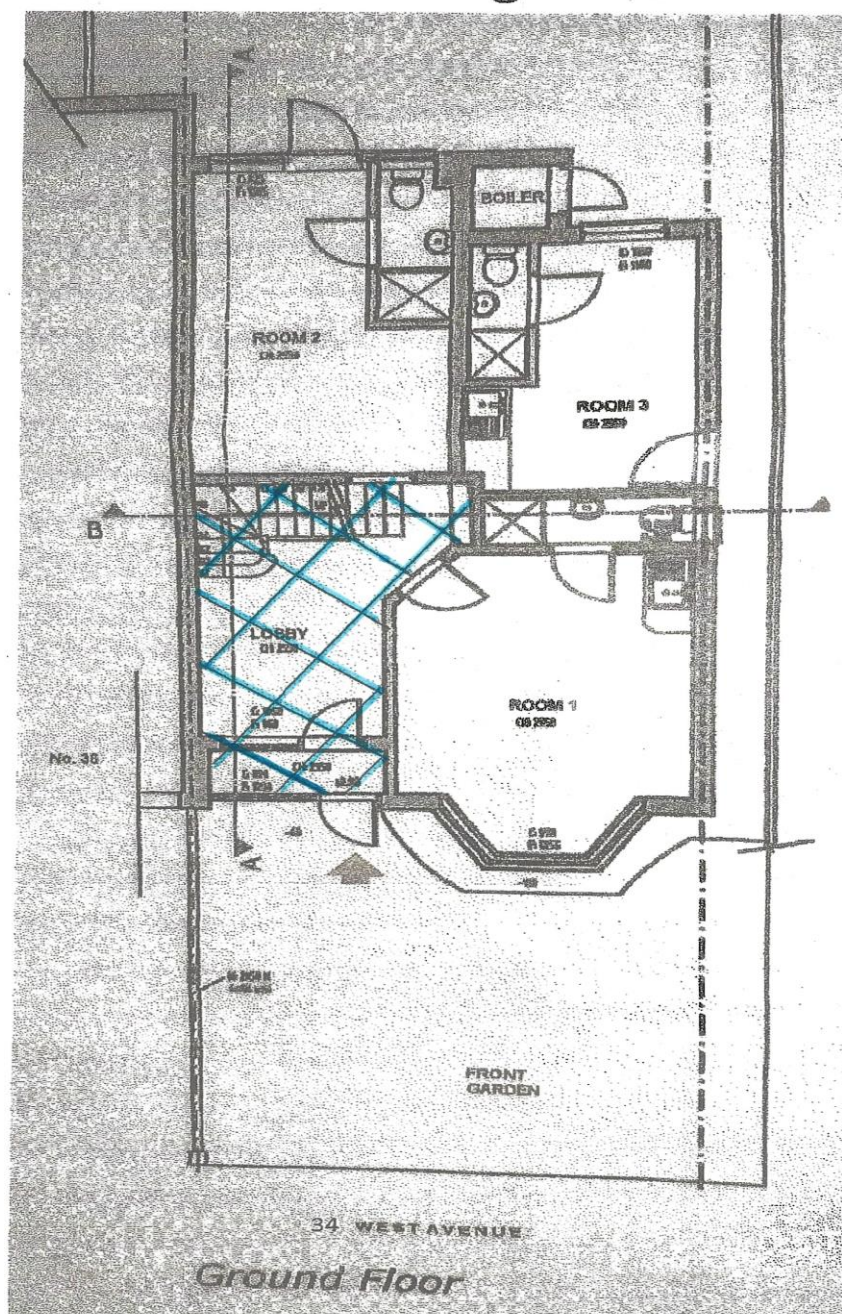
Noise Impact Assessment 18635-NIA-01 dated 5 January 2024

by Graham Wraight BA(Hons) MSc MRTPI

Reference: APP/N5090/C/23/3325936

Scale:NTS

Drawing No. 1



Drawing No. 2

