

PLANNING, DESIGN & ACCESS STATEMENT

REPLACEMENT OF CONSERVATORY WITH NEW FRONT PORCH, SINGLE
STOREY REAR EXTENSION AND DORMER WINDOWS. EXTENSION OF EXISTING
GARAGE AND STORE AND PART CONVERSION TO TOURIST ACCOMODATION.

AT

GREY BARN, CHURCH LANE, PAGHAM, BOGNOR REGIS, WEST SUSSEX. PO21
4NX



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1. INTRODUCTION

1.1. This Planning, Design, and Access Statement has been prepared by *Richard Meynell Ltd Architects & Surveyors* on behalf of the Nash Family to assess the context, design, sustainability and access considerations for the proposed scheme.

1.2. This document makes a full assessment of the form, design & size of the proposals as well as sustainability and access considerations. A separate Heritage Assessment has been prepared and should be read in conjunction with this report.

1.3. This statement forms part of a Full Planning Application for:

- Replacement of an existing Conservatory with an oak framed front porch
- Single storey extension to the rear
- Alteration and addition of dormer windows
- Extension of the existing garage and ancillary store
- Part conversion of the ancillary store to form self-catering tourist accommodation

Application Description: Replacement of Conservatory with New Front Porch, Single Storey Rear Extension and Dormer Windows. Extension of Existing Garage and Part Conversion to Tourist Accommodation.

1.4. The report should also be read in conjunction with the submitted drawings and supporting information including:

- Existing Site and Location Plan - N.1130-01
- Existing House Floor Plans - N.1130-02
- Existing House Elevations - N.1130-03
- Proposed House Floor Plans - N.1130-04 rev A
- Proposed House Elevations - N.1130-05 rev A
- Existing Outbuilding Plans - N.1130-06 rev A
- Existing Outbuilding Elevations - N.1130-07 rev A
- Proposed Outbuilding Floor Plans - N.1130-08 rev C
- Proposed Outbuilding Elevations - N.1130-09 rev C
- Proposed Street Scene and Section A-A - N.1130-10 rev B
- Heritage Statement
- Site Photographic Schedule
- CIL Forms

2. SITE & CONTEXT

- 2.1. The application site is edged in red on drawing N.1130-01 and the image below.
- 2.2. The site lies to the west of the historic settlement of Pagham and is located on the south side of Church lane in a predominantly rural area and near to Pagham harbour.
- 2.3. Grey Barn has no heritage designation and does not fall within a conservation area.
- 2.4. The site itself comprises the existing house (a converted barn), an ancillary outbuilding across a walled courtyard (generally in poor condition) and a mature garden to the South and West. An existing opening provides vehicular access direct onto Church Lane.

