

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

**Planning (Listed Buildings and Conservation Areas) Act 1990 (as
amended) – SECTION 16**

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR LISTED
BUILDING CONSENT**

Reference No:	2023/65/90127/W
Site Address:	Huddersfield Town Hall, Ramsden Street, Huddersfield, HD1 2TA
Description:	Listed Building Consent for internal and external refurbishments (within a Conservation Area)
Recommending Officer:	Sue Brooks

DECISION – CONSENT GRANTED

**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.**

Helen Bower

AUTHORISED OFFICER

Date: 13-Mar-2023

Officer Report

Site Description

Huddersfield Town Hall is a prominent and substantial Grade II listed civic building situated within the Huddersfield Town Centre Conservation Area and constructed in two distinct phases between 1875 and 1881. The earlier northern phase facing Ramsden Street was opened in 1878 and houses the Municipal Offices, and this is the subject of this application. This part of the building is a substantial two storey structure with a basement level, constructed in ashlar and hammer dressed Crosland Moor sandstone with a heavy parapet wall and moulded eaves cornice, and a pitched blue slate roof. The main entrance onto Ramsden Street is accessed via a set of external stone stairs and an entrance porch flanked by a pair of columns, and on all three elevations are ranges of tall windows. Internally, many of the rooms are well detailed with ornate plasterwork and high-quality finishes.

Description of Proposal

The applicant proposes internal and external refurbishments to the building to address maintenance issues, improve environmental efficiency within the building and remove redundant later additions. It includes the following works:

- Fabric repair works to include the renewal of roof (slating and leadwork), replacement of rainwater goods, stonework repairs and associated repointing
- Basement window replacement along Peel Street, existing window and door refurbishment / repair and draught proof installation, including replacement of areas of blackout / solar control and privacy glass
- Replacement and additional bird deterrent measures, lead weathering treatment, external metal work re-decoration
- Structural repairs and remediation including re-building of parapets
- Replacement of roof toilet dormer, removal of lift motor room dormer, removal and relocation of external chiller plant including roof modifications
- Replacement of handrails to external entrance stairs, 1st floor balcony and low roof parapets, modifications to existing banner fixing / suspension brackets
- Internal plaster ceiling remediation works, including redecorations and re-carpeting

History of negotiations / amendments received

Clarification and justification were sought for the following items and was provided. This is summarised below:

- Justification was requested for replacement of the roof covering rather than re-use of the existing. Evidence was submitted to demonstrate that the existing roof slates, which are likely to be original, have reached the end of their useable life. Leaks are evident and patch repairs have been carried out over the years. Replacement with a like for like roof covering and new leadwork will ensure that the building is protected for many years.
- It was confirmed that all lead chimney flashings will be chased into mortar joints or existing chases. All flashings will be modified to suit minimum required upstand heights to ensure adequate weathering details.
- Replacement of all rainwater goods is proposed and has been justified due to the poor condition of the existing. Significant rust is evident, particularly to the rear and concealed areas where maintenance access has been difficult. Proposed replacements are like for like so there is no impact on significance.
- The replacement of the Peel Street basement sash windows with casement windows is proposed. They are partially below pavement level and susceptible to dampness and are therefore in very poor condition, and piecemeal alterations have been carried out over the years. They are beyond repair and their replacement will ensure a consistent approach across the elevation, with the proposed detailing eliminating water damage and maintenance issues. Trickle vents are proposed, and it has been confirmed that they may not be required. A condition has been applied requiring details to be submitted for approval if they are deemed necessary.
- The replacement of window ironmongery is proposed. It was confirmed that most ironmongery has been replaced in the past, and remnants of original ironmongery is inoperable or broken and therefore replacement is proposed.
- The replacement of external door ironmongery is proposed. It was confirmed that where historic ironmongery exists, this will be retained.
- Details of internal redecorations were requested. Where repairs are carried out, the ceilings and walls will be redecorated in matching

colours. The theme for larger areas of redecoration is like previous interior design schemes. As the existing decoration schemes are not historic this will have no impact on significance.

Relevant Planning History

2022/90774 – Listed Building Consent for replacement roof glazing and rainwater goods alterations (within a Conservation Area) - Consent Granted

2002/93428 - Listed Building Consent for lead lining balcony floor and outlets and formation of level access walkway (within a conservation area) - Consent Granted

2001/92983 - Listed Building Consent for installation of pigeon proof work (metal spikes) to front entrance (within a conservation area) - Consent Granted

Access Considerations

None.

