

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 11 August 2015	Classification For General Release	
Report of Director of Planning		Wards involved Knightsbridge And Belgravia	
Subject of Report	17 Wilton Street, London, SW1X 7AX		
Proposal	Enlargement of existing rear ground floor extension and first floor terrace and replacement of defective pitched rooflight above with a flat walk on rooflight.		
Agent	Philip Davies Heritage and Planning Ltd		
On behalf of	c/o Philip Davies		
Registered Number	15/00895/FULL 15/00896/LBC	TP / PP No	TP/12386
Date of Application	02.02.2015	Date amended/ completed	18.02.2015
Category of Application	Other		
Historic Building Grade	Grade II Listed Building		
Conservation Area	Belgravia		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Outside Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

1. Grant conditional permission and conditional listed building consent.
2. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.





17 WILTON STREET, SW1

2. SUMMARY

No. 17 Wilton Street is a Grade II listed mid-terrace house within the Belgravia Conservation Area. The building is in use as a single family dwelling and comprises lower ground, ground and four upper storeys.

Planning permission and listed building consent are sought for the enlargement of the existing rear ground floor extension and first floor terrace and replacement of defective pitched rooflight above with a flat walk on rooflight.

The key issues for consideration are:

- The impact on the appearance of the building and character of the surrounding Belgravia Conservation Area.
- The impact on the amenity of neighbouring residents.

The proposals are considered to comply with the Council's policies in relation to design, conservation and amenity as set out in Westminster's City Plan: Strategic Policies (City Plan) and the Unitary Development Plan (UDP) and the applications are recommended for approval.

3. CONSULTATIONS

BELGRAVIA RESIDENTS ASSOCIATION

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 10; Total No. of Replies: 1.

One letter of objection has been received on behalf of 16 Wilton Street raising the following concerns:

Amenity

- Increased noise and disturbance from use of enlarged terrace.
- Loss of privacy.
- Overlooking.

Design

- Affect on appearance of conservation area and adjacent listed buildings.
- The scale and bulk of the proposed extension will be more prominent than both the existing one and those of the adjoining terraces and balconies.

Other

- Incompleteness of application.
- Requirements of conditions on previous permissions relating to the first floor terrace use have not been met.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

No. 17 Wilton Street is a Grade II listed mid-terrace house within the Belgravia Conservation Area. The building is in use as a single family dwelling and comprises lower ground, ground and four upper storeys.

4.2 Relevant History

Planning permission and listed building consent were granted in 2005 for alterations including erection of a mansard roof extension and rear extensions at basement to second floor level.

Planning permission and listed building consent were granted in 2007 for the installation of a gate within the rear railings to first floor terrace to give access to flat roof for maintenance.

5. THE PROPOSALS

Planning permission and listed building consent are sought for the enlargement of the existing rear ground floor extension and first floor terrace and replacement of defective pitched rooflight above with a flat walk on rooflight.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The enlargement of the existing rear ground floor extension and first floor terrace is acceptable in land use terms subject to the amenity and design considerations.

6.2 Townscape and Design

The application property is a mid-terrace house forming part of a Grade II listed terrace fronting the southern side of Wilton Street, within the Belgravia Conservation Area. Being the penultimate house at the western end of the terrace, its rear elevations are notably visible from both the side (Wilton Mews) and the rear (St Peter's Church car park).

The rear elevation has already been extended at lower ground and ground floor levels in recent years, with a shallow stepped terrace formed between the two, and an upper terrace at first floor level over the solid part of the ground floor extension. The application proposes to extend the existing ground floor kitchen extension out to the line of the lower ground floor extension, so removing the shallow terrace.

An objection has been raised on grounds that the proposals will affect the historic interest of the listed building and the character and appearance of the Belgravia Conservation Area as the scale and bulk of the proposed extension will make it more prominent than both the existing one and those of the adjoining terraces and balconies.

Whilst the median building line exhibited by the various lower level extensions across the rear of this terrace is around the line of the existing ground floor kitchen extension, and the proposal would exceed that, a line further out has been historically established by the older extension to No. 16 Wilton Street, the end-of-terrace house immediately adjoining the application site, which forms its most obvious contextual influence.

Whilst an extension outwards from the shallower established building line might be seen as increasing bulk and decreasing the sense of a gap between these properties and the opposite rear wall line of the church boundary, this would only be slight, and would match the line of No. 16. The proposed design has been well considered and, like the existing kitchen extension, would provide architectural definition to avoid a flat elevation, by treating the left-hand (westernmost) section in glass and with a glazed rooflight, to create the effect of a proportionate ancillary rear extension.