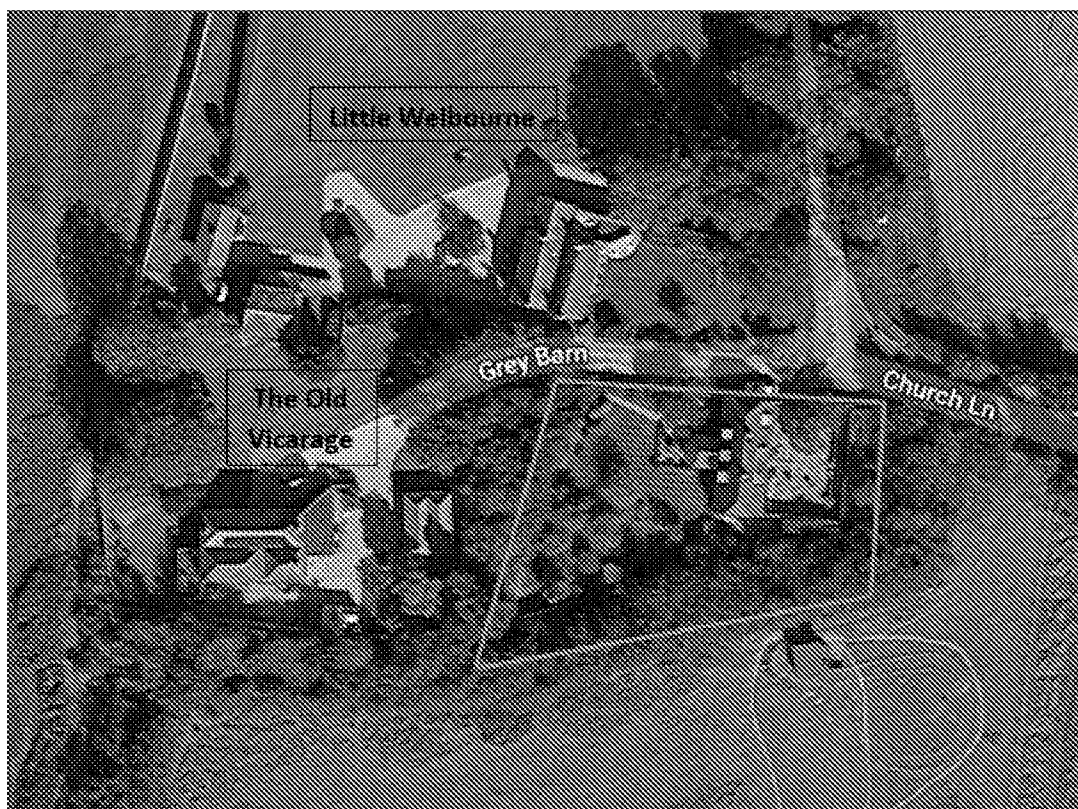


Figure I: Grey Barn (indicated by red line) in context of its surroundings (Google, 2022)

3. PLANNING HISTORY

- 3.1. The site is not known to have any prior planning history (since 1992 when Local Authority records are available).

4. PLANNING POLICY CONSIDERATIONS

4.1. Section 38 (6) of the Planning and Compulsory Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the policies of the Development Plan unless material considerations indicate otherwise.

4.2. The Development Plans for Arun District and Walberton Parish comprise:

- Adopted Arun Local Plan (2018)
- Pagham Neighbourhood Plan 2020 -2030 (2020)

The specific policies of relevance to this application are summarised in the list below.

Arun Local Plan 2011-2031

4.3. The Arun Local Plan 2011-2031 was adopted by resolution of Full Council on 18th of July 2018 and is considered to be up-to-date.

The following policies are relevant to the determination of this application:

- SD SP1 – Sustainable Development
- C SP1 – Countryside
- D SP1 – Design
- D DM1 – Aspects of form and design quality
- D DM4 – Extensions and alterations to existing buildings (residential and non-residential)
- HER DM1 – Listed Buildings
- TOU SP1 - Sustainable tourism and the visitor economy
- TOU DM1 - Tourism related development
- ENV SP1 – Natural Environment
- W DM2 – Flood Risk

Adherence with the above-mentioned policies will be referenced within the relevant sections of this statement.

Pagham Neighbourhood Plan 2020 - 2030 (2020)

4.4. The Pagham Neighbourhood Plan is considered to be a material consideration and relevant policies within the plan comprise the following:

- Policy 2: Countryside
- Policy 7: Tourism
- Policy 10: Sustainable Transport

Of particular relevance to this application is the passage related to new tourist accommodation which puts forward that;

The Neighbourhood Plan also encourages and supports new sustainable tourism development throughout the plan area particularly where this can be undertaken in a manner which

diversifies the rural economy provided that proposals can demonstrate that designated and undesignated nature conservation interests will be protected. Initiatives seeking to increase the number and range of holiday accommodations available across the parish will be encouraged.

National Planning Policy Framework and Guidance

- 4.5. At national level the National Planning Policy Framework (NPPF) sets out the Government's most up-to-date policies against which all Development Plans should be prepared, and planning applications assessed. It is a material consideration that carries substantial weight.

Relevant paragraphs within the NPPF include paragraphs:

Paragraph 8: Three dimensions of Sustainable Development

Paragraphs 11-14: The Presumption in favour of Sustainable Development

Paragraphs 47-50: Determining Applications

Paragraphs 124, 127, 128, 130: Achieving Well-Designed Places

Paragraph 174: Conserving and Enhancing the Natural Environment

Paragraphs 212, 213: Implementation

At the heart of the NPPF is a presumption in favour of sustainable development. This is set out at Paragraph 11 which states that local planning authorities should meet their objectively assessed development needs and grant development proposals that accord with up-to-date development plans unless:

"Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole; or Specific policies in the Framework indicate development should be restricted."

The NPPF also states that development proposals that accord with the development plan should be approved without delay.

Paragraph 127 of the NPPF, in so much as it relates to impacts on the character of an area goes on to state:-

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

Paragraph 130 states planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision taker as a valid reason to object to development.

