APPLICATION NO:
F/2000/1011

LOCATION:
64 Rose Street, Wokingham.

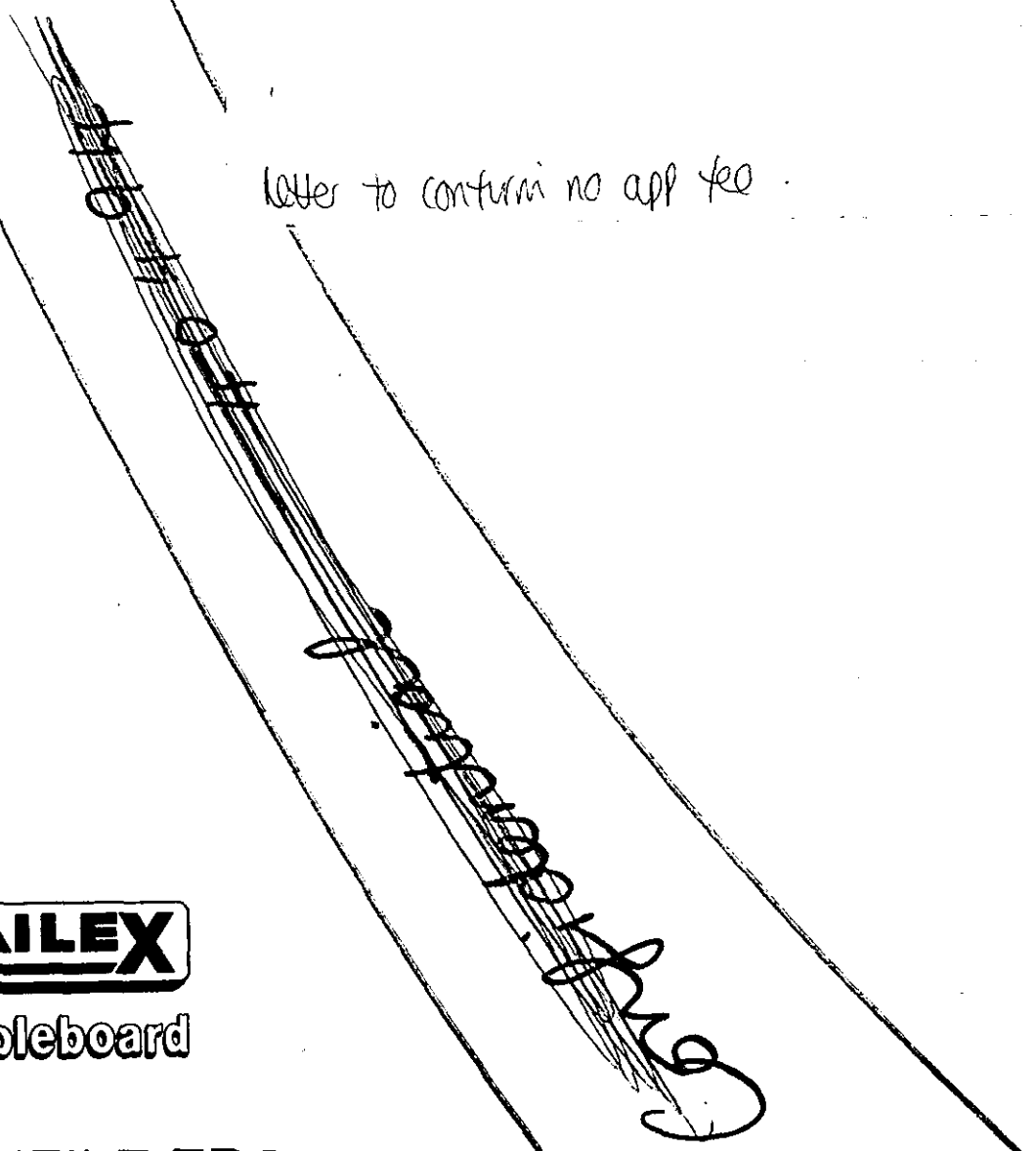
APPLICANT:
Dr J Woodfield

PROPOSAL:
Proposed first floor rear extension to dwelling.

