SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H13/1030/93 Received:21-DEC-93 Type:FULL

Name: Mr & Mrs Jones
27 Ashby Gardens
Moulton
Spalding
Lincs

Agent: Broadgate Builders
(Spalding) Ltd
Broadate
Weston Hills
Spalding Lincs

Description: Bedroom extension over garage and extension to dining room
Location : 27 Ashby Gardens Moulton
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The materials to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing dwelling.

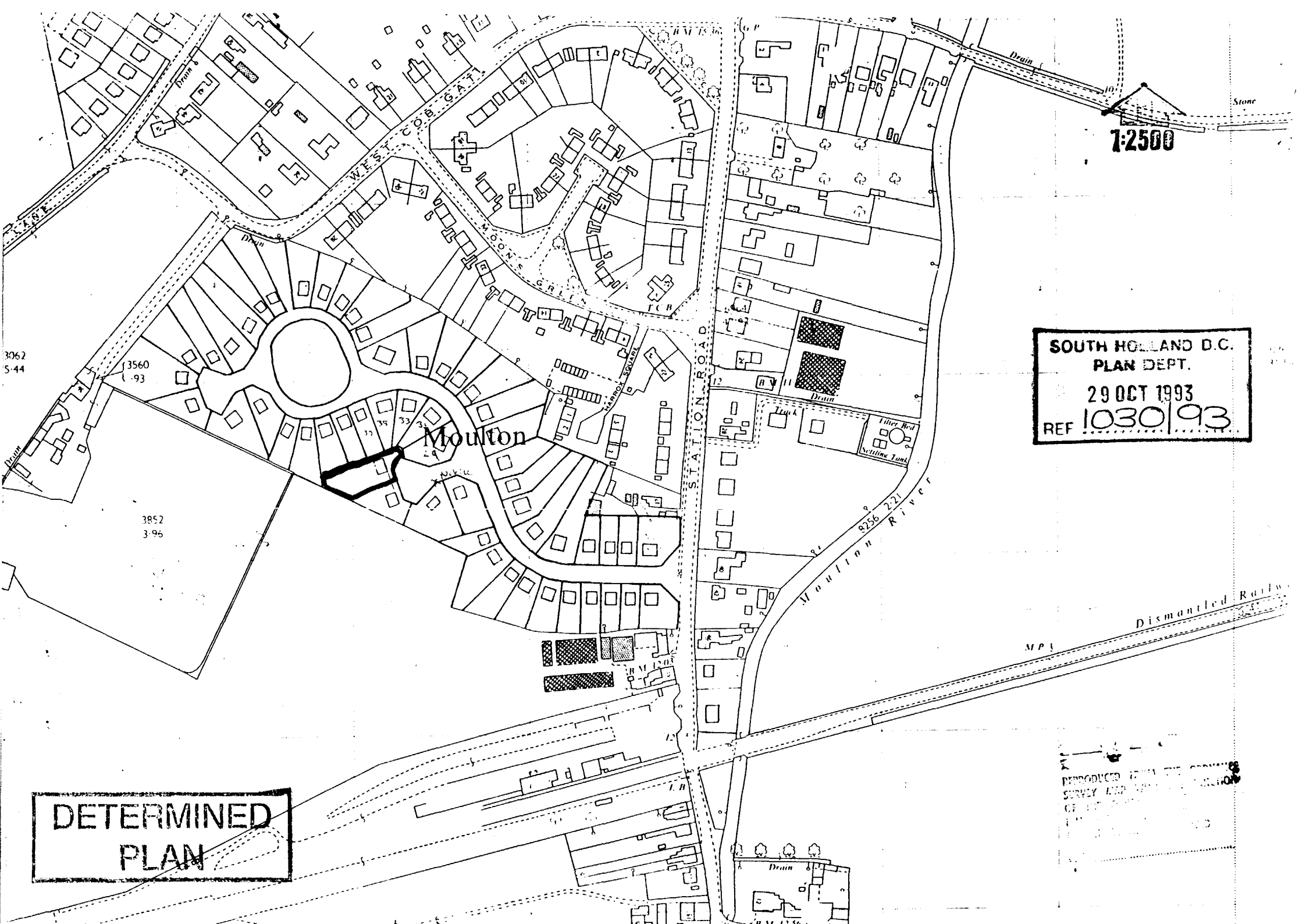
Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
01-FEB-94 H13/1030/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)


1:2500
Moulton
WEST COB GATE
MOONS GREEN
STATION ROAD
HARROX SQUARE
Moulton River
Dismantled Railway
Drain
Stone
3062
5·44
3560
·93
3852
3·96
SOUTH HOLLAND D.C.
PLAN DEPT.
29 OCT 1993
REF 1030/93
DETERMINED
PLAN

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H13/1030/93

Date Registered 29 OCT 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS JONES
27 ASHBY GARDENS
MOULTON
SPALDING

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

BROADGATE BUILDERS (SPALDING) LTD
BROADGATE
MOTON HILLS
SPALDING

Tel. No. 0406 380532
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

27 ASHBY GARDENS, MOULTON, SPALDING, LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

BEDROOM EXTENSION OVER GARAGE & EXTENSION TO DINING ROOM

Please complete

Signed ..... Date 27-10-93

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of 60-00. If you consider no fee is payable include a written explanation instead.

Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works [✓] ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application [ ]

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension	✓	
(iv) Change of use		

4. A. Please state site area (in all cases)		hectares
B. If building works are proposed, please state extra floor space to be created:		sq. metres
C. Please state size of any new structure:- (a) max. height:	6·6	metres
(b) max. length:	8·9	metres
(c) max. width:	5·3	metres
D. Please state type and colour of materials for facing external walls:	FACING BRICK TO MATCH ORIGINAL HOUSE	
E. Please state type and colour of roofing materials.	TILED TO MATCH EXTG	
F. Has a survey of the site been undertaken? State Yes or No		

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.

DOMESTIC

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick one box

A. There will be no new access to a public road and no alteration to any existing access to a public road ✓

or

B. There will be a new or altered access to a public road ➡ If so, name of road:
Will there be—
Individual access(es)
New estate road

C. What provision will be made for garages or parking within the site?

TREES Please tick one box

A. The proposal does not involve the felling of any trees ✓

B. The proposal does involve the felling of one or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of — SOAKAWAY.

B. For estate developments, please state how highway surface water will be disposed of —

C. Please state whether a land drain will be affected — NO.

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	No	➡ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public right of way	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	No	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	No	➡ Date: Consultee(s)
Is this application related to a previous submission?	No	➡ Application No.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.**
(An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (~~Applicant~~ / Agent) Date 27-10-93

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... ~~(Applicant~~ / Agent) Date 27-10-93

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

APPLICATION ASSESSMENT

N s for Case Officer

Site Inspection

Accuracy :
Neighbours : Privately flat roofed double garage.
Boundaries : Cladding on dwelling.
Site Features : Hedge/fencing along northern boundary.

Inspected by DMG
Date 8/9

Site Notice posted by
Date DMG
Expiry 8/11

Individual Resident Notices required:

Addresses to be sent to – 29-37(odd) Ashby Gardens

Addresses delivered to – ✓done all

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv)
Refuse (or equiv)

Signed ..... Date.....

COMMITTEE

Confirmed as agenda ..... ✓ dwk

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H13/1030/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☑ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: (1) The dwelling appears to be closer to the north western boundary of the site than shown on the submitted 1:500 block plan. A 1:200 plan therefore required which rectify this.

Details needed

Other.....