Paragraph 174 outlines that decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils. Proposals should also recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services and where possible provide net gains for biodiversity.

Designations

- 4.6. The site is in a countryside location but holds no special designations. Nor will proposals have any significant impact on the setting of the Listed Buildings in the area (refer to Heritage Statement for further details).
- 4.7. The building lies approximately 90m East of the Pagham Harbour Special Protection Area (SPA) and this area is identified as a site of national and international importance for nature conservation. The proposals are however very minor in nature and are not anticipated to have any direct or indirect adverse effect on Pagham Harbour.

Reference to Arun District Council's Green Infrastructure Network has been made which indicates that the site falls within a Green Infrastructure Corridor (GIC). A biodiversity opportunity area is identified outside of the site approximately 100m to the west.

Flood Risk and Contamination

- 4.8. The affected areas of the site are identified as being within Flood Zone 1 and is at very low risk of flooding from rivers or the sea or surface water.

The use of soakaways for the proposals also means that there would be no net increase in surface water run-off in accordance with Local Plan Policy W DM3.

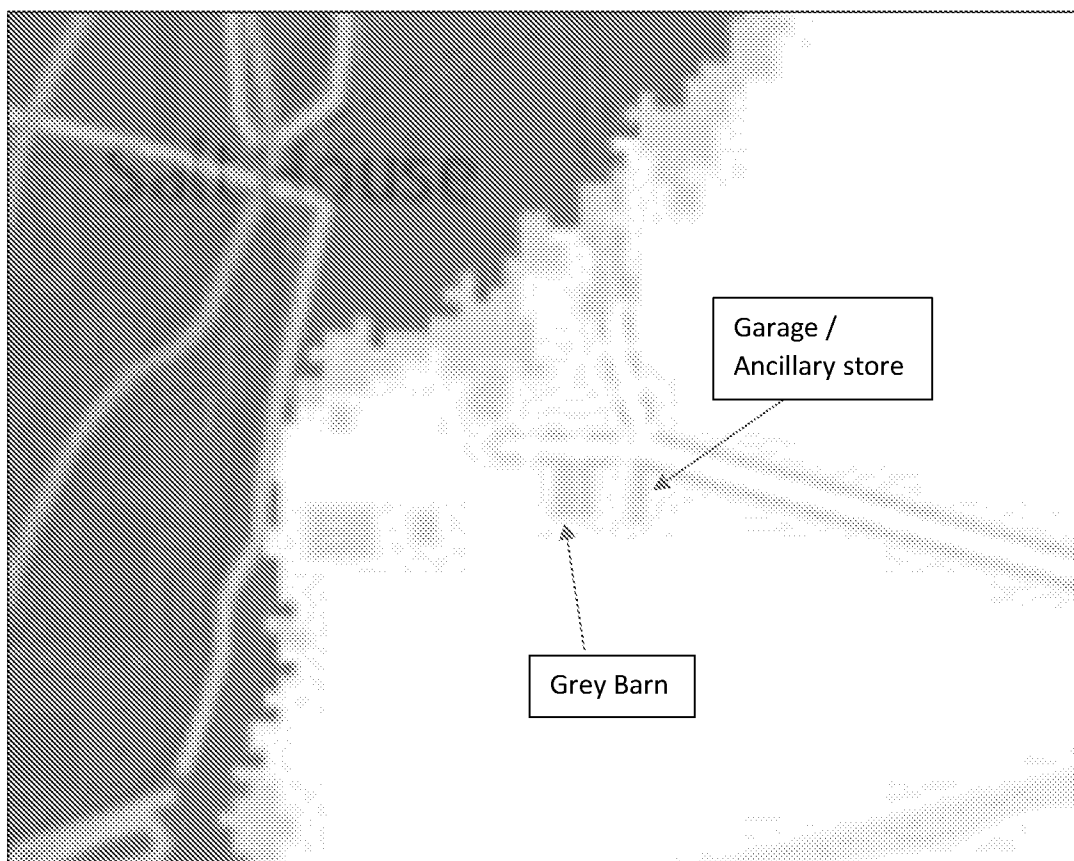


Figure II: Extent of Flooding from Rivers or the sea (Environment Agency, 2022)