Climate Change Emergency

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 and guidance documents to embed the climate change agenda.

The proposal includes the following works:

- Refurbishment and repair of the existing single glazed windows, with the incorporation of draught proofing
- Replacement of existing basement windows, incorporating slim double-glazed units
- Replacement of mechanical and electrical equipment to improve the energy efficiency of the building. This includes replacing environmental control equipment and adapting external light fittings to take LED bulbs.
- Re-roofing with insulation introduced between rafters.

These measures will improve the energy efficiency and thermal performance of the building and it is therefore felt that the proposal complies with the climate emergency requirements.

Consultation Responses

Officer report has been compiled by the Senior Conservation and Design Officer.

Representations

The application has been publicised with a site notice and a press notice. No representations have been received.

Date site notice expired: 20/02/2023

Publicity expiry date: 03/03/2023

Policies

The building is Grade II listed and therefore Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires the Local Planning Authority to 'have special regard to the desirability of preserving the building or its setting or any features of a special architectural or historic importance which it possesses'.

Kirklees Local Plan

The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019). The following policies are considered relevant to this application:

- LP 1-Achieving Sustainable Development
- LP 2 – Place Shaping
- LP 24 – Design
- LP 35 – Historic Environment

National Policies and Guidance

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

Assessment

The applicant seeks listed building consent for a programme of external and internal refurbishments to the building to address maintenance issues, improve environmental efficiency and remove redundant later additions. These include repairs to the roof and external masonry, refurbishment, alteration and renewal of rainwater goods, repair and replacement of windows, draught proofing and bird deterrent measures, lead weathering treatment, the replacement, redecoration and repair of external metalwork, relocation and removal of roof-top services, and internal plaster repairs and redecoration.

Roof repairs

The renewal of the roof covering is proposed, with like for like replacement using Penrhyn slates to ensure a long lifespan and reduce future maintenance concerns. The new slates are laid onto a breathable membrane, with insulation between the rafters, and all leadwork is to be replaced including the lead ridges. The replacement of the existing roof covering has been justified as this proposal will replace a roof covering that is nearing the end of its serviceable life. It will enhance the external appearance of the building, improve energy efficiency, reduce maintenance, and address deterioration. As the existing slates and lead will be replaced with the same materials there will be no impact on the significance of the building.

The renewal of the large skylight above the Council Chamber was previously approved in Listed Building Consent application 2022/90774 and this is therefore acceptable.

Replacement and reduction of roof top additions

Several additions have been constructed at roof level and this application proposes to remove redundant interventions and renew plant with more efficient systems.

A flat roofed dormer was previously constructed to provide roof top access behind the tall parapet wall of the Ramsden Street elevation. Access is still required but the existing dormer is in poor condition, with insufficient insulation. A replacement dormer is proposed, with a lead insulated flat roof. As the structure is situated in a discreet location behind the parapet, the proposed aluminium external door and window will have no impact on the significance of the building but will be secure and easy to maintain.

The existing chiller plant is situated on the roof above the Council Chamber and is visible from street level. The relocation of this equipment to the area behind the Ramsden Street parapet will reduce its visibility, allow easier access for gutter cleaning in the previous location, and reduce the visual impact from ground level.

The removal of the redundant lift motor room dormer and re-slating of the pitched roof in this area will reinstate the previous roof form and is therefore an enhancement.

Leadwork

Lead DPC's are proposed at parapet level to increase the durability and weathertightness of the masonry below. These are fixed below the copings, which are secured in place with stainless steel dowels. All lead flashings will be replaced as a like for like repair with no impact on significance, and minor changes are proposed to lead parapet gutters and outlets to reduce water ingress, improve flow and address maintenance issues.

Rainwater goods

The condition of the existing rainwater goods is poor, with inaccessible areas rusted and leaking. The proposal is to renew all goods in cast iron to match the existing so that there is no impact on significance, while the proposal will protect the building from further water damage. Minor changes are proposed to introduce weir outlets, and new outlets and downpipes are proposed on the north elevation of the later part of the building to increase capacity from this roof during high rainfall.

Although minor alterations will be required to the building fabric, these are sensitively designed and will increase rainwater discharge capacity, improve maintenance access, and reduce the likelihood of water ingress.

External masonry

The external stonework is in generally sound condition with some areas of deterioration and damage. Where the stone is lightly damaged, descaling will be carried out to retain as much historic masonry as possible. In some areas, the failure is more extensive and therefore stone indents and replacements are proposed using Crosland Moor sandstone to match the existing.