Direction authorised by Senior Officer.....DMF..... Date....8/12

Revalidation after Direction

Information satisfactory Signed.....DMG..... Date..21/12

Valid date: 21/12

Amended description: As previously.

Reconsultations: All ☐ See below ☐ None.

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

		Publicity: >>	Consultations:	
Departure		.....	County	.....
Setting of LB		.....	E Heritage	.....
Public Right of Way		.....	Societies	..... G ROW
Discretionary		.....		

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage	Env Services	.....	
	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Press
PC
WM
Residents

Case Officer: [redacted] David Feeney

Senior Officer Confirmed ..... Date.....8/12/93.

Recorded DC....

ADMIN RECORD SHEET

Ini

Submitted Fee £ 60-00

Receipt No P3446

Date first Rec'd 29 OCT 1993

Registration

Reference H13|1030|93

Cross-Ref B13|0671|93

Date 01-NOV-93 LAC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/(Ext)/Alt/Works

Description to be recorded

Invalid
Site plans ☐
Certificate ☐
Fee ☐
Fee (not free) ☐
Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £ 60
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 166
Grid ref 530510
OS Plots 323530
Ward L
Parish Moulton
Inside IBD YES
Inside LP area No

Constraints:

CA Cons Area
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres

Hazards –
Dist Bound
Other:

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref

Linked to property Ref 0123068

Planning Records:
Earlier apps ——

B Reg Records:
Already submitted – Ref:
Request needed
Requested

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H13/1030/93

FULL

Applicant: Mr & Mrs Jones
Tel:

Agent: Broadgate Builders
0406 380532

Description: Bedroom extension over garage and extension to dining room

Location: 27 Ashby Gardens
Moulton
Spalding
Lincs

Valid date: ~~29-OCT-93~~ 21-DEC-93

Terminal date: ~~24-DEC-93~~ 15-FEB-94

Target dates:
To case officer 05-NOV-93
Inspected by 12-NOV-93
Extra contacts 19-NOV-93
Report if not clear by 03-DEC-93

Target Committee: ~~07-DEC-93~~ 25-JAN-94
Report deadline: 23-NOV-93
Agreed TD Ext:
Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
The Occupier, 29 Ashby Gardens		09-NOV-93	30-NOV-93
The Occupier, 31 "	"	09-NOV-93	30-NOV-93
The Occupier, 33 "	"	09-NOV-93	30-NOV-93
The Occupier, 35 "	"	09-NOV-93	30-NOV-93
The Occupier, 37 "	"	09-NOV-93	30-NOV-93
Site/Press Advert MIN		~~0805~~-NOV-93	~~29~~26-NOV-93
Clerk to Moulton PC	0733 210404	03-NOV-93	17-NOV-93
Cllr J Clark	0406 370785	03-NOV-93	10-NOV-93
Cllr A E Naylor	0406 370323	03-NOV-93	10-NOV-93

L C C – No objections subs /

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H13/1030/93

FULL

Applicant: Mr & Mrs Jones
Tel:

Agent: Broadgate Builders
0406 380532

Description: Bedroom extension over garage and extension to dining room

Location: 27 Ashby Gardens
Moulton
Spalding
Lincs

Valid date:	29-OCT-93	Terminal date:	24-DEC-93
Target dates:		Target Committee:	07-DEC-93
To case officer	05-NOV-93	Report deadline:	23-NOV-93
Inspected by	12-NOV-93	Agreed TD Ext:	
Extra contacts	19-NOV-93	Case Officer:	
Report if not clear by	03-DEC-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		~~05~~ 08-NOV-93	~~26~~ 29-NOV-93
Clerk to Moulton PC	0733 210404	03-NOV-93	17-NOV-93
Cllr J Clark	0406 370785	03-NOV-93	10-NOV-93
Cllr A E Naylor	0406 370323	03-NOV-93	10-NOV-93

A.C.C – No objections JrcS 4/11/93

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H13/1030/93 Received:21-DEC-93 Type:FULL

Name: Mr & Mrs Jones
27 Ashby Gardens
Moulton
Spalding
Lincs

Agent: Broadgate Builders
(Spalding) Ltd
Broadate
Weston Hills
Spalding Lincs

Description: Bedroom extension over garage and extension to dining room
Location : 27 Ashby Gardens Moulton
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The materials to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing dwelling.

Reason: In the interests of visual amenity.

28-JAN-94 AD check.....

Authorised to issue (inc Delegation).....

APPLICATION REFERENCE: H13/1030/93 DATE RECEIVED: 21-DEC-93

TYPE: Full

DESCRIPTION: Bedroom extension over garage and extension to dining room

LOCATION: 27 Ashby Gardens, Moulton

APPLICANT: Mr & Mrs Jones AGENT: Broadgate Builders

REASON FOR COMMITTEE CONSIDERATION

Objection received.

REPORT TO PLANNING COMMITTEE
Date 25 JAN 1994

RECOMMENDATION

Grant permission, subject to conditions.

COMMENTS

1 Extension to be constructed in brickwork to match existing dwelling (not the stonecladding on the front elevation). Additional bedroom windows created at front and rear with a first floor en-suite window on the gable end.

2 Proposal considered acceptable in terms of design. Will not affect the residential amenity of neighbouring property to north (in terms of overlooking and blockage of light) to such a degree as to justify refusal.

REPRESENTATIONS

Parish Council: No response.

Public: Objection received from 37 Ashby Gardens (summarised):

Property at end of our back garden at right angles, the garage being close to our back fence.
Proposal will considerably restrict natural light into our property, particularly to the kitchen and dining room, to an unacceptable degree.

SCHEDULE OF CONDITIONS

1 SC80 (materials to match existing)

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Pla[illegible] & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/1030/93

Applicant: Mr & Mrs Jones
27 Ashby Gardens
Moulton
Spalding
Lincs

Agent: Broadgate Builders
(Spalding) Ltd
Broadate
Weston Hills
Spalding Lincs

Description: Bedroom extension over garage and extension to dining room

Location: 27 Ashby Gardens
Moulton
Spalding
Lincs

SOUTH HOLLAND D.C.
PLAN DEPT
21 DEC 1993
REF ...Valid...

Type: FULL

Date received: 29-OCT-93

14-DEC-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:
The dwelling appears to be closer to the north western boundary of the site than shown on the submitted 1:500 block plan. Four 1:500 plans therefore required which rectify this.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

Principal Planning Officer

BRIAN SMITH Dip TP MRTPI
Dir of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3446
Date received : 29-OCT-93

Received from

Broadgate Blds (Spalding) Ltd.

Address

27 Ashby Gardens
Moulton
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

Signed.....K. Lowe
(Authorised Collector)

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/1030/93

Applicant: Mr & Mrs Jones
27 Ashby Gardens
Moulton
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Lincs

Agent: Broadgate Builders
(Spalding) Ltd
Broadate
Weston Hills
Spalding Lincs

Description: Bedroom extension over garage and extension to dining room
Location: 27 Ashby Gardens Moulton
Spalding Lincs

Type: FULL

03-FEB-94

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Copy to:-

D Morris
37 Ashby Gardens
Moulton
Spalding
Lincs. PE12 6QR

OBJECTION
PLANNING DEPT.
RECEIVED
29 NOV 1993 DG

37 Ashby Gardens
Moulton PE12 6QR

November 26th.