5. PLANNING ASSESSMENT

- 5.1. The application site is located outside of the built-up area boundary, within a countryside location. As such, the most relevant policy relating to the site is C SP1 of the Arun Local Plan. This states that areas defined as countryside will be recognised for its intrinsic character and beauty.
- 5.2. The principle of the proposed alterations to the dwelling is not a consideration of the application, as a result of the fact that the residential principle is established on site. Therefore, the considerations for these proposals should be limited to its design, and impact upon the local area.
- 5.3. The proposals can be seen to be of a high quality of design and utilise a palette of materials which is well suited to a rural location. The design of the extensions is very traditional and seeks to retain various design cues of the host dwelling including the use of sloping slate and barn end roofs. Further, the overall height of the Garage and Tourism unit is set 1m below the existing dwelling, in order to reduce any harmful impact upon the character of the locality. As such, when considered against D DM1 of the Arun Local Plan, it can be considered that the proposed development does not result in a harmful impact upon any of the criteria of this policy, as it can be seen to create an attractive building, which does not result in any harmful impact upon the character of the locality.
- 5.4. The Garage building will be set deeper within the site when compared to the existing and the existing Conservatory will be removed, which can be considered to reduce any potentially harmful impact of the development upon the nearby designated heritage assets, in accordance with HER DM1 of the Arun Local Plan. The mass of the development is also focused to the East side of the site and the furthest point away from the Listed Buildings, to the rear of the main dwelling (Grey Barn).
- 5.5. The proposed development does not result in any harmful impact upon the amenities of neighbouring occupiers by way of overbearing, or overshadowing impacts. This is as a result of the significant separation distance the proposed development is sited from nearby occupiers. Further, the existing mature boundary vegetation on the East, South and West which screens potentially harmful views which may result in a harmful loss of privacy.
- 5.6. C SP1 of the Arun Local Plan goes on to state that development will be permitted where it accords with any of the criteria (a)-(f). The proposed works to Grey Barn and its Garage are considered to accord with criterion (f) of this policy, for extension and alteration of existing buildings where these respect their countryside setting. The proposal are also in accordance with criterion (d) for the diversification of the rural economy as well as other policies within the plan which relates to a specific use or type of development. In this case, this would be Policy TOU DM1, which relates to Tourism Related Development.

- 5.7. TOU DM1 of the Arun Local Plan relates to tourism and sets out the criteria that related development will be assessed against. In accordance with Arun Local Plan, Development associated with tourist accommodation outside of the built up area:

“will generally be expected to be small-scale and relate to quiet, informal recreation and enjoyment of Arun’s countryside.”

And;

“In all cases, development in the countryside will demonstrate that it is required and is compatible with its countryside location and is sensitively designed to minimise potential impact on the countryside.”

The proposed works to the existing Garage and ancillary store building can certainly be considered as small in scale and will relate well to the quiet enjoyment of the countryside. In particular, the proposals will enable visitors to the area to enjoy the natural beauty of the area including Pagham Harbour (a very short walk away), the village of Pagham as well as the beach and associated leisure facilities nearby.

In this way the proposals can also be seen to support Policy TOU SP1 - Sustainable Tourism and the Visitor Economy as it will promote the main tourism assets of (a) the waterfronts and (b) the complimentary visitor uses of the fertile coastal plain in conjunction with agriculture.

The extensions to the Garage and tourism accommodation are constructed to a high quality of design, using materials to match those existing in order to greater resonate with the rural character of the locality. The extensions have a visual form which also seeks to integrate with the host building on the site, which was once itself an agricultural barn.

Furthermore, the proposal is not considered to have any significantly harmful impact upon the local landscape character and can be considered to “blend into” the landscape, as a result of its siting, design and use of materials with a muted tone.

As a result of these factors, the proposed development can be considered to sensitively designed and will not result in any significant harm upon the rural landscape character.

- 5.8. Arun Economic Strategy 2009-2026 identifies tourism as one of the District's key employment sectors. Arun Local Plan also identifies that it is important to ensure that Arun is well placed to meet the needs of the changing visitor economy.

As awareness of the current climate change emergency increases, the demand for sustainable tourism is increasing. After COVID-19 the market for ‘staycations’ also offers opportunities for new sustainable tourism accommodation. The unique location of the proposals, close to Pagham Harbour and local nature reserves provides an important advantage to the development. It is believed that the rural location and emphasis on sustainability within the design will resonate with tourists wanting to connect with nature and can engage with the higher demand for sustainable wildlife travel options.