EARLIEST DATE FOR DECISION: **28/04/2000**
28 day members exp: 02/05/2000
APPLICATION EXPIRY DATE: **15/05/2000**

CASE OFFICER: **Natalie Brown**

letter to confirm no app fee.



RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Dr J Woodfield
64 Rose Street
Wokingham
Berks

Application Number: F/2000/1011

Parish: **WOKINGHAM**

Location: **64, Rose Street, Wokingham.**

Proposal: **Proposed first floor rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing submitted to the Local Planning Authority showing ensuite removed and bedroom window centred on 1st floor plan.

Condition
4. The slate roof should have breather felt or ventilation at the eaves, NOT in the roof plane.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. For the avoidance of doubt.

Reason
4. To ensure a satisfactory external appearance.

Information
Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

John Mitchell

John Mitchell
Development Control Manager
Date: 05/06/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including *Building Regulations*.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1011

Applicant : Dr J Woodfield .

Location : 64, Rose Street, , Wokingham.
Proposal : Proposed first floor rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		7/4.

Date of Neighbour Notifications : n/a.

Date of Site Visit : 7/4.

Date Registered : 20/03/2000

Earliest Date for Decision : 28/04/2000

Latest Consultation Date/Site Notice Expiry Date : 28/04/2000

Application Expiry Date: 15/05/2000

Consultation Responses :
Nokingham TC: 28/4 - no objections subject to cons area regs.

Cons Officer: 10/4 - comments - see file for comments & suggestions

Highways: 25/4 - Requires additional parking plan
3/5 - comments received re parking plan

Neighbour/SN: Rose Street Residents Society (19/4) - no objections.

Planning Issues : (10'd set, Cons area) WDP - Archaeological site
SDNP - Historic Core.

1) Impact upon neighbouring properties : WBE1 & SBE1/2

2) Impact upon the character of the area : WBE1 & SBE1/2
WHE5 & SBE15.

Application Number: F/2000/1011

Appraisal :

1) Impact upon neighbouring properties -
The proposed development is for a dwelling located within the Wokingham Town conservation area - it is not a listed building. The 1st floor extn will form a bedroom over the existing kitchen. The application is a result of the refusal of application 99/70665/F (extn forming a bedroom/WC).
The pitched roof will have a lower ridge line than existing -.
The proposed extn will not overlook neighbouring properties nor be overbearing. (NB: no letters of objection received from neighbours)

2) Impact upon the character of the area.
The area with which No 64 ~~has~~ is located is within a conservation area. The Conservation Architect/Wok TC & Rose Street Res. Soc have no objections to the development.
Materials will match existing
The extn will be subservient to the existing dwelling & will not detract from the character of the area ∴ no detrimental impact to the character of the area.

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number F/2000/1011
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	SC01	SR02	
(2)	SC53	SR12	WORK PERMISSION DRAWING SHOWING ENSUITE REMOVED & BEDROOM WINDOW CENTRED ON 1ST FL. PLAN
(3)	SC04	SR04	
(4)	~~INFORMATIVE~~	SR12	The slate ~~roof~~ should have breather felt or ventilation at the eaves, NOT in the roof plane.
	IN06		

John Murchison
5/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 64 Rose Street Wokingham.

APPLICATION NUMBER: F/2000/1011

OFFICER: Natalie Brown

DATE OF SITE VISIT: 7/4

1 SITE/STATUTORY NOTICE DISPLAYED ? yes in window facing road. (properties are along road).

2. DESCRIPTION OF SURROUNDINGS

Residential.
access to Rose Street via side.

3. DESCRIPTION OF SITE/BUILDING

ddc
first floor extn will be level with door to kitchen.

patio area & grassed lawn.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Joined to Nº 62. has a first floor flat roof extn.
Nº 68?. floor floor — access underneath



5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING ✱

LEVELS N/A

BOUNDARY TREATMENT 1.8m fence surrounding sheds at rear.

