

**KIRKLEES METROPOLITAN COUNCIL  
INVESTMENT & REGENERATION SERVICE**

**DEVELOPMENT MANAGEMENT**

**Town and Country Planning Act 1990 (as amended) – SECTION 70**

**DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS**

Reference No:	<b>2022/62/90480/W</b>
Site Address:	24, West View, Paddock, Huddersfield, HD1 4TX
Description:	Erection of single-storey side extension and addition of pitched roof to existing front extension
Recommending Officer:	Tom Hunt

**DECISION – Conditional Full Permission**

**I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.**

Stuart Howden

***AUTHORISED OFFICER***

**Date: 05-Aug-2022**

## **Site Description**

2022/90480 – 24, West View, Paddock, Huddersfield, HD1 4TX

The application site relates to an end-terraced, two-storey dwellinghouse which is constructed of stone (painted white), rendered white to its side elevation and has its side gable roof in slate tile. It has a single-storey front extension, and a rear conservatory extension. It faces onto the road and has a rear amenity space.

It is not within a Conservation Area however it is potentially affecting the setting of a Listed Building to its east and has a group TPO to its west (ref: 24/97/w1). The TPO is also within an Urban Green Space designation (ref: UG104). It is not adjacent to a PROW.

## **Description of Proposal**

Planning permission is sought for erection of single-storey side extension and addition of pitched roof to existing front extending element

This single storey extension would be set back 6.6m from the front elevation and set back 0.15m from the rear elevation. It would have a side gable roof. The proposed dimensions would be of irregular configuration following its plot boundary to its side and would be single-storey. Openings would be to front and rear only. It would serve a bedroom and a shower-room.

To the front, the single storey extension elevation it would have a 2.285m width, be overall 5.4m in depth and widen out to have its rear elevation 3.22m in width, with a roof ridge height of 4m and eaves of 2.6m measured from ground level.

In addition, retrospective permission is sought for a pitched gable-end and lean-to roof to the formerly flat roofed front extension of the host with a roof ridge height of 3.7m and eaves at 2.6m. It is tiled to match its host.

## **History of negotiations/amendments received**

The case officer considered the application on review and sought to reduce the original proposal's impact on the main elevation of the adjacent Listed Building. Following a site visit, discussion with the agent took place to ensure that the retrospective roof addition to the host's front extension was included which was not on the original plans.

## **Relevant Planning History**

No previous planning applications for this site.

## **Representations**

We are currently undertaking statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via neighbour notification letters, site notice and press notice which was readvertised and expired on:

- Neighbour Letters expired on: 13/07/2022.
- Site Notice expired: 13/07/2022
- Press Notice expired: 29/07/2022

This was re-advertised by means of site notice, press notice and neighbour with a change of description following the addition of a pitched roof to the front extending element of the dwelling.

No representations have been received.

### **Consultation Responses**

The following is a brief summary of Consultee advice (more details are contained in the Assessment section of the report, where appropriate):

- KC Trees – No objections, see Trees section
- KC Conservation & Design – Formal consultation, no concerns raised and the proposal would not have a detrimental impact on the Listed Building.

### **Policy**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27<sup>th</sup> February 2019).

The site is unallocated on the Kirklees Local Plan. It is partially within a Historic Landfill Buffer area and adjacent to a Grade II listed building (No.26-28 West View) the Kirklees Local Plan. It is within a Bat Alert layer, adjacent to protected trees, but not within a Coal Risk Area.

#### **Kirklees Local Plan (LP):**

- **LP 1 – Presumption in favour of sustainable development**
- **LP 2 – Place shaping**
- **LP 21 – Highways and access**
- **LP 22 – Parking**
- **LP 24 – Design**
- **LP 30 – Biodiversity & geodiversity**
- **LP 33 – Trees**
- **LP 35 – Historic environment**
- **LP 51 – Protection and improvement of local air quality**
- **LP 53 – Contaminated and unstable land**

## **Supplementary Planning Guidance**

- Highways Design Guide SPD
- House Extension and Alterations SPD

## **National Policies and Guidance:**

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20<sup>th</sup> July 2021, the Planning Practice Guidance Suite (PPGS) first launched 6<sup>th</sup> March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – Conserving and enhancing the historic environment

## **Assessment**

The following matters are considered in the assessment below –

- 1) Principle of development
- 2) Impact on visual amenity
- 3) Impact on historic amenity
- 4) Impact on residential amenity
- 5) Impact on highway safety
- 6) Other matters – e.g., trees/ecology (e.g. bats)
- 7) Representations
- 8) Conclusion

### 1 – Principle of development:

The site is without notation on the Kirklees Local Plan. Policy LP1 of the Kirklees Local Plan states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Policy LP1 goes on further to state that:

*“The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”*

In addition, this site is adjacent to a Grade II listed building so Policy LP35 of the Local Plan and Chapter 16 of the National Planning Policy Framework regarding the historic environment are relevant. LP35 states *“development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset. In cases likely to result in...harm or loss,*

*development will only be permitted where it can be demonstrated that the proposals would bring...public benefits that clearly outweigh the harm".* This impact upon the significance of the heritage asset will be assessed and discussed later in the report.