The Neighbourhood Plan also *“encourages and supports new sustainable tourism development throughout the plan area particularly where this can be undertaken in a manner which diversifies the rural economy provided that proposals can demonstrate that designated and undesignated nature conservation interests will be protected. Initiatives seeking to increase the number and range of holiday accommodations available across the parish will be encouraged”*.

The proposed development is considered to greaten the opportunities for the enjoyment of the special qualities of the area. This is as a result of the proposal having a focus towards those wishing to explore the local countryside and nearby amenities. For example, the use of adjacent Public Rights of Ways and local byways will be encouraged through the provision of cycle storage and facilities for those wishing to go hiking or dog-walking.

The proposed tourist accommodation will also promote local jobs, extends the visitor season (by providing comfortable and conveniently located accommodation) and protects and enhances the natural and built environment by promoting the sustainable enjoyment of the local area.

- 5.9. The development proposals seek to make improvements to the tired and run-down garage and to extend the building to provide ancillary storage as well as a new unit of tourist accommodation. The proposed extension will be well-integrated and conform to the existing courtyard arrangement and has been designed to utilise as much of the existing building as possible including the existing traditional stonework walls. It will also be rural in appearance, use materials which match the existing character and remain subservient to the host building. As such, the proposed extensions and alterations to the Garage building can be considered to conform with D DM1 and D DM4 of the Arun Local Plan.
- 5.10. Further, the proposed development will not result in any harmful impact upon the residential amenities of nearby dwellings. As such, the proposal can be demonstrated to be in accordance with D DM1 of the Arun Local Plan.
- 5.11. The proposed works to the garage, and the forming of tourist accommodation can be demonstrated to be acceptable in principle, as the use of the site within a countryside location can be demonstrated to be in accordance with TOU DM1 and be considered to be acceptable sustainable tourism development.
- 5.12. Therefore the proposed development can be demonstrated to accord with the relevant policies of the Arun Local Plan, and as such, represents an acceptable development proposal.

6. DESIGN & GENERAL ASSESSMENT

- 6.1. This application consists of two main parts and seeks to;
- 1) Improve and slightly enlarge the existing residential accommodation to suit the growing needs of the Nash family including the replacement of the existing Conservatory with an oak framed porch, a modest single storey extension to form a Utility room, enlargement of the existing Garage and ancillary store.
 - 2) The part change of use and enlargement of the existing Garage / Store to form a high quality tourist accommodation facility.
- 6.2. The proposals provide a good opportunity to meet these growing needs, help support the rural economy and provide buildings of high visual quality. The proposals also strive to achieves high standards in terms of environmental sustainability.
- 6.3. The existing Garage building is in a tired condition with the roof leaking and at the end of its useful life expectancy, and as such, these elements shortly require renewal. It is also important to highlight that the existing building is not considered to be fit for purpose and provides an opportunity for enhancement.
- 6.4. From the outset the applicants also wish to emphasise that the proposed tourism accommodation will be of the highest visual and built quality and will enable high quality visitor experience.

Existing and Proposed Use

- 6.5. Though slightly enlarged and altered, the existing dwelling will remain within its existing use, as it will still be occupied as a single family unit.
- The existing domestic Garage is of an inadequate size to meet the required needs of the family as it only houses one vehicle.
- 6.6. Part of the existing ancillary store (23m²) will be converted and enlarged to form a self-catering tourism accommodation. This will have its own private courtyard garden, parking space, storage for 4 cycles and refuse storage.
- 6.7. The proposals will also reflect the local aspirations for employment as outlined in the Pagham Neighbourhood Plan and supporting sustainable employment opportunities in rural areas.

Amount

- 6.8. The residential curtilage of the site is approximately 1,140m².
The existing dwelling provides 168m² of habitable space and 41m² for garaging and storage. After the removal of the Conservatory and the extension to provide a Utility room, additional garage and storage there will be a net increase to the Internal Floor Area of 16.7m². This represents a nominal nett increase of 8% compared to the existing dwelling.

The proposed footprint equates to an approximate 17% coverage of the site and is appropriate to a house of this quality in this location on a plot of this size.

The proposed self-catering tourism accommodation will have an approximate floor area of 69m².