OTHERS

(64 & 66 above each other?)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 MAR 2000	
Officer: NAB	Application No. F/2000/1011

Map No. ..... Site ..0:02....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☑ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING

Location: 64 ROSE STREET

Parish: WOKINGHAM Ward: Norreys ✓ 4/4

Applicant: J R WOODFIELD

Fee Received 00-00 Required 95-00 Additional 95-00 Refund .....
asked for 4/4

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Parking arrangements?	4/4	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment at boundary? letter required.	4/4	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ..... Wokingham .....

Listed Building 1 2 2*

Advertisement Required ..... Non-listed Conservation .....

Date Site Notice Sent : 4.4.4 ..... Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

No pre-apps.

NEIGHBOURS:

S/N F Mrs O. Macdonald & Mrs H Guile, Rose Street Residents Assoc.
Mr T. J. Lewis, 66 Rose Street
62 & 68 Rose Street
37 & 39 Rose Street

4/4

2&4 -
displayed in window

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/1011

Proposal:
Proposed first floor rear extension to dwelling.

Location:
, 64, Rose Street, , Wokingham

This application is being advertised in the Wokingham Times newspaper on the 13/04/2000 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **04/05/2000** from the date of this notice. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 13/04/2000

Received by Wokingham District Council

Application No: F/2000/1011

Proposal:
Proposed first floor rear extension to dwelling.

Location:
64, Rose Street, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/04/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

**********FILE COPY**********

Tel: (0118) 974 6492

Date: **04 April 2000**

My ref: F/2000/1011

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1011
64, Rose Street, , Wokingham.
Proposed first floor rear extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1011**
64, Rose Street, , Wokingham.
Proposed first floor rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6492

Date: **04 April 2000**

My ref: F/2000/1011

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours faithfully

Head of Planning and Transportation

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Case officer: **Natalie Brown** Application Number: **F/2000/1011**
64, Rose Street, , Wokingham.
Proposed first floor rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6492

Date: **04 April 2000**

My ref: F/2000/1011

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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64, Rose Street, , Wokingham.
Proposed first floor rear extension to dwelling.

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If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1011**
64, Rose Street, , Wokingham.
Proposed first floor rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

**********FILE COPY**********

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 04 April 2000

Application Number: F/2000/1011

Proposal: Proposed first floor rear extension to dwelling.

Site Address:
64, Rose Street, , Wokingham.

Applicant:
Dr J Woodfield .

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

COMMENT

REQUEST ADDITIONAL PLAN TO SHOW PARKING FOR TWO VEHICLES WITHIN THE CURTILAGE OF THE SITE. SPACES TO BE 2.4m x 4.8m (MINIMUM).

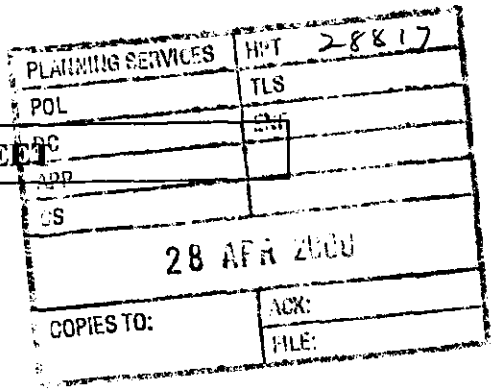
11/5 - Plan received 8/5-

Comment

The parking arrangement appears to be only one space to the rear of the property BUT. as 2no Residents Parking permits for Rose St. are allocated to this address the parking requirement has been met.

Signed: N.S. Trotter 13-4-00 **Print name:** N TROTTER

24-5-00



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1011

Proposal: Proposed first floor rear extension to dwelling

Site Address: 64 Rose Street, Wokingham

Applicant: Dr J Woodfield

Your observations are required in respect of this application by **28/04/2000**

No objection subject to Conservation Area Regulations

SIGNED: _____ **DATE:** **26/04/00**

CLERK TO Wokingham Town Council

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 28 April 2000
My ref: NB/F/2000/1011

Dr J. Woodfield
64 Rose Street
Wokingham
Berks

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Dr Woodfield,

APPLICATION: F/2000/1011
SITE: 64 ROSE STREET, WOKINGHAM

I am writing to confirm that you do not need to pay the £95 planning application fee. This is because you are making a revised application within 12 months of the previous application which was refused.