Some greater definition would, however, be arguable in order to secure a shadow line between that glazed section and the solid right-hand (easternmost) section. This can be

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secured by the recommended amending condition. Conditions securing the quality of the build can be secured by the recommended conditions.

The proposals are therefore considered acceptable in design and conservation terms in accordance with design Policies S28, DES 1, DES 5, DES 6, DES 9 and DES 10.

6.3 Amenity

In terms of residential amenity, the nearest neighbouring residential properties are the adjoining Nos. 16 and 18 Wilton Street. An objection has been raised to the application from No. 16 on the grounds that the proposals will lead to increased noise and disturbance from use of the enlarged terrace, a loss of privacy and issues of overlooking.

At rear ground floor level the existing terrace area will be replaced by the proposed extension, which will result in the building-out of the area by approximately 1.5m. The proposed rear elevation will be in closer alignment to the building line to No. 16 and will feature a large frameless window and a smaller window, both serving the extended kitchen area. The removal of the terrace area at this level potentially reduces overlooking and associated concerns relating to the privacy of neighbouring residents. Given that French doors and a window already exist at this level, albeit set back behind the terrace to which they give access, the proposed replacement windows are considered acceptable in amenity terms. Moreover, given the modest nature of the extension, it is not considered that it will create an increased sense of enclosure or loss of sunlight/daylight to the adjacent neighbouring properties, which will continue to benefit from an open outlook from the rear of their properties.

At first floor level, the proposed enlarged terrace will extend to the same depth as that of the adjoining property at No. 16. This property has an existing full width and depth roof terrace, which overlooks the existing terrace at No. 17. In response to the concerns raised, the applicant has amended the proposed design to provide timber screens to the boundary walls with Nos. 16 and 18 which will provide privacy screening extending 1.8m high on both sides. These screens follow the same design and materials as those already existing at the rear of the property.

The proposed terrace will be accessed by French doors at first floor level, as is the current arrangement for the existing terrace. Given that a terrace area already exists in this location, it is not considered that the proposed enlargement of the terrace would necessarily, by virtue of an increase in its size, lead to an unacceptable level of noise and disturbance.

In view of the privacy screening put forward by the applicant and the fact that an existing extension and terrace area already exists, the proposals to enlarge both the existing rear ground floor extension and first floor terrace are not considered to lead to an unacceptable level of overlooking, loss of privacy or an increase in noise and disturbance so as to compromise the amenity of neighbouring residents sufficiently to merit a refusal of permission. As such, the proposals are considered acceptable in amenity terms compliant with Policies S29 of the City Plan and ENV13 of the UDP.

6.4 Transportation/Parking

Not applicable.

6.5 Economic Considerations

Not applicable.

6.6 Other UDP/Westminster Policy Considerations

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. Westminster's City Plan: Strategic Policies was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

The UDP policies referred to in the consideration of these applications are considered to be consistent with the NPPF unless stated otherwise.

6.7 London Plan

The proposals do not raise strategic issues.

6.8 Planning Obligations

The proposals are of insufficient scale to generate a requirement for any planning obligations.

6.9 Environmental Assessment including Sustainability and Biodiversity Issues

The proposals are of an insufficient scale to require an environmental assessment.

6.10 Other Issues

An objection was raised with regard to the incompleteness of the application submission, namely that no Design and Access Statement was submitted to accompany the application. However, a Heritage and Design Statement was submitted in support of the application which is available to view on the City Council's website.

An objection was also raised relating to the applicant not having adhered to conditions attached to both the 2005 and 2007 permissions. A condition of the 2005 permission required that only part of the roof of the lower ground floor extension shall be used as a terrace and that an area 2m from the boundary with No. 18 shall not be used for sitting out purposes. The condition required details to be submitted for approval of a screen or barrier preventing access onto this flat roof area which would then be permanently retained unless agreed in writing by the City Council.

Enforcement action was taken against this breach which appears to have resulted in planning permission and listed building consent being sought for the installation of a gate within the rear railings to the first floor terrace to give access to the flat roof for maintenance. The application was permitted in 2007 and the permission contained a condition preventing the use of the roof of the conservatory or flat asphalt roof for sitting out or for any other purpose, without the prior written approval of the City Council. It would not appear that any further enforcement action has been taken at this property, however, our enforcement team may wish to take action if a breach is considered to have occurred. Notwithstanding the above, this matter would be assessed independently to the determination of the current application.