Layout, Scale and Form

- 6.9. The layout of the house and associated outbuildings has been designed to reflect those which can be seen in many traditional farmsteads or barnyards in the local area. Indeed the layout and scale is consistent with that noted in a photograph and maps of the early C20 (refer to Heritage Statement for further information).
- 6.10. Internally the orientation of the rooms of the dwelling have been designed to benefit from natural daylight and also take in views of the private garden.
- 6.11. The proposed double garage provides covered space for 2 vehicles, storage of 4 cycles and a covered area for the storage of refuse and recycling.
- 6.12. The single storey extension to provide a Utility room will be simple in form and modest in scale (3x2m). The proposed lean-to roof is a typical method of extension for barns and can be seen in many local examples.
- 6.13. The new oak porch canopy will be much smaller in scale when compared to the existing conservatory which will reduce the impact on this side of the building (towards the Listed Buildings). A hipped roof form will also conform to that of the main roof.
- 6.14. The slight enlargement of a dormer window on the West side of the house is proportionate in scale and will match the form of the existing windows. This dormer will also be aligned over the ground floor window to ensure the visual balance of the elevation.
- 6.15. The Garage extension follows the existing arrangement and is based on a traditional barnyard layout. The roof will be a pitched slate with a barn end form to match the main dwelling. The Garage will however be smaller in scale when compared to the host dwelling and will thus remain subservient.

Appearance

- 6.16. The building will have a traditional appearance and will predominantly be formed using natural materials and finishes that are sympathetic to the rural setting.

The style and appearance has been designed to emulate a traditional farm complex with a hierarchy of materials used to help provide additional texture and visual interest.

The proposed façade is based on a simple symmetric appearance with fenestration also providing balance to the elevation. Windows are felt to be in proportion to the size of the building and diminish in size relative to storey height. Where possible rooflights have also been aligned over windows beneath in order to maintain the visual integrity.

- 6.17. The nearest residential property lies at a distance of 30m to the North-west of the dwelling. The proposals will not create any new views in this direction and all windows will look out over the applicants own private garden space and will not affect neighbouring amenity.
- 6.18. The design of the extended buildings is entirely sympathetic to the existing architectural style of the site, and will remain in keeping with the character of the existing building itself, and those on site.

Materials and Finishes

- 6.19. As a general principle, materials and finishes will be high quality, natural and traditional where possible.
- 6.20. Proposals are as follows:

Roof

Natural slate finish to the roofs to respect the quality of the main dwelling and nearby buildings. Handmade clay hip tiles and lime mortar will also be used to compliment the traditional appearance.

Walls and cladding

Locally sourced Bognor stone (re-used) will be incorporated as decorative panels with Handmade brick dressings and quoins used to door / window openings and corners. These will be bedded using natural lime mortar with a brushed finish to bring out the natural texture of the aggregate and further respect the quality and distinctiveness of the area.

Natural timber boarding is another vernacular material which will be used for localised areas and including fascia, soffit and barge board details. Traditionally used for buildings of a lower status such as barns or outhouses the cladding will settle into the rural setting and relate well to the traditional farm aesthetic.

Windows and fenestration

Existing white PVCu windows are of low quality and will be replaced. New windows will be of painted timber in traditional casement style and with double glazing to ensure high thermal performance.

Natural oak will also be used for the garage doors and windows on the gables above.

Parking and courtyard

Locally sourced Natural crushed stone finish with improved permeability over the existing hard surfaces. Much of the concrete, hard landscaped courtyard will be lifted and replaced with soft landscaping or natural stone to compliment the surrounding masonry walls.

External Lighting

The proposed external lighting will be kept to a minimum to light entrances to the house and tourism accommodation for security only. All fittings will be shrouded to minimise light spill in accordance with Local Plan Policy QE DM2.

Landscaping & Ecology

- 6.21. The existing hard concrete surfaced courtyard will be taken up and replaced with a mix of soft landscaping and natural stone paving. Though one tree will be removed to enable the development at least 3 fruiting trees will be planted as replacements.
- 6.22. Mature trees and shrubs exist around the perimeter of the site on the East, South and West sides will be retained. This will help to settle the proposals into the existing rural landscape and will soften the visual impact of the development.
- 6.23. Ecological enhancements also form part of the proposals and will include planting of flowering trees, bird and bat boxes as well as a 'hedgehog house' to promote local biodiversity. As such, proposed landscape and ecological enhancement measures will also support Local Plan Policy ENV DM5.