As stated above, the adjacent building is Grade II listed. Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990 introduces a general duty in respect of listed buildings. In considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority should have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses.

Policy LP24 of the KLP is also relevant and states that *"good design should be at the core of all proposals in the district"*.

In this case, it can be stated the principle of development is acceptable subject to the assessment of impacts on visual and residential amenity and highway safety, as well as the impact upon other material consideration. This will be discussed below.

## 2 –Impact on visual amenity:

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) whereby Paragraph 126 of the NPPF provides a principal consideration concerning design which states:

*"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."*

Kirklees Local Plan Policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity.

LP24 states that proposals should promote good design by ensuring:

*"a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape..."*

and

*'c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details..."*

Principle 1 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations to residential properties should be in keeping with

the appearance, scale, design and local character of the area and the street scene. In addition, Principle 2 of this SPD states that extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and detail.

Section 5.3 of this SPD relates to side extensions. It states the following:

*“Side extensions should be located and designed to minimise the impact on the local character of the area. The design should reflect the design of the original building in terms of roof style, pitch materials and detailing. Side extensions should maintain the quality of the environment for neighbours by:*

- *“Ensuring reasonable levels of natural light to the habitable rooms in neighbouring properties; and*
- *Positioning windows to minimise or avoid any potential overlook into neighbouring gardens.”*

In relation to single storey side extensions, the SPD goes on to state that:

*“Single storey side extensions should be offset and complement the original building. As such, single storey side extensions should:*

- *not extend more than two thirds of the width of the original house;*
- *not exceed a height of 4 metres; and*
- *be set back at least 500mm from the original building line to allow for a visual break.*

*In certain circumstances it may be appropriate for single storey dwellings to use lean-to roof designs against a gable wall to reduce potential impacts on neighbouring properties.”*

The proposed side extension would be under 2/3<sup>rd</sup> the width of the host, be set back considerably from the front elevation, and would also be set back from the front elevation of the main body of the dwelling, as well as set back marginally from the rear elevation. With its single-storey design and matching materials, Officers consider that it would appear as a subservient and harmonious addition to the host dwelling. In addition, its heavily screened position with adjacent tree coverage would contribute to the extension being regarded as low impact to the host and minimal impact on the streetscene. While it would have a roof ridge height of 4m adjacent to a boundary with a minimal retained width 0.5m access path to the rear garden, is not considered to appear cramped given its single storey height and would still appear subservient. As noted below, this would not unduly impact on neighbouring properties too.

Section 5.4 of the House Extensions and Alterations SPD relates to roof extensions, noting that unsympathetic roof extensions can have a significant effect on the visual appearance of both the individual building and street-scene.

The installation of the lean-to roof and gable end roof to the front extension to replace a flat roof extension has the potential to increase the bulk of the front extending element beyond the main body of the dwelling, but this is not

considered significantly increase the prominence of this aspect of the dwelling and is considered to be a modest change overall. Of note, in this instance, it is to be a visual improvement to a poorly featured flat roof design and aids in the old extension being better integrated and harmonised with its host in matching tile and coherent white painted elevations to the primary elevation. Officers therefore consider that the pitch and lean-to roof design is more in keeping with the character of the building rather than the previous flat roofed design. It is therefore considered that the development prevents detrimental harm to the visual amenities of the of the locality, in accordance with Policy LP24 of the Kirklees Local Plan, Chapter 12 of the NPPF and Principles 1 and 2 of the House Extensions and Alterations SPD.

### 3 – Impact on historic environment

The listed description of the adjacent property is set out below:

*“26 and 28 West View*

*WEST VIEW 1. 5113 Paddock Nos 26 and 28 SE 1216 33/1386 II 2. Mid C19. Ashlar. Hipped slate roof. 2 storeys. Moulded eaves cornice. Blocking course. 3 ranges of sashes. Door with 6 moulded panels in frame with Tuscan half-columns, moulded cornice and blocking course.”*

The listing focuses on the south elevation as the main elevation although it is noted that the listing does not cover all elements of significance. The proposed side extension would be sited away from this listed building and the set back of the extension as well as the main body of No.24 and the existing extension to the front of No.24 would help to obscure the extension from this front elevation of the listed building. Given this and its harmonious design with the No.24, it is considered that it would not cause harm to the significance of the listed building. KC Conservation also raised no objections to this element of the proposal too.