Dear Sirs,

Planning Application 24/413/1030/93
Re 27 Ashby Gardens

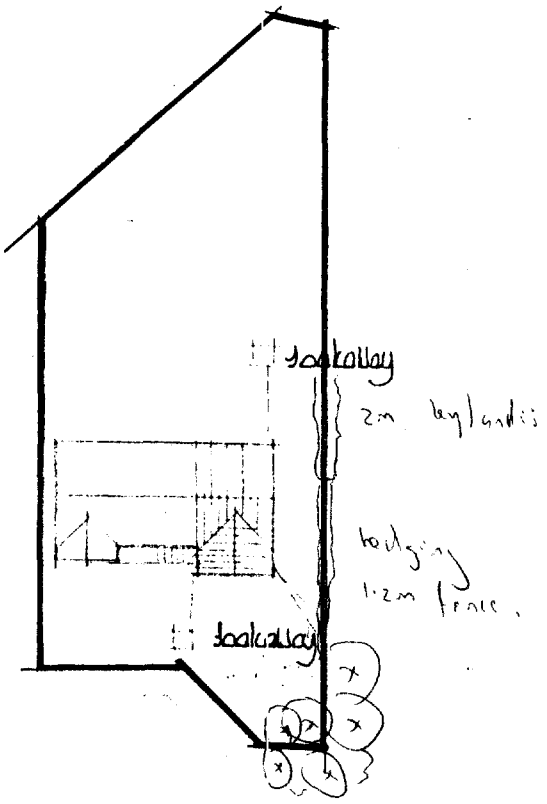
The subject property is at the end of our back garden and at right angles, the garage being close to our back fence.

It would appear that the proposed development will very considerably restrict natural light into our property, particularly to the Kitchen and dining room, to an unacceptable degree.

Yours faithfully,

David Morris.