Environmental Sustainability

- 6.24. Policy ECC SP1 of the Arun Local Plan states that the Council will support development where it can be demonstrated to positively respond and appear adaptable to climate change. The proposal aims to support high standards of environmental sustainability across all elements of the scheme, and as such will include measures such as;
- All extensions and alterations will utilise high levels of insulation to its floors, walls, roof and windows. As such, the proposal will exceed current Building Regulations standards in terms of thermal performance.
 - A wood burning stove and low energy services (including all LED lighting and A+ rated appliances) will be installed,
 - An electric car charging point will be located within the garage and storage for 4 cycles. Further storage for 4 cycles will be provided specifically for the tourism accommodation,
 - Water efficient fittings will be installed throughout the property including low flush W.C's with a max. 110 litres of water use per person per day,
 - Rainwater harvesting in the form of water butts will be incorporated into the design and will provide water to serve the garden,
 - Drainage of surface water will use a sustainable drainage system ('SuDS') approach notably by any run-off being channelled into a soakaway within the garden area,
 - Refuse storage adjacent the garage will take into account the need for on-site waste reduction including separate recycling storage,
 - Materials will be sourced to reduce the embodied carbon during construction and the use of re-used or recycled materials will also be prioritised.
- 6.25. The location of the site is inherently environmentally sustainable when considering its use. The site has good accessibility to a network of footpaths leading to Pagham Harbour, Pagham village and the beach. This will promote travel by foot and cycling that will help to support environmental sustainability and reduce carbon emissions in line with National and Local Planning Policy.

Access

- 6.26. The existing vehicular access to the site is from Church Lane and will remain as existing. Furthermore, the proposal is not considered to result in any significant increase in vehicle movements at the site.
- 6.27. An additional parking space to serve the main dwelling will be provided by increasing the size of the garage. Parking for guests will be provided on the forecourt in front of the garage and also along the lane.
- 6.28. The new forecourt will be formed using a bound permeable stone finish which will complement the local stone used on the buildings. As the property is at the end of a 'dead end' lane, turning and manoeuvring of vehicles can safely and easily be undertaken on the existing hammerhead.
- 6.29. The pedestrian access to the site will remain virtually as existing, either via a gate into the enclosed courtyard or a gate into the private garden on the West side.
- 6.30. A bus stop at the junction between church lane and Pagham road (approx. 1/3 mile to the East of the site) provides a regular bus service which connects directly to local amenities / attractions, Bognor Regis, Chichester and the wider bus network.

7. CONCLUSION

- 7.1. The application submission seeks to enlarge and improve Grey Barn and its deteriorated garage to meet the needs of the Nash family and provide a high quality, self-contained tourism accommodation. The proposals have been carefully considered to take account of both Local and National Planning Policy Guidance and seek to provide high quality, functional and sustainable improvements to the existing buildings.
- 7.2. The application site is located outside of the built-up area boundary, within a countryside location but has no other specific designations.
- 7.3. The well-contained nature of the site, existing established screening and distance will ensure that the impact on nearby heritage assets is not significant.
- 7.4. The proposed extensions are modest in size, appropriate in scale and will retain the established hierarchy of development on the site. The proposed roof forms will be matching or appropriate in the setting and use traditional materials that are sympathetic to the rural character of the area.
- 7.5. The extensions will exceed Local Plan Policy requirements in terms of sustainability through a fabric first approach that also conserves water and uses sustainable heating methods. The proposed materials have also been carefully selected for their environmental sustainability, visual quality and suitability for use within the rural setting.
- 7.6. The proposed tourism accommodation is small in scale and will relate well to the quiet enjoyment of the countryside. In particular, the proposals are well located for visitors wishing to enjoy the natural beauty of the area including Pagham Harbour (a very short walk away), the village of Pagham as well as the beach and associated leisure facilities nearby.

The accommodation will be of a high quality, sustainable in nature and will help to diversify the existing rural economy, providing additional employment and revenue to the local area. The self-contained facilities will also extend the tourism season for a wide range of visitors.
- 7.7. The proposals are mindful of any potential impact on local wildlife and include various enhancements for ecological benefit.
- 7.8. Overall, the proposals represent an improvement to the existing and there are no adverse impacts (policy or otherwise) that would significantly and demonstrably outweigh the benefits of the proposal in meeting the growing needs of the applicant.

The proposal can be demonstrated to be in accordance with the relevant Policies within the Development Plan, and as such it is respectfully requested that permission be granted.

Richard Meynell Ltd - April 2022

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