Along with stone repairs, any necessary re-pointing will be carried out in hydraulic lime mortar to match the historic mortar. Details are included in the masonry repair schedule included in this application.

The re-setting of stone parapets is proposed, using stainless steel fixings to replace the existing ferrous fixings and bedded on lead DPC's. All embedded

ferrous metals and redundant fixings and equipment will be removed, with all holes infilled using stone indents. The slight visual impact of new DPC's in some locations is offset by the increased durability of the building and is therefore acceptable.

The proposed stone and mortar repairs are necessary to address the deterioration of the masonry, with unsuitable and damaging earlier interventions removed. Conservation methods and like for like materials will be used to improve the performance and aesthetics of the building, with interventions kept to a minimum to retain as much historic fabric as possible.

These proposals will enhance the building by repairing the masonry and addressing deterioration of the historic fabric.

Windows and doors

The replacement of the basement windows is proposed along Peel Street. The lower part of the existing sash windows at this level are obscured by pavement lights which abut them in some areas and have created conditions for water damage to the timber frames at low level. The windows are beyond repair and have also undergone piecemeal alterations such as louvres and infill panels fitted over the years. As the existing detailing is causing building defects, their replacement with hardwood framed casement windows is proposed, with the cill height raised above ground level and the low-level openings infilled with stonework to prevent further deterioration of the building fabric.

The change from sashes to casements can be justified as this will eliminate the poor detailing caused by changes to the pavement lights and footways over the years. The replacements will provide a consistent approach along the elevation, with the glazed area in proportion with the sashes above and high-level opening lights and new louvres providing ventilation. Where trickle vents may be required, a condition has been applied requiring details to be submitted for approval.

All other windows throughout this part of the building will be fully refurbished, with frames repaired where necessary, draught proofing, overhauling, re-balancing the opening mechanisms and redecoration.

Where the existing glass is damaged, replacement is proposed with plain historic or etched glass. In some areas the existing blackout glass or film has failed and in other areas blackout glass and privacy glass is required. To ensure a high-quality finish, a condition has been applied requiring samples of replacement glass to be submitted for approval prior to removal of the existing glass and installation of new.

The refurbishment of external doors is proposed, with minor timber repairs, overhauling and draught proofing carried out.

These repairs will ensure that the historic windows and doors are restored and overhauled, with deterioration addressed and energy efficiency improved throughout the building.

External metalwork

Repairs and redecoration of the external ironwork, including the decorative vents, gates and railing, are proposed to address deterioration and protect these details.

A new handrail is proposed to the rear of the first-floor balcony parapet on the Ramsden Street Elevation to prevent falls from height. This is 1100mm high extending 350mm above the parapet and therefore slightly visible from street level and fixed using plugs and stainless-steel screws fixed into the rear of the balcony parapet. Handrail extensions are also proposed behind the parapet walls at roof level, secured to the rear wall of the parapet using resin anchors fixed into the masonry. The public benefits of providing simple safety measures in both locations outweighs the slight harm to the significance of the building by the introduction of a simply designed and slightly visible addition.

The reinstatement of a handrail is proposed on the right-hand side of the external entrance stairs on Ramsden Street, to match the existing bronze handrail on the left-hand side and enhance access provision. As there was previously a handrail in this location there is no impact on significance. A condition has been applied requiring all fixings to be in the existing locations to minimise damage to the ashlar masonry.

Improvements are proposed to the existing banner fixings and suspension brackets on the Ramsden Street elevation. The existing fixings are ferrous, and the suspension wires are rubbing against the stonework, causing damage. The proposed replacement fixings are stainless steel, extending beyond the line of the stonework to prevent friction erosion and expansion, protecting the masonry from further deterioration.

Replacement steel beams are proposed below the pavement lights to replace the existing deteriorated beams. These repairs are necessary and have no impact on the significance of the listed building.

Bird Protection

Existing bird deterrent measures include gel pots and strips, spikes and wires. These are ineffective and have resulted in paste coatings on ledges and

perch points, along with slight damage to masonry and unsightly bird spikes. The removal of these measures, with the repair and cleaning of the stonework, will remove unsightly interventions and improve the performance of the masonry.

New measures are proposed to prevent feral pigeons perching on the building and leaving damaging and unhealthy guano deposits. These include a discreet post and wire system carefully fixed to the building. These measures will protect the building in a discreet way so that the architectural interest and significance is maintained, while deterring pigeons from roosting.

