

To the Chair and Members  
of the  
CONSERVATION ADVISORY  
WORKING PARTY

Mr G Durham  
742222  
GD/EVB – R82/48

18 April 2008

Dear Sir/Madam

A meeting of the **CONSERVATION ADVISORY WORKING PARTY** will be held in **COMMITTEE ROOM 1, CIVIC OFFICES, MERRIAL STREET, NEWCASTLE** on **TUESDAY, 29 APRIL 2008** at **7.00pm**.

#### **AGENDA**

1. To receive Declarations of Interest from Members on items included in this agenda.
2. Minutes of meeting held on 10 April 2008 (copy attached for non-Council Members information).
3. To consider the attached reports at Appendix A and B (blue and salmon paper).
4. To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the Officer.
5. To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act 1972.

Yours faithfully

**A CAMPBELL**

Democratic Services Manager

DECISIONS OF THE BOROUGH COUNCIL ON APPLICATIONS WHICH  
HAVE PREVIOUSLY BEEN CONSIDERED BY THE WORKING PARTY

For reports on all committee decisions, please follow the minutes and agendas search on the Council's website or refer to your copy of the Planning agenda for the permitted date. Reports for delegated items are attached to the agenda (pink paper).

<b>Reference</b>	<b>Location and Applicant</b>	<b>Development</b>	<b>Working Party Comments</b>	<b>Planning Decision and Comments made with regard to Conservation Areas</b>
<b>08/63/FUL</b>	50-52 Church Street, Audley Mr F Boon	Change of use of part of shop premises to two dwellinghouses and associated external alterations	No objections to the change of use. Members were concerned, however, that the proposal would represent a loss of continuity of the perspective in the street. Members requested that, if possible, the linear of the sills be continued along the street scene.	Application withdrawn
<b>08/78/FUL</b>	4 Smithy Lane, Knighton, Market Drayton Mr A Sanderson	Two storey side extension, single storey side and rear extension, incorporating garage and front porch	Concerns were raised regarding the size of this proposal and the effect it would have on Brook House. Members felt that there was insufficient detail to make an informed judgement. In view of the time scales in deciding the application, request that officers consider this carefully when arriving at their decision.	Application refused under delegated powers – 26/03/08
<b>08/85/FUL</b>	New House, Maer, Newcastle Mrs Kenyon	Two storey side extension and single storey rear extension	No objections. Although some concerns were raised on the overall design, there did not seem to be any direct effect on the Conservation Area	Application permitted under delegated powers – 26/03/08
<b>08/121/COU</b>	3 Fogg Street, Newcastle Mr Linh The Nguyen	Change of use to nail bar salon	No comments	Application permitted under delegated powers – 25/03/08
<b>08/128/ADV</b>	Co-op Travel, Unit 8 Castle Walk, Newcastle, Staffs. CWS Retail Financial Services	One internally illuminated fascia sign and one non-illuminated projecting box sign	No objections	Application permitted under delegated powers – 09/04/08

Reference	Location and Applicant	Development	Working Party Comments	Planning Decision and Comments made with regard to Conservation Areas
<b>08/146/FUL</b>	Land junction of River Lea Mews & Moss Lane, Madeley Mr & Mrs Williams	Detached house with integral garage (amendments to planning permission 04/749/FUL)	Strong objections were raised to this proposal. Members were very concerned about the over-dominance of the dwelling in relation to the Mill and its Cottages. Request that Officers negotiate for a scheme that is more sympathetic in terms of size and design to the Madeley Conservation Area.	Application withdrawn