Please accept my apologies for the delay in writing this letter of confirmation to you.

Yours sincerely

Natalie Brown
(Case Officer)

PLANNING SERVICES	REF 28499
POL	LS
DC	DF
APP	
CS	
19 APR 2000	
COPIES TO:	ACK:
	FILE:

ROSE STREET RESIDENTS SOCIETY

80 Rose Street
Wokingham
Berkshire
RG40 1XU

17 April 2000

Your ref: Natalie Brown F/2000/1011

Heading of Planning and Transportation
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR.

Dear Sir

Application Number: F/2000/1011
Site Address: 64 Rose Street Wokingham
Proposal: Proposed first floor rear extension to dwelling

Thank you for your letter of the 4 April.

The Society is aware of the above application which is a great improvement to that previously submitted and we have no objection to this particular development.

Yours faithfully

Olive A. MacDonald
H. Guile

Mrs O MacDonald)
) Joint Chairmen
Mrs H Guile)

To:
Conservation Officer

07 APR 2000

From: Natalie Brown

Date: 04 April 2000

Application Number: F/2000/1011

Proposal: Proposed first floor rear extension to dwelling..

Site Address:
64, Rose Street, , Wokingham.

Applicant:
Dr J Woodfield .

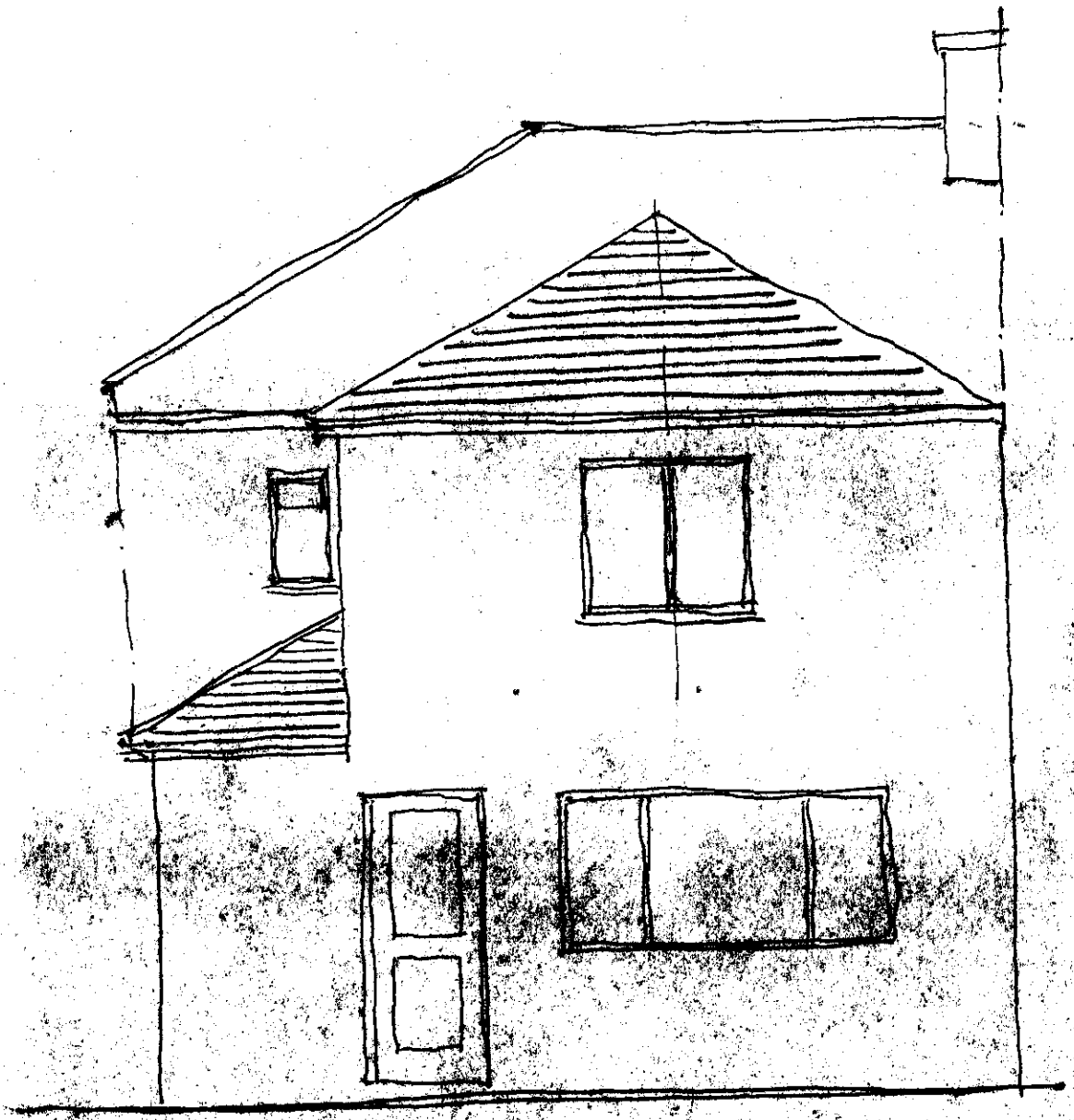
Your observations are required in respect of this application within **7 days** of the above date.