Internal works

The repair of loose, damaged and cracked plaster is proposed at first floor level alongside the roof repairs, to be carried out by specialist contractors. A condition report submitted with the application details the current condition and proposed repair works which are necessary to address deterioration and damage. They include discreet repairs as well as the replacement of sections that are beyond repair including new plaster mouldings and castings. The repair of the ceilings will restore these elements, strengthen the ceilings and ensure that they are safe for building users.

In addition, crack repairs and re-plastering is proposed in localised areas within the first-floor rooms. These will address deterioration and have no impact on the significance of the building.

Redecorations

Minor redecorations are proposed where repairs are carried out. The theme for larger areas of redecoration follows previous interior design schemes within the building, with breathable paints used for plasterwork. As the existing decoration schemes are not historic this will have no impact on significance.

Conclusion

Paragraph 199 of the NPPF states that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

The proposed works are intended to address maintenance issues within the building, with like for like repairs, removal of later interventions, improvements

in the durability and weathertightness of the building, improved energy efficiency, and the introduction of safety measures. The proposed works are sensitively designed to minimise any impact on the significance of the building and ensure its sustainability for the future and are therefore considered to be acceptable.

Paragraph 202 goes on to state that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

The introduction of new rainwater outlets, safety handrails, replacement basement windows, lead cover flashings and bird deterrent spikes lead to a low level of less than substantial harm by the introduction of new interventions. This harm is considerably outweighed by the public benefits of addressing maintenance issues and ensuring the sustainability and conservation of the building, as well as improving energy efficiency and enhancing safety measures. The proposal is therefore considered to be acceptable.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act requires that the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

As the proposed works are fully justified and designed to preserve and sustain the building with minimal loss of historic fabric, it is felt that the architectural and historic interest of the listed building is preserved.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area.

As the proposed works are for the repair and preservation of the building, this proposal is considered to preserve and enhance the character and appearance of the conservation area.

It is therefore concluded that the proposed development accords with the requirements of policies LP1, LP2, LP24 and LP35 of the Kirklees Local Plan, policies within Chapters 2, 12 and 16 of the National Planning Policy Framework and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the public benefits of the proposal outweigh the slight harm and is therefore recommended for approval.

Recommendation Grant Consent

Decision Authorisation - Delegated Powers

Application Number: - 2023/90127

Officer Recommendation: Grant Consent

Conditions and Reasons:

1. The development shall be begun within three years of the date in which this consent is granted.

Reason: Pursuant to Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

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: To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

3. Re-pointing shall be carried out using lime mortar to the specification submitted in the application. A sample panel of pointing shall be prepared on site and approved in writing by the Local Planning Authority before re-pointing commences. The works shall be carried out in accordance with the approved sample panel thereafter.

Reason: To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policies LP1, LP2, LP24 and LP35 of the Kirklees Local Plan, as well as Chapters 2,12 and 16 of the National Planning Policy Framework.

4. To ensure a high-quality finish, samples of replacement plain glass, etched glass, blackout film or glass, and privacy glass shall be submitted to and approved in writing by the Local Planning Authority prior to removal of the existing and installation of new glass. The works shall be carried out in accordance with the approved samples thereafter.

Reason: To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policies LP1, LP2, LP24 and LP35 of the Kirklees Local Plan, as well as Chapters 2,12 and 16 of the National Planning Policy Framework..

5. No works to install trickle vents in the basement windows shall take place until sections at 1:5 and elevations at 1:20 have been submitted to and

approved in writing by the Local Planning Authority. The works shall then be carried out in complete accordance with the approved details.

Reason: To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policies LP1, LP2, LP24 and LP35 of the Kirklees Local Plan, as well as Chapters 2,12 and 16 of the National Planning Policy Framework..

6. Where new handrails are installed, all new fixings shall be secured into existing holes following the removal of any previous fixings, or within mortar joints where new fixings are required, to minimise damage to the masonry.