DETERMINED
PLAN

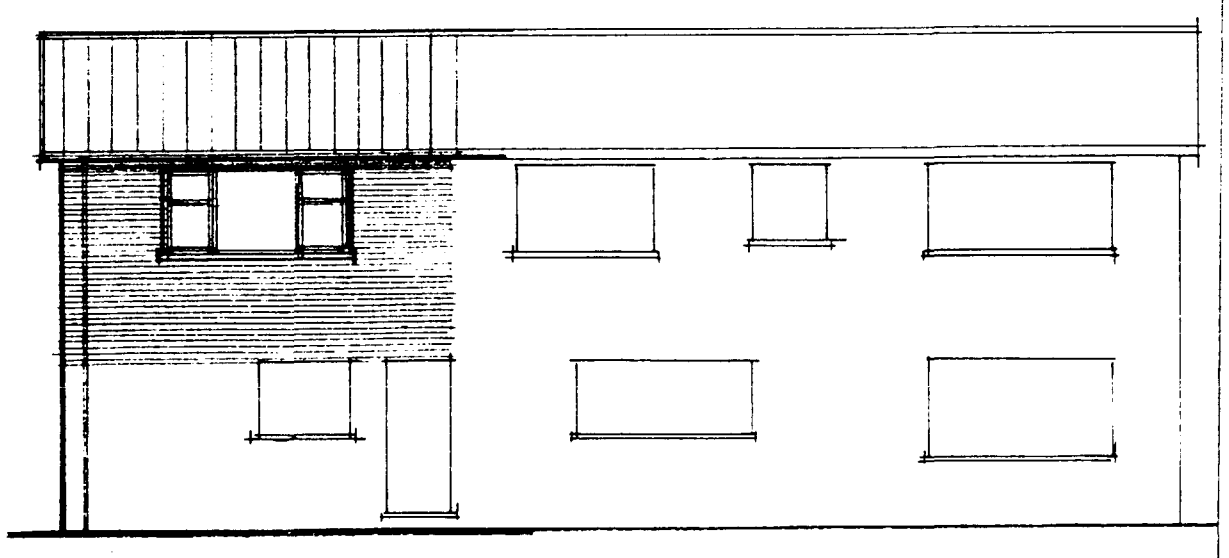


block plan

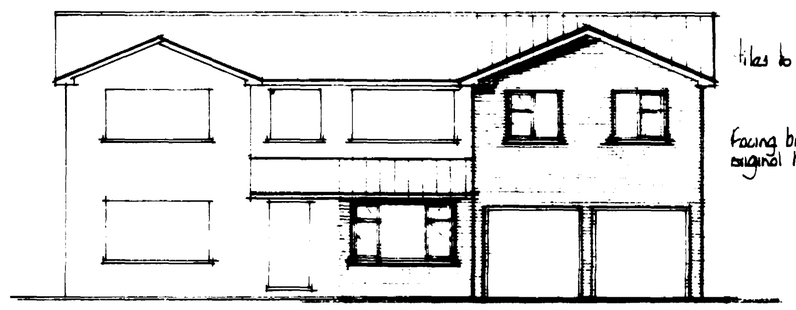
SOUTH HOLLAND D.C.
PLAN DEPT
21 DEC 1993
REF 1030/93



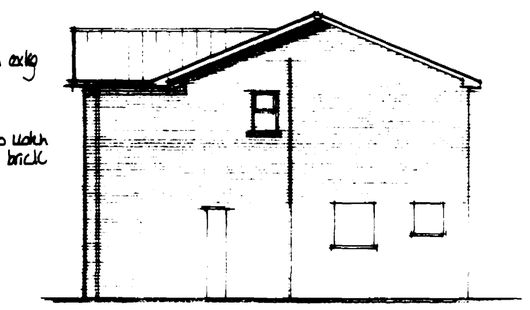
n. east



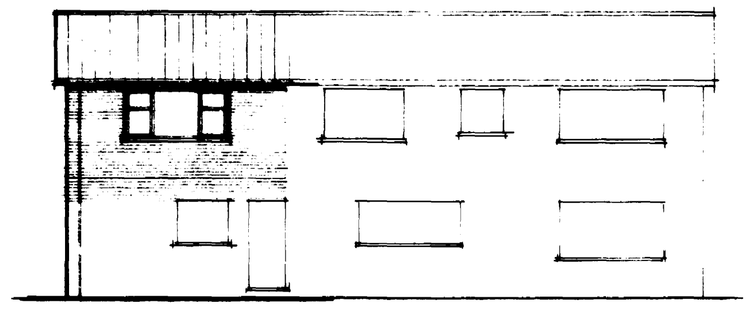
s. west



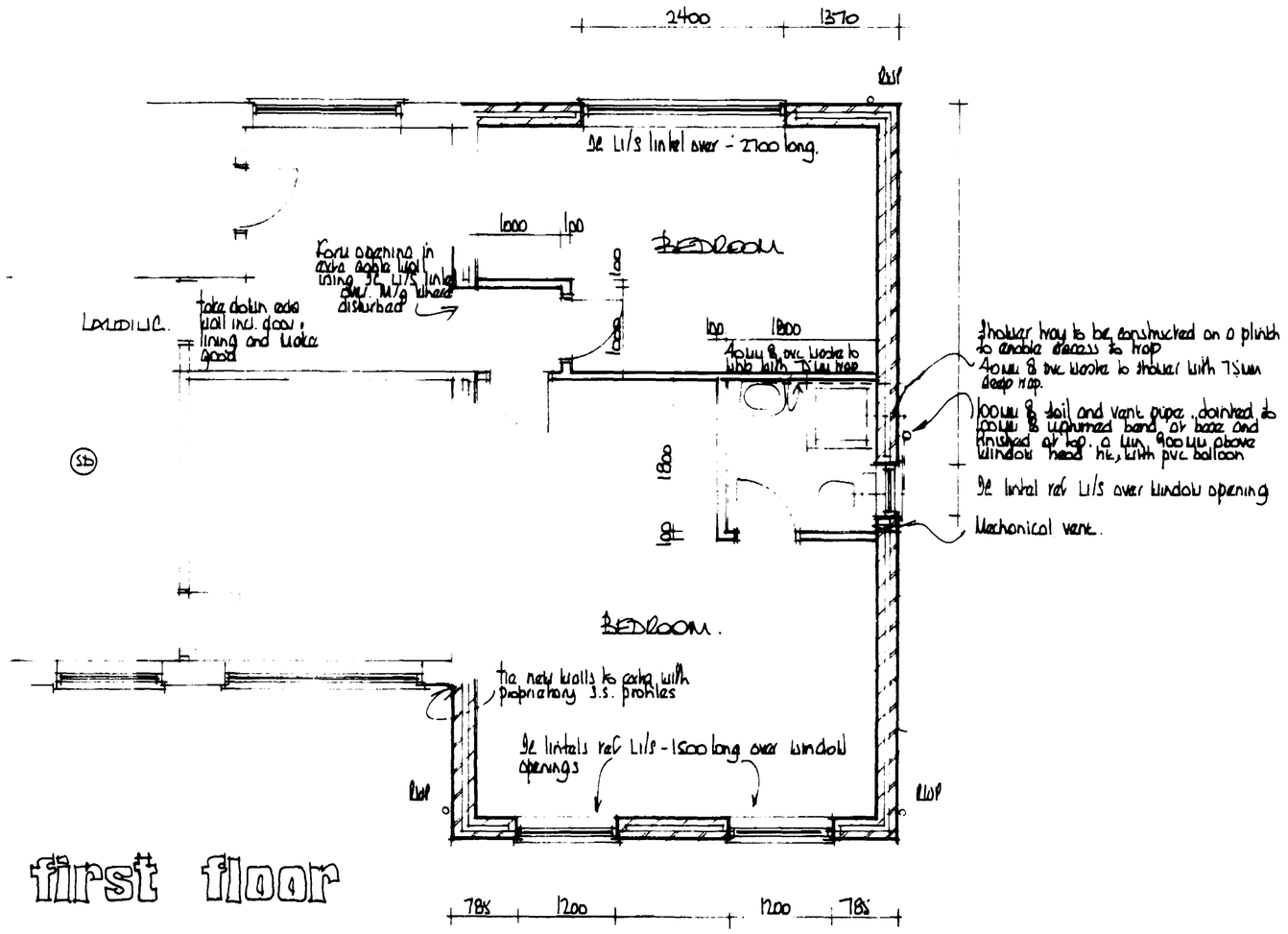
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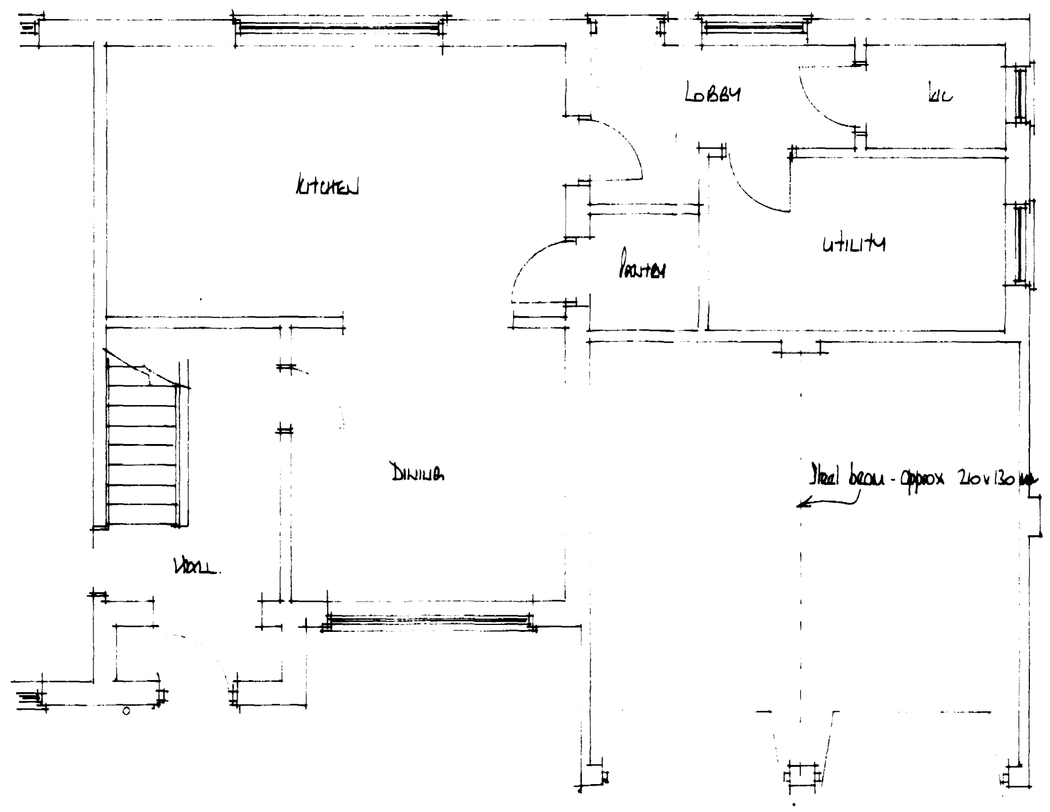
n. west