- NO 64 ROSE STREET IS NOT A LISTED BUILDING BUT SURROUNDED BY THEM; IT IS WITHIN THE CONSERVATION AREA.

- THIS SOLUTION IS MORE APPROPRIATE FOR ITS LOCATION BUT THE FOLLOWING POINTS REQUIRE RE-CONSIDERATION.

1. POSITION OF WINDOW TO BEDROOM — PLAN IS NOT CORRECT — WINDOW CENTRAL TO EXTENSION (SEE SKETCH)
2. EXISTING FLAT ROOF. — PREFERRED IF PITCH ROOF ADDED TO THIS SECTION ALSO. (SEE SKETCH)
3. WINDOW DESIGN SHOULD BE SIMPLE DESIGN WITHOUT FANLIGHT.
4. SLATE ROOF TO HAVE BREATHER FELT OR VENTILATION AT EAVES — NOT IN ROOF PLANE.
5. IS IT POSSIBLE TO MATCH EXISTING WITH MATERIAL TO BE CONFIRMED

Harold Sanders
10.04.00.



ADDRESS 64 Rose Street PARISH Wokingham

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
K/3/58	3/4/58 G E Handley	Station caravan & use of shed	7/5/58	31/3/59 T
K/4/59	19/3/59 G E Handley	Retention of caravan for living accom. & use of shed for storage & tear of	9/4/59	31/3/60 T
0/20/62	Wok Area Housing Assoc	Dwelling to house elderly & tear 46/76	26/7/62	C/A
0/65/64 -	Perry	Demolish houses & erect 3 houses & 13 garages	31/12/64	Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

2/

ADDRESS 64 ROSE STREET PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/2/65 -	Penny	Demo 60/64 erect 2 units Site of 66, 7 terraced houses & 11 garages	25/2/65	REF
R/128/66 -	GNV Properties	Erect garages rear 60-64	27/10/66	C/A
7440 +	"	RETURN	22-4-68	App
44113 - 95/60202/F	DAB/RISS LTD.	ADDITIONAL PARKING SPACES	29-11-95	C/A
FP97/6789	Dr J Woodfield	S/ST Rear EXT	11.9.97	App
99/70665/F	"	F/FL/R Ext.	6.1.00	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PO. ENQ - REPL. SHEDS - 8.7.97

DRAINAGE

Recd AM 17.3.00

Environmental Services

For office use only.
Application number:
20.MAR2000* 1010

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	DR J. WOODFIELD 64 ROSE STREET WOKINGHAM. 979349
2	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE.
4	Give brief details of the proposal for example, two storey side extension. About the application	BEDROOM TWO.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED. BRICK TO MATCH EXISTING SLATES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