Turning to the new pitched roof over the front extending element, whilst this would be viewed in context with the listed building and appears to be attached to the listed, as outlined above this aspect of the development is considered to be a modest one to the existing dwelling which gives the front extension a more harmonious appearance with the existing dwelling and may prevent water ingress to the listed building by replacing a flat roof. Furthermore, the side elevations it would be attached to is considered to be of very limited significance.

It is therefore considered that the development does not harm the significance of the listed building in accordance with Policy LP35 of the KLP and Chapter 16 of the NPPF.

### 4 – Impact on residential amenity:

Section B and C of Policy LP24 of the Kirklees Local Plan states that alterations to existing buildings should:

*“...maintain appropriate distances between buildings’ and ‘...minimise impact on residential amenity of future and neighbouring occupiers.”*

Further to this, Paragraph 130 of the National Planning Policy Framework 2021 states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Principle 3 of the Kirklees Householder Extensions and Alterations SPD sets out that extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours. In addition, Principle 4 notes that extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook. Furthermore, Principle 5 states that extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property and recommends that a horizontal 45-degree line from a neighbouring habitable room window is not breached. Principle 6 states extensions and alterations should not unduly reduce the outlook from a neighbouring property.

The proposed extension and alterations are assessed upon whether they would have a detrimental effect on residential amenity, adjoining dwellings or any occupier of adjacent land by way of overshadowing, overbearing or overlooking and also in terms of its design, size and visual amenities. There are no immediate neighbouring properties to the north and west side. The closest properties to be affected by the development are No's. 26 and 28 West View(east).

The side extension would be screened by the host's bulk and massing from No's. 26 and 28 and this is not considered to cause undue harm to the amenities of No's.26 and 28.

The addition of a pitched roof onto the front extension adds some bulk and massing but the gable end roof would be set away from any windows of the rear elevation of the listed building and the lean-to roof would be mostly screened by the rear elevation being forward of most of the front elevation aiding in a retained 45° outlook under advice set out in the House Extension and Alterations SPD. For these reasons, Officers are satisfied that the proposal would not contribute to detrimental overbearing, overshadowing or overlooking impacts.

#### *Future and current Occupiers*

Under Principle 7 of the House Extensions and Alterations SPD, extensions and alteration should provide for an appropriately sized and usable private outdoor space to be retained. Over half of the garden area would be retained and the proposal would take place within a hard surfaced area taking up a small section of land and therefore it would be sufficient for the purposes of Principle 7.

For these reasons, the proposal has been considered satisfactory in terms of its impact on residential amenity and would accord with Policy LP24b) of the KLP, Chapter 12 of the NPPF and Principles 3, 4, 5, 6 and 7 of the House Extensions and Alterations SPD.

#### 5 – Impact on highway safety:

Turning to highway safety, Chapter 9 of the NPPF, Policies LP21 and 22 of the Local Plan and Principles 15 (Provision for parking) and 16 (Provision for waste storage) of the adopted House Extensions and Alterations SPD have been considered along with the KC Highway Design Guide SPD.

The Highways Design Guide SPD and Principle 15 of the House Extensions and Alterations SPD advise that new dwellings should have sufficient off street parking spaces to meet need and to ensure on street parking impact is limited. For a 2-3 bedroom dwelling it is advised that it should have a minimum of 2 off street parking spaces. The

The bin arrangements would be to the fore of the side extension and screened by the pitch roof and existing front projection at the end of a close, therefore the proposed would avoid undue clutter and impacts on the highway and be in general accordance with Principle 16 of the House Extension and Alterations SPD.

The proposal would not result in the loss of any parking area on the site, but the proposed development would intensify use with the addition of a bedroom to the ground floor. However as the site is in a relatively sustainable urban location and is on an unadopted close linked to a quiet, unclassified road and the surrounding residential properties have detached garages Officers are satisfied, on balance, that the proposal would not cause additional harm to highway safety and would be in general accordance with Principles 15 and 16 of the House Extensions and Alterations SPD, Chapter 9 of the NPPF and Policies LP21 and LP22 of the Kirklees Local Plan.

#### 6 – Other matters:

##### *Climate Change*

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications the Council will use the relevant Local Plan policies, House Extension and Alterations SPD and guidance documents to embed the climate change agenda.

Principles 8 (Energy efficiency), Principle 9 (Construction materials), Principle 10 (Renewable energy) and Principle 11 (Water retention), of the 'House Extension and Alterations SPD' are relevant to this assessment which encourage measures to combat climate change.

Due to the limited nature of the development proposed, it is not considered that specific mitigation measures are required to facilitate this development. The addition of a small side extension and the new roofing to the front extension with modern Building Regulations would add some thermal efficiency to the host while replacing a flat roof of poor condition. This would aid in lower carbon emissions for Principle 8 of the House Extension and Alterations SPD.