6.11 Conclusion

The applications are considered acceptable in design, listed building and amenity terms, in accordance with Policies S25, S28 and S29 of Westminster's City Plan: Strategic Policies and Policies ENV6, ENV13, DES1, DES5, DES9, DES 10 and TRANS23 of our UDP, subject to the conditions set out in the draft decision letters.

BACKGROUND PAPERS

1. Application form and statement dated 29 April 2015
2. Letter on behalf of owner/occupier of 16 Wilton Street dated 13 March 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT AMANDA JACKSON ON 020 7641 2934 OR BY E-MAIL – ajackson@westminster.gov.uk

DRAFT DECISION LETTER

Address: 17 Wilton Street, London, SW1X 7AX

Proposal: Enlargement of existing rear ground floor extension and first floor terrace and replacement of defective pitched roof light above with a flat walk on roof light.

Plan Nos: PL01; PL02; PL03; PL04 Rev A; PL05 Rev A; PL06; Heritage & Design Statement.

Case Officer: Sebastian Knox **Direct Tel. No.** 020 7641 4208

Recommended Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 You must carry out any building work which can be heard at the boundary of the site only:

- * between 08.00 and 18.00 Monday to Friday;
- * between 08.00 and 13.00 on Saturday; and
- * not at all on Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours. (C11AA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 You must apply to us for approval of detailed drawings at a scale of 1:5 of the following parts of the development:

- (a) new windows and doors;
- (b) new rooflines;
- (c) new balustrades.

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 You must apply to us for approval of detailed 1:50 and 1:10 drawings and materials specifications showing the following alterations to the scheme:

(a) recession of glazed element of proposed extension and its associated roof edge and balustrade, by a minimum of 100mm measured from the corresponding parts of the solid element of the proposed extension;

(b) design and finish of roof edge and balustrade above the glazed element to define it from the solid element.

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings and specification.

(C26UB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

Informative(s)

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)

DRAFT DECISION LETTER

Address: 17 Wilton Street, London, SW1X 7AX

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Plan Nos: PL01; PL02; PL03; PL04 Rev A; PL05 Rev A; PL06; Heritage & Design Statement.

Case Officer: Sebastian Knox **Direct Tel. No.** 020 7641 4208

Recommended Condition(s) and Reason(s):

- 1 The works hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 3 You must apply to us for approval of detailed drawings at a scale of 1:5 of the following parts of the development:

- (a) new windows and doors;
- (b) new rooflines;
- (c) new balustrades.

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

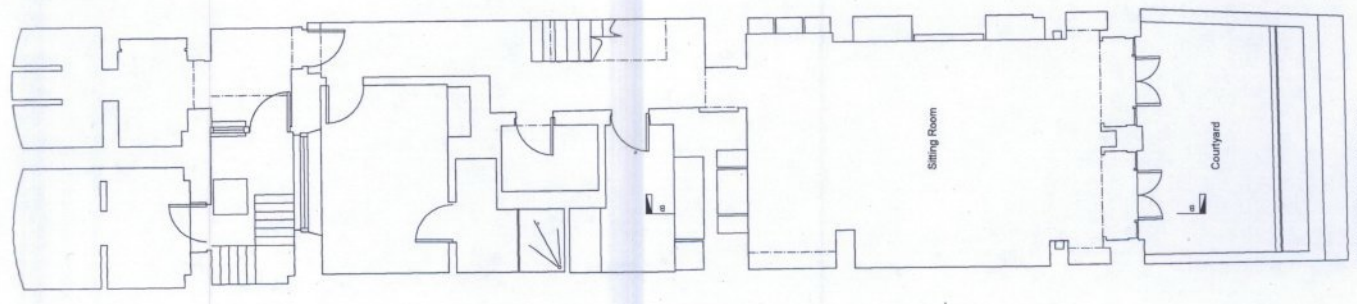
- 4 You must apply to us for approval of detailed 1:50 and 1:10 drawings and materials specifications showing the following alterations to the scheme:

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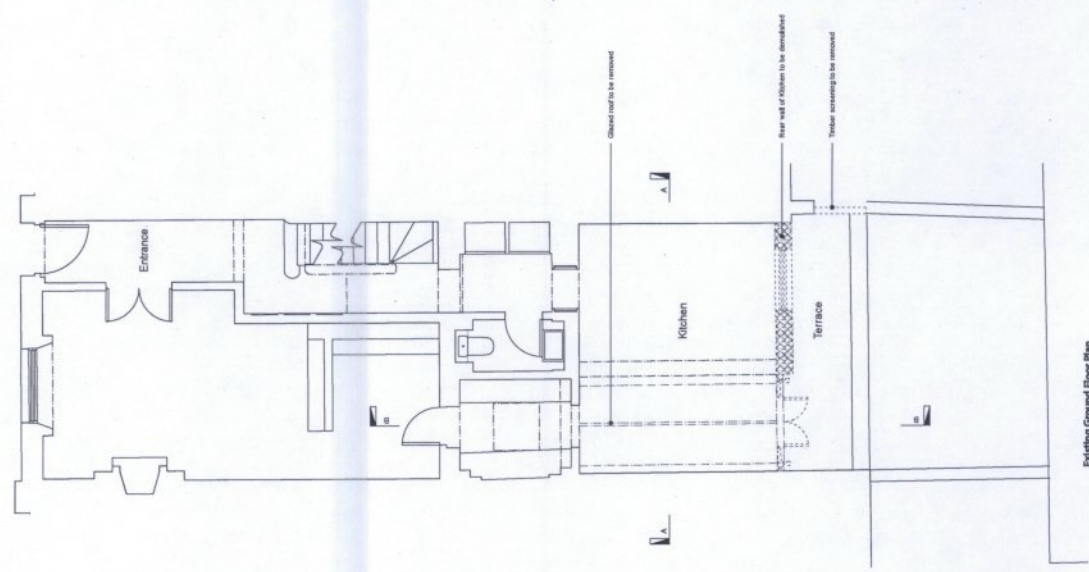
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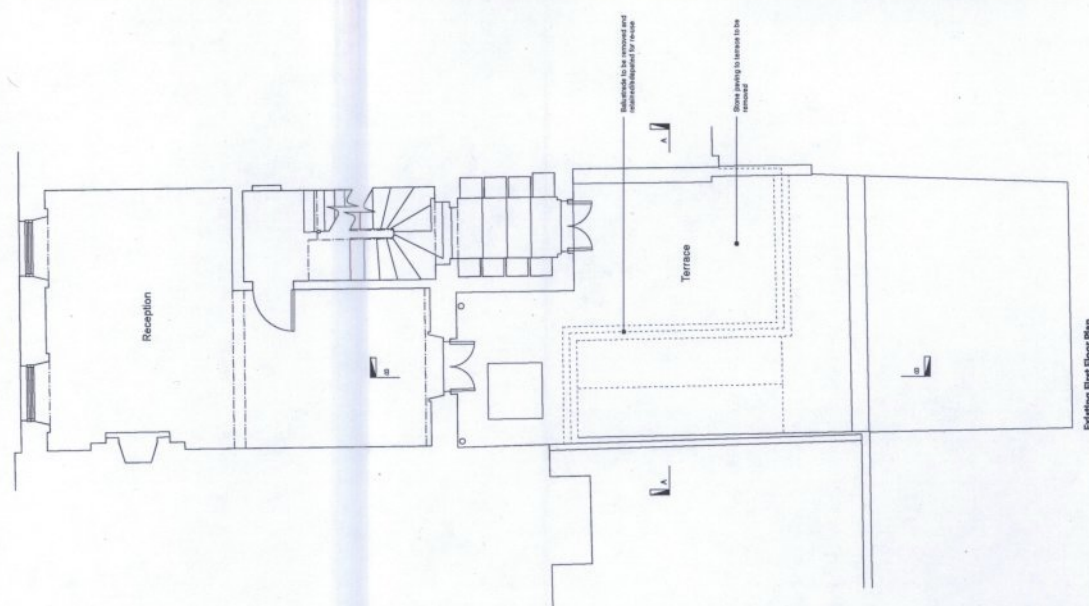
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Building Lower Ground Floor Plan
 1:50 SCALE @ A1



Building Ground Floor Plan
 1:50 SCALE @ A1



Building First Floor Plan
 1:50 SCALE @ A1

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DATE



Existing Rear Elevation
1:50 SCALE @ A1

H&B GROUP ARCHITECTS
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

JOB NO. 011 PLAN