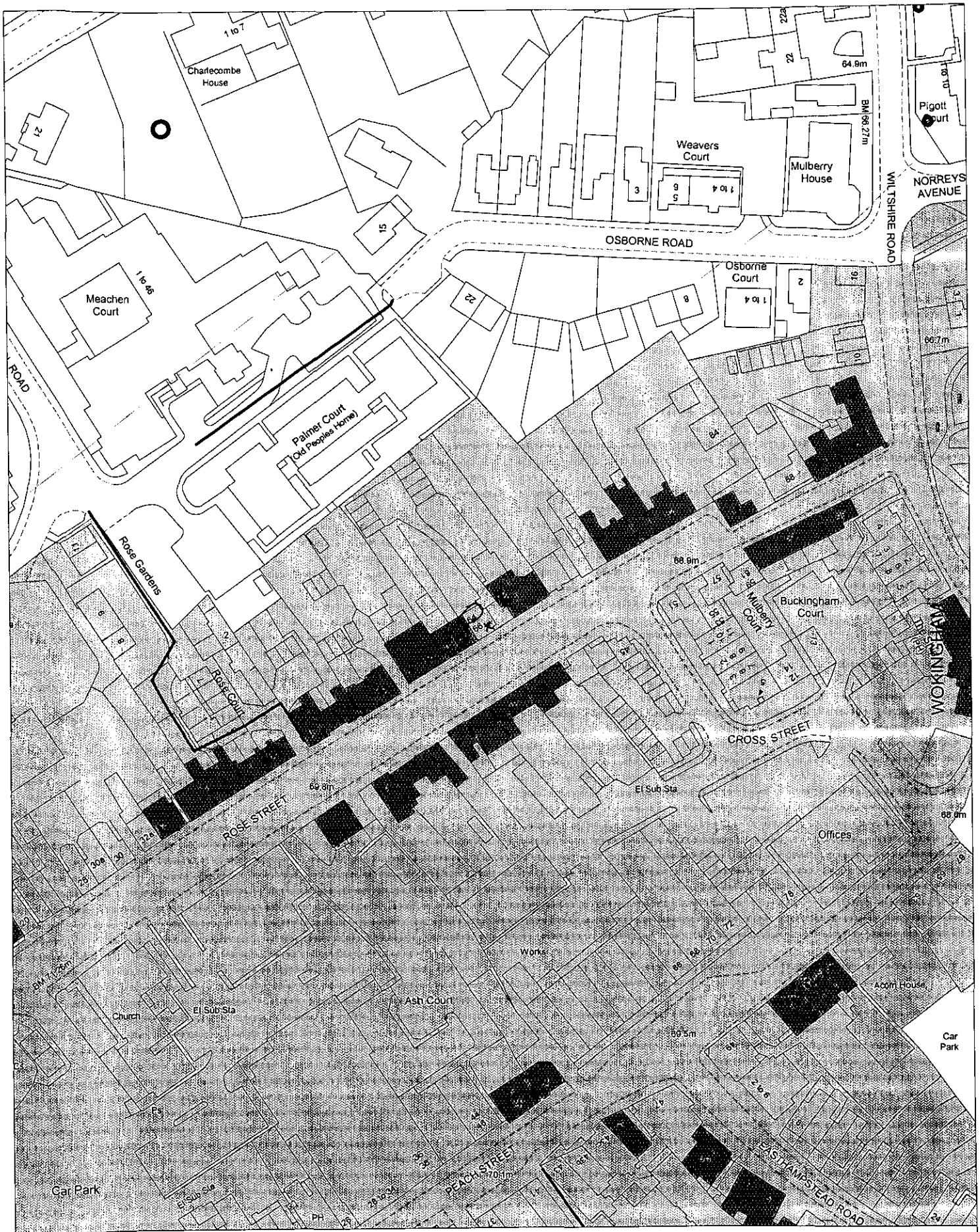
None of the land forms part of an agricultural holding.

Your signature: AJ Woodfield

on behalf of

Date 17/3/00

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



Site Plan, Scale: 1 to 1250

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Date: 27 March 2000

N
W E
S