#### *Biodiversity*

Paragraphs 174, 180, and 182 of Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance and encourages net gains

Principle 12 of the SPD outlines that extensions and alterations should consider how they might contribute towards the enhancement of the natural environment and biodiversity.

Whilst it is acknowledged that the site is located within an identified bat alert area, the proposals are relatively modest to a flat roof and not disturbing the two storey eaves of the host and therefore considered unlikely that the proposals would have an impact on the bat population. An informative has been provided however, making the applicant aware that if bats are discovered on site during the works, any development shall cease and the applicant is advised to contact Natural England for advice on how to move forward. It is not considered proportionate to achieve net gains for a development of this nature and scale.

#### *Trees and vegetation*

While considering Trees and vegetation, Policy LP33 of the Kirklees Local Plan and Principle 13 (Vegetation and tree planting) of the adopted 'House Extensions and Alterations SPD' are relevant.

Principle 13 of the SPD states that Extensions and alterations should seek to retain existing vegetation and trees and enhance this provision through landscaping where possible. The proposed side extension would take place in a hard surfaced area and therefore would not impact on existing vegetation having a neutral impact on Principle 13 of the House Extension and Alterations SPD.

While it is acknowledged the proposed site is adjacent to a group TPO (ID: 24/97/w1), the site is on tarmac ground and at a lower elevation to the trees separated by a stone wall. The Trees Officer was consulted and found that

the proposed extension does not involve any excavation within root protection areas of the adjacent protected trees and any requirement for tree pruning to facilitate the construction is highly unlikely.

As such it is considered that would be unlikely to affect trees' roots and be in this instance be considered of restricted impact to TPOs. Turning to the roof of the side extension and the front extension, while there is some potential of leaf fall clogging up the gutters, those roofs are on single-storey structures and easy to clear gutters henceforth and as such would not prejudice future tree growth through increased demand for pruning.

A footnote has been attached to recommend leaf guards to guttering both to aid maintenance and to reduce impacts on leaf fall.

This proposal would have no impacts to mature trees and would be in accordance with Policy LP33 of the Kirklees Local Plan and Principles 12 and 13 of the House Extension and Alterations SPD.

#### *Contaminated Land*

The proposed development at the boundary of a Historic Landfill Buffer zone (EAHLD04172\_Buffer) and as such Officers are satisfied that with a precautionary condition upon discovery of any unexpected land contamination as set out in the decision notice that the risks to contaminated land can be sufficiently managed in proportion to the extent of the development.

#### 6 – Representations:

No representations have been received.

#### 7 – Conclusion:

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

**Recommendation**

**Approve**

## **Decision Authorisation - Delegated Powers**

**Application Number:** 2022/90480

**Officer Recommendation:** Approve

### **Conditions and Reasons**

1. The development hereby permitted shall be begun within three years of the date of this permission.

**Reason:** Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

**Reason:** For the avoidance of doubt as to what is being permitted and to accord with Policies LP1, LP2, LP21, LP22, LP24, LP30, LP33, LP51 and LP53 of the Kirklees Local Plan, Principles 1-17 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and Policies within Chapters 2, 4, 9, 12, 14, 15 and 16 of the National Planning Policy Framework

3. The external walls and roofing materials of the side extension hereby approved shall in all respects match those used in the construction of the existing building.

**Reason:** In the interests of visual amenity, to preserve the significance of the nearby Grade II listed building and to accord with Policies LP24c) and LP35 of the Kirklees Local Plan, Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and Policies within Chapters 12 and 16 of the National Planning Policy Framework.

4. In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Groundworks in the affected area shall not recommence until either:

- (a) a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority or
- (b) the Local Planning Authority has confirmed in writing that remediation measures are not required.

The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority, No part of the site shall be brought into use until such time as the site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Local Planning Authority.

**Reason:** To ensure public safety and to comply with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

**FOOTNOTE:** All contamination reports shall be prepared in accordance with Model Procedures for the Management of Land Contamination – Contaminated Land report 11 (CLR11), National Planning Policy Framework (NPPF) and the Council's Advice for Development documents or any subsequent revisions of those documents.

**FOOTNOTE:** The installation of leaf guards to the guttering of both the side extension and the newly pitch roof to the front projection is recommended to avoid impacts or pressure on nearby trees being pruned and for easy maintenance.

**FOOTNOTE:** Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or

recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

**FOOTNOTE:** The site is located within the Kirklees Bat Alert Layer and there is an increased potential for roosting bats. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2017 (as amended) and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site, development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	-	-	17/02/2022
Existing and Proposed Floor Plans and Elevations	Drawing No. 022/WP/001.	A	05/04/2022

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. The case officer undertook negotiations with the applicant to secure amended plans to improve impact on a historic asset and to reflect the nature of the current development following site visits. The changes were re-advertised in order to update the neighbouring properties.

**Report Dated:**