s. west

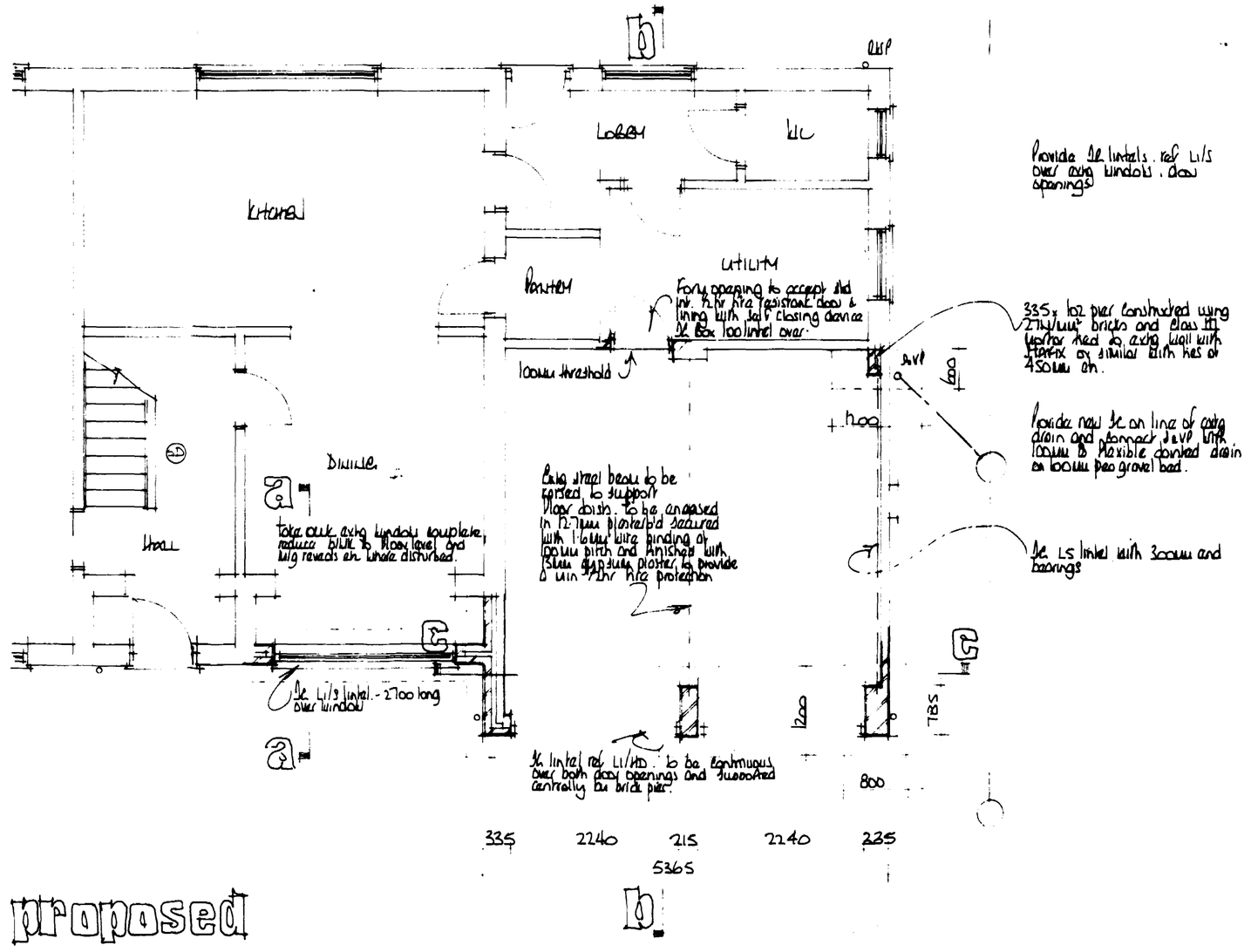


first floor



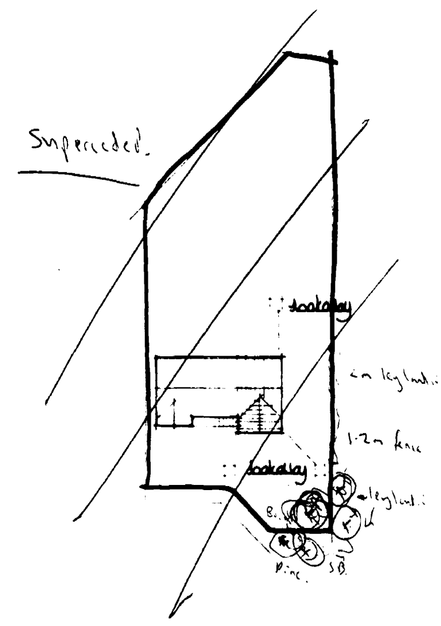
existing ground floor

DETERMINED PLAN



proposed

NOTES



block plan

SOUTH HOLLAND D.C.
PLAN DEPT.
29 OCT 1993
REF 1030/93

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532

TITLE

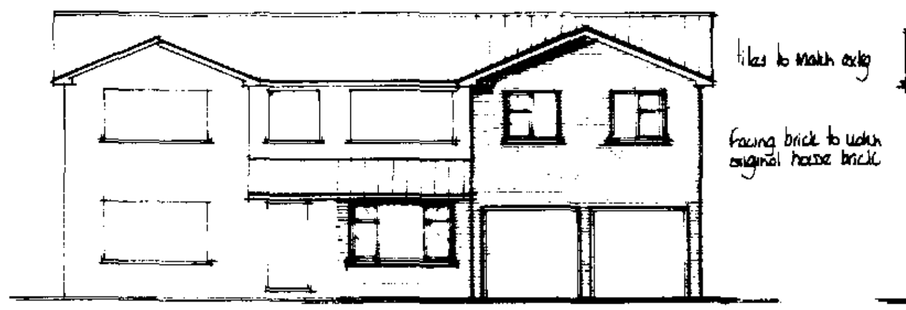
Extension to Dwelling at
27 Ashby Roddells
Moulton Fen
Mr. & Mrs Jones.

DATE Oct '93	DRAWN AL
DRWG. No.	SCALE 1:50, 1:100, 1:500

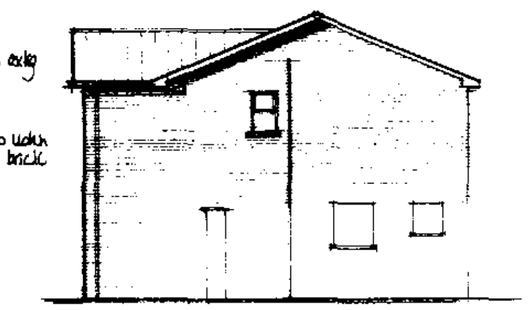
REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS.
CHECK BY	

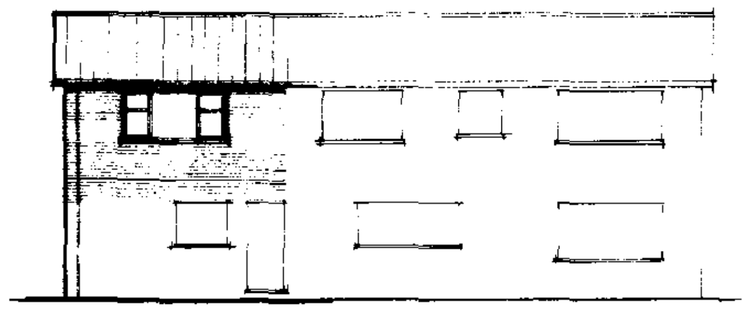
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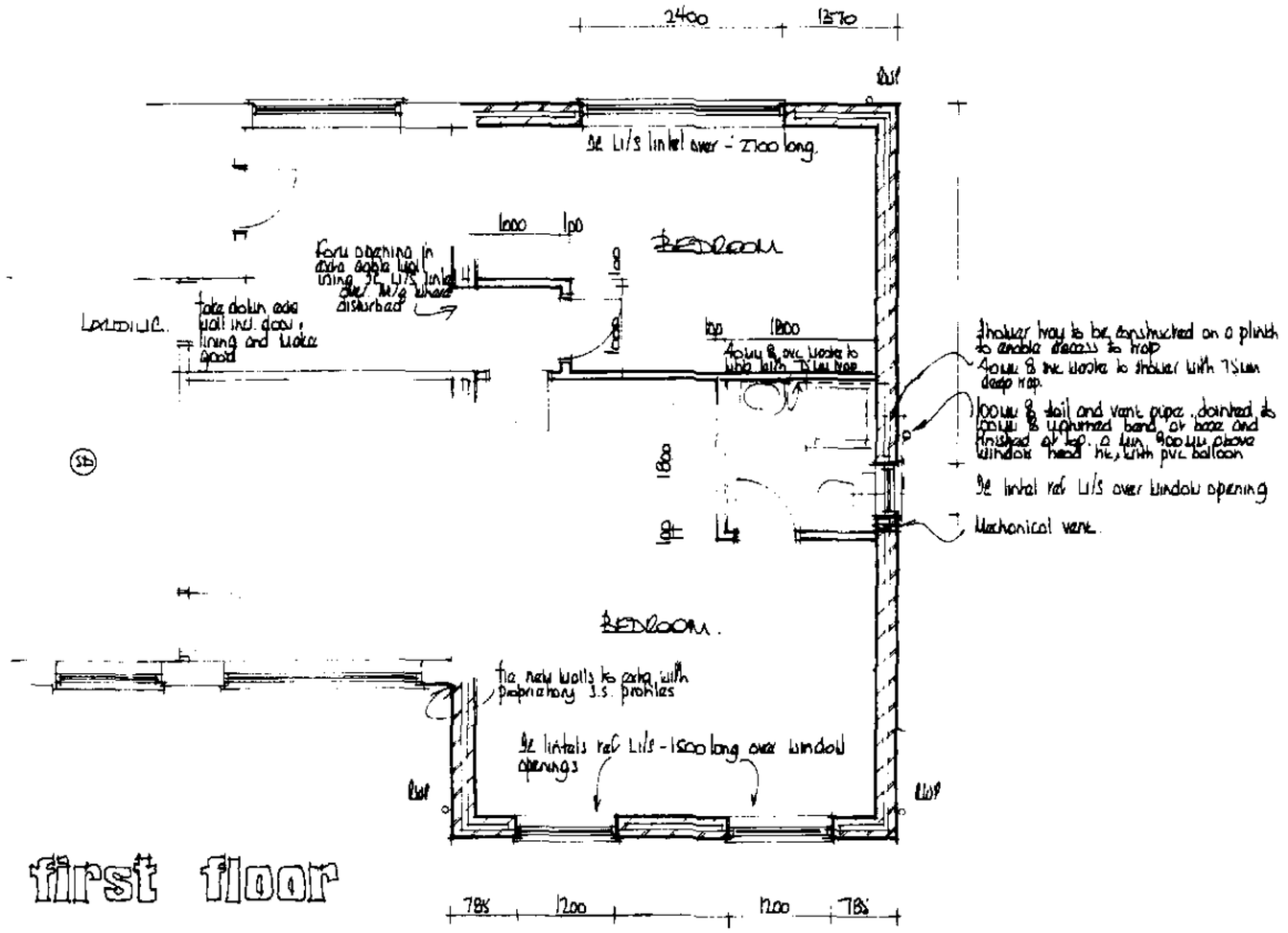
n. east