Reason: To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policies LP1, LP2, LP24 and LP35 of the Kirklees Local Plan, as well as Chapters 2,12 and 16 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Heritage Impact Assessment	2022-00056-002		24 January 2023
Parapet Handrail and Tie Details	20670Y SK-11a		16 January 2023
Ceiling Plaster Condition Survey Report			16 January 2023
Masonry Repair Schedule			16 January 2023
Window and Doors Specification and Scope of Works	2022-00056-002		16 January 2023
Existing elevations 1,2 & 3	HTH_AHR_XX_EE_DR_A_21_001	A	16 January 2023
Existing Ground Floor layout	HTH_AHR_XX_00_DR_A_20_002	A	16 January 2023
Existing 1st Floor layout	HTH_AHR_XX_01_DR_A_20_003	A	16 January 2023
Existing 2nd Floor layout	HTH_AHR_XX_02_DR_A_20_004	A	16 January 2023
Existing Basement Layout	HTH_AHR_XX_BO_DR_A_20_001	A	16 January 2023

Existing Roof Plan	HTH_AHR_XX_RR_DR_A_20_005		16 January 2023
Proposed elevation 1, 2 & 3 and typical lightwell proposal	HTH_AHR_XX_EE_DR_A_22_001	B	16 January 2023
Proposed 2nd Floor WC Dormer Doors & Window Schedule and types	HTH_AHR_XX_EE_DR_A_31_003		16 January 2023
Proposed Masonry Repairs - Elevations 1-2-3	HTH_AHR_XX_EE_DR_A_33_001	A	16 January 2023
Proposed Balcony Balustrading Details	HTH_AHR_XX_EE_DR_A_34_001	B	16 January 2023
Steel Beams for Pavement Lights	20670-Y-DR-021	P2	16 January 2023
Condenser Support Structure	20670-Y-DR-010	P2	16 January 2023
1st Floor Crack Repairs	20670-Y-DR-001	P1	16 January 2023
Proposed New Roof Mechanical Services to be Installed	J22048 M 104	B	16 January 2023
Proposed New Mechanical Services Second Floor	J22048 M 103	B	16 January 2023
Proposed Dormer Layouts and Details	HTH_AHR_XX_RR_DR_A_30_015	B	16 January 2023
Proposed Typical Roof Details	HTH_AHR_XX_RR_DR_A_30_010		16 January 2023
Proposed Roof Details - Sheet 1	HTH_AHR_XX_RR_DR_A_30_001	C	16 January 2023
Proposed Roof Details - Sheet 2	HTH_AHR_XX_RR_DR_A_30_002	B	16 January 2023
Proposed Roof Details - Sheet 3	HTH_AHR_XX_RR_DR_A_30_003	B	16 January 2023
Proposed Roof Plan	HTH_AHR_XX_RR_DR_A_20_017	B	16 January 2023
Strip Out Roof Plan	HTH_AHR_XX_RR_DR_A_20_011	A	16 January 2023

Lead Work Elevations 1, 2 & 3	HTH_AHR_XX_EE_DR_A_26_001	A	16 January 2023
Bird Deterrent Elevation 1 - sheet 1	HTH_AHR_XX_EE_DR_A_25_001	B	16 January 2023
Bird Deterrent Elevations 2 & 3 - sheet 2	HTH_AHR_XX_EE_DR_A_25_002	B	16 January 2023
Metal Works Elevations 1 - Sheet 1	HTH_AHR_XX_EE_DR_A_27_001	B	16 January 2023
Metal Works Elevations 2 & 3 - Sheet 2	HTH_AHR_XX_EE_DR_A_27_002	B	16 January 2023
Above Ground Drainage Elevations 1, 2 & 3	HTH_AHR_XX_EE_DR_A_28_001	B	16 January 2023
Proposed Window Details	HTH_AHR_XX_EE_DR_A_31_001		16 January 2023
Proposed Electrical Services 2nd floor	J22048 E 200	A	16 January 2023
Proposed Roof Level Electrical Services	J22048 E 201	A	16 January 2023
Existing Mechanical Services to be Stripped out / reinstated 2nd Floor	J22048 M 101	A	16 January 2023
Existing Mechanical Services to be Stripped Out / reinstated roof	J22048 M 102	A	16 January 2023
Proposed Typical Draught Proofing Details	HTH_AHR_XX_WD_DR_A_31_002		16 January 2023
Existing 2nd Floor Electrical Services to be stripped out	J22048 E 100	A	16 January 2023
Existing Electrical Services to be Stripped Out / reinstated roof	J22048 E 101	A	16 January 2023
Location Plan	HTH_AHR_XX_SO_DR_A_10_010		16 January 2023

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 Planning 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. Negotiations have taken place over the impact of the proposals on the character and significance of the listed building. These discussions led to the submitted plans and information which accurately mirror those negotiations and are felt to be acceptable.

Report Dated:

13 March 2023