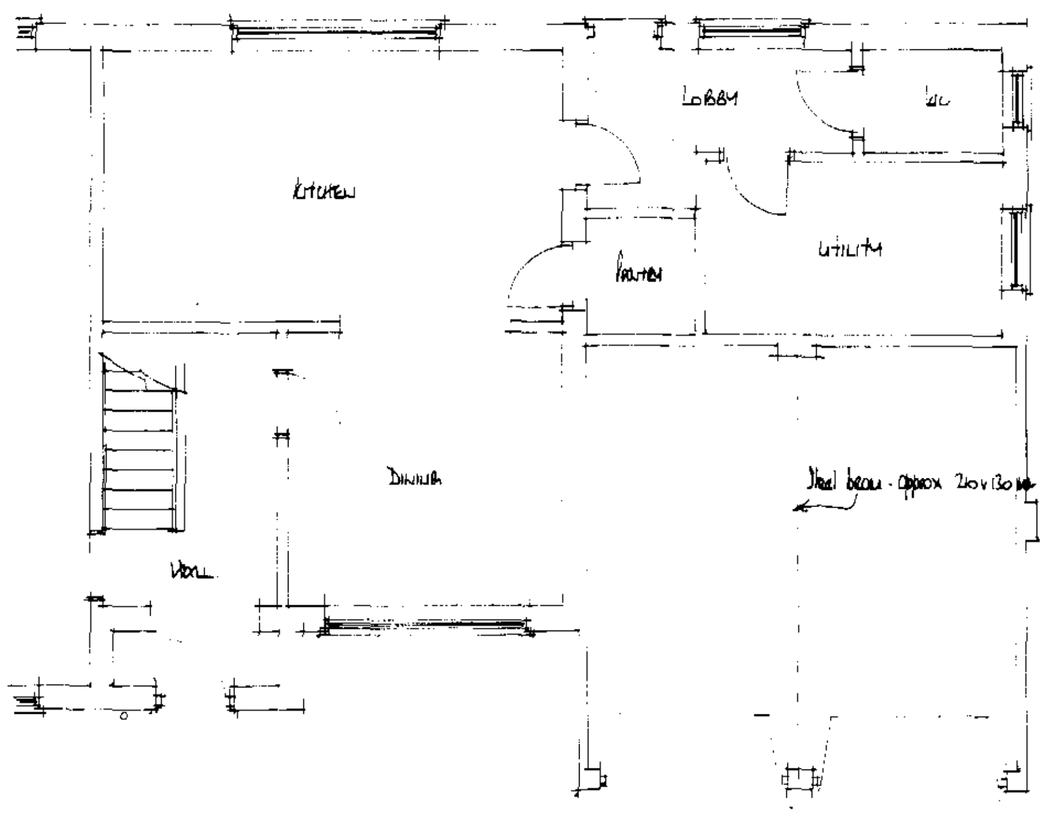
n. west



s. west

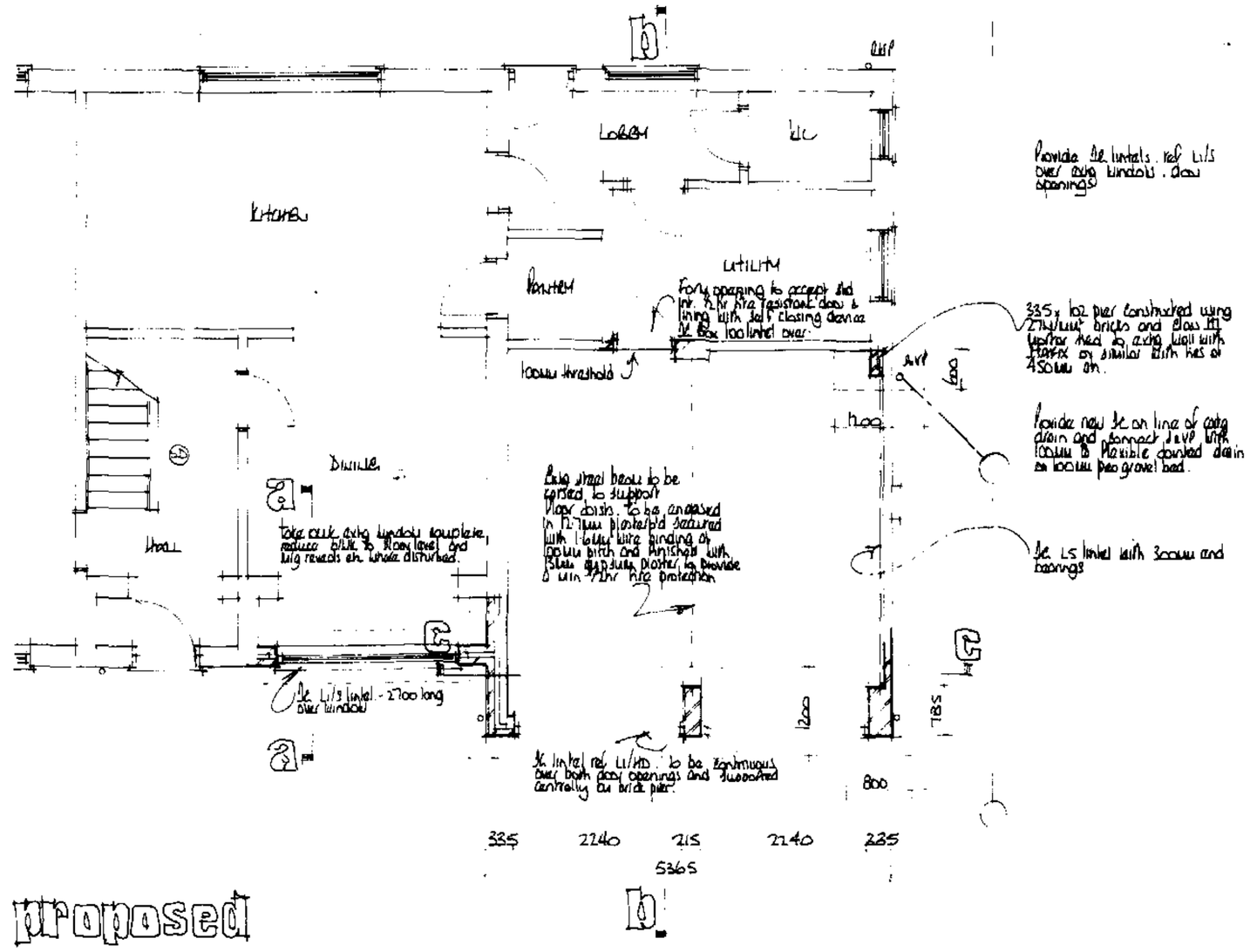


first floor

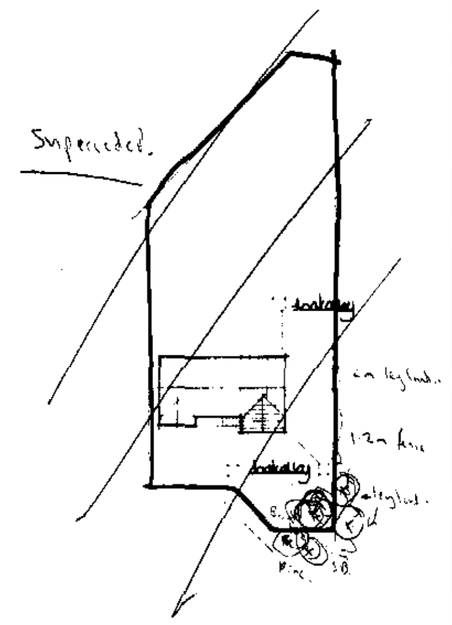


existing ground floor

DETERMINED PLAN



proposed



block plan

NOTES

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29 OCT 1993
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Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB

Telephone: Holbeach (0408) 380532

TITLE

Extension to DWELLING At
27 ASHEN GARDENS
Moulton Fen
Mr. & Mrs JONES.

DATE Oct 93	DRAWN AL
DRWG. No.	SCALE 1:50, 1:100, 1:500

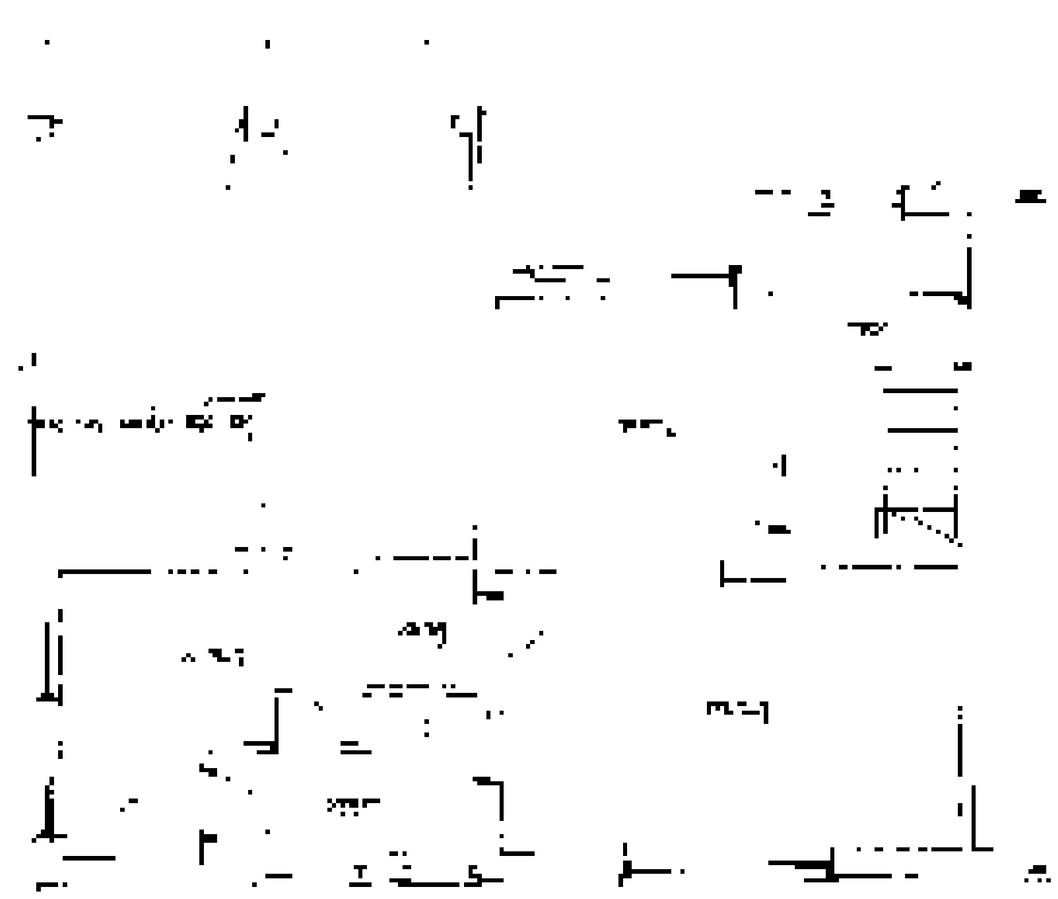
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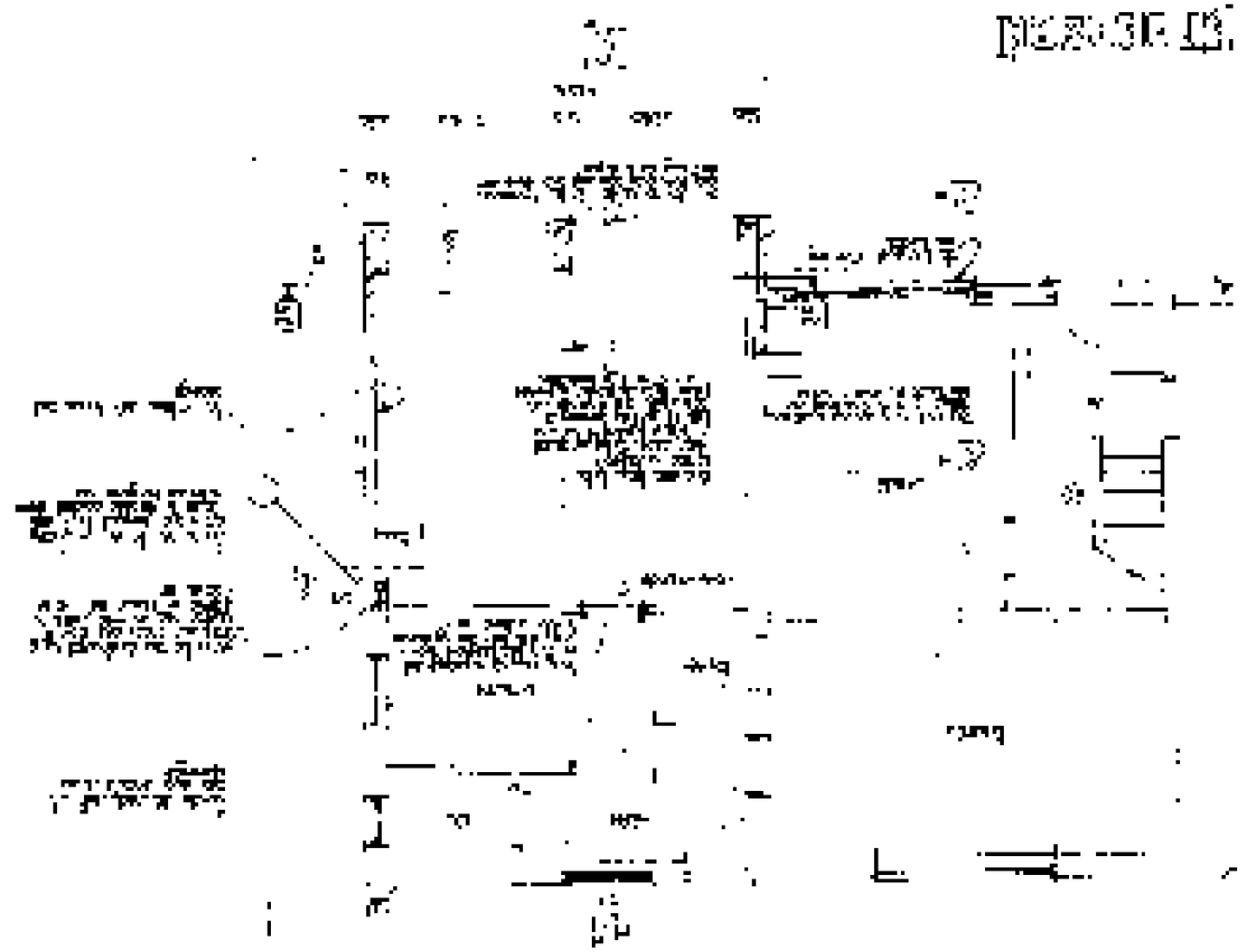
PLANNING	BUILDING REGS.
CHECK BY	

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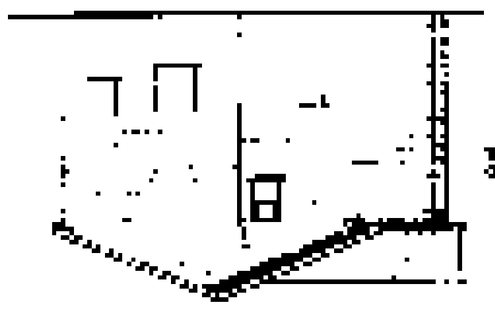
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DETERMINED PLAN

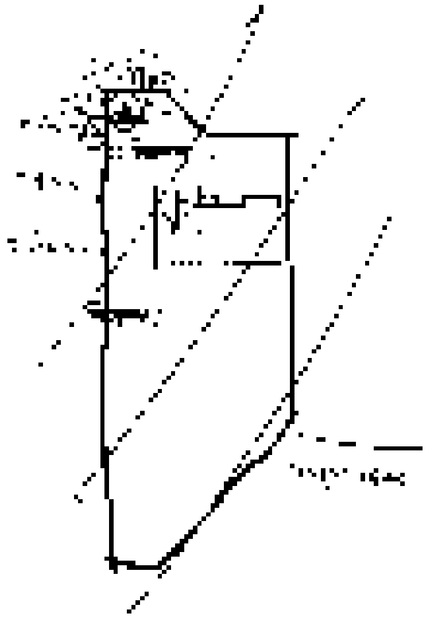


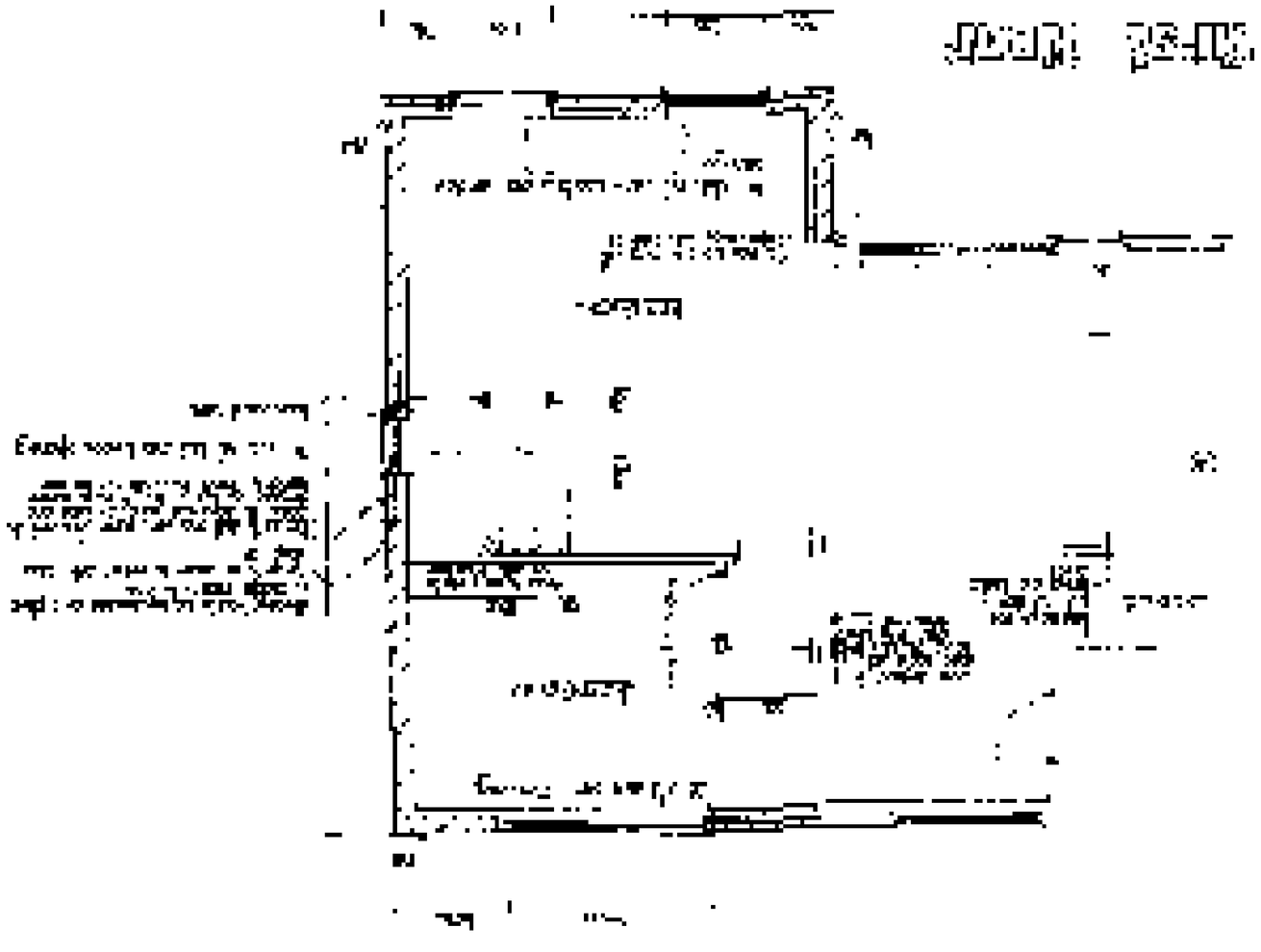












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