## CONSERVATION ADVISORY WORKING PARTY

Reference	Location and Applicant	Development	Remarks	Ward Councillors
08/59/FUL	Land to rear of 43 Sandy Lane, Newcastle Mrs P Talbot	Erection of detached dwellinghouse	Development affects the setting of a Conservation Area	Councillor S Holland Councillor S Tagg Councillor I Matthews
08/111/FUL	The Estate Cottage, Park Road, Butterton Mrs S Jealouse	Summer House	Within the Butterton Conservation Area	Councillor Mrs F Myatt Councillor P Maskery Councillor B Tomkins
08/167/FUL	11 Ladygates, Betley Mr PR & J Ainsworth	New pitched roof to existing garage	Within the Betley Conservation Area and may also affect the setting of a Listed Building	Councillor D Becket Councillor Mrs O Speed
08/182/LBC	Lake House, Heath Road, Whitmore Mr B Harvey	First floor rear extension	Within the Whitmore Conservation Area	Councillor Mrs F Myatt Councillor P Maskery
08/219/ADV	H Samuel 1 Castle Walk, Newcastle Signet Group Plc	Three fascia signs and one projecting sign illuminated by floodlighting	Within the Newcastle Town Centre Conservation Area	Councillor Mrs E Shenton Councillor D Clarke
08/228/FUL	Springfield House, The Croft, Chester Road, Audley Mr P Nix	Erection of detached bungalow and detached garage	Within the Audley Conservation Area and affects a public right of way	Councillor Mrs A Beech Councillor Mrs D Cornes Councillor I Wilkes
08/235/ADV	Land opposite Maer Hall Lodge, Stone Road, Blackbrook Mr B J Fradley	Directional sign	Within the Maer Conservation Area	Councillor Mrs F Myatt Councillor P Maskery
08/276/FUL & 08/277/LBC	Huggies Day Nursery, Old Hall Drive, Bradwell Huggies Day Nursery	Change of use from office/training centre to day nursery	Affects the setting of a Listed Building	Councillor Mrs S Hambleton Councillor T Hambleton Councillor J Tatton
08/286/FUL	20 Ironmarket, Newcastle Edwina Bennett	Re-instatement of previously removed window	Within the Newcastle Town Centre Conservation Area	Councillor D Clarke Councillor Mrs E Shenton

# OFFICER REPORT ON DELEGATED ITEMS

**Applicant** - Sanderson and Marshall

**Application No** 08/78/FUL

**Location** – 4 Smithy Lane, Knighton

**Description** - Two storey side extension, single storey side/rear extension and front porch

## **Policies and proposals in the Development Plan relevant to this decision:**

### **West Midlands Regional Spatial Strategy**

QE1: Conserving and enhancing the environment  
QE3: Creating a high quality built environment for all

### **Staffordshire and Stoke on Trent Structure Plan 2011**

D2: The Design and Environmental Quality of Development  
NC1: Protection of the Countryside: General Considerations  
NC2: Landscape Protection & Restoration  
NC18: Listed buildings

### **Newcastle Under Lyme Local Plan 2011**

H18: Design of Residential Extensions, Where Subject to Planning Control  
T16: Development - General Parking Requirements  
N21: Areas of Landscape Restoration  
B5: Control of Development Affecting The Setting of a Listed Building

### **Other Material Considerations**

Relevant National Policy Guidance:

PPS 1  
PPS 7  
PPG 15

### **Planning History**

03/244/OUT Refuse – Dwelling house on adjacent land.  
04/302/FUL Permit – Two storey side extension, single storey rear extension and detached garage

### **Views of Consultees**

Loggerheads Parish Council has no objections

The Conservation Advisory Working Party raises concerns regarding the size of this proposal and the effect it would have on Brook House. Members felt that there was insufficient detail to make an informed judgement. In view of the time scale in deciding the application – request officers consider this carefully when arriving at their decision.

### **Representations**

One letter of objection has been received raising concerns in respect of loss of privacy and visual amenity, loss of light and overshadowing, effect and impact on Grade II listed building, noise and disturbance resulting from the use of the proposed garage.

## **Key Issues**

This application is for full planning permission for the erection of a two storey side extension, single storey side and rear extension and front porch to this semi detached properties located in the small village of Knighton. Knighton is not in a recognised village envelope by the Local Plan but is within an area of landscape restoration. The proposal would provide a kitchen/ family room, utility, shower room, living room extension, entrance porch and single integral garage at ground floor level and a master bedroom and ensuite facilities at first floor level.

As stated previously the property is a semi detached property, the end of a row of 6 semi detached properties. The application site has a large side garden beyond which is the curtilge of a grade II listed building Brook House, A close boarded fence and mature hedge seperates the two site

The property has the benefit of a planning permission (ref 04/302/FUL) for a two storey side extension and single storey rear extension and detached single garage.

The main issues to consider with this proposal are the design of the proposal, residential amenity and impact on the listed building.

## **Design**

Policy H18 of the adopted Local Plan requires residential extensions to be of materials and a design to fit in with those of the dwelling to be extended and not to detract materially from the character of the original dwelling. In achieving this, the form, size and location of the extension should be subordinate to the design of the original dwelling. It is also required that an extension must not detract materially from the integrity of the original design of the group of dwellings that form the street scene or the setting.

The existing dwelling has a frontage of approximately 6.5 metres, the previous approved extension has an additional frontage of approximately 4 metres together with a significant set back of 1800 mm at first floor level resulting in a drop in the ridge height. This results in an acceptable subordinate proposal.

The current proposal has an additional two storey frontage of approximately 5.35 metres with an additional single storey frontage of approximately 7.45 metres. The two storey element retains the set back at first floor level however at a reduced dimension of 1550 mm. It is considered the size of both the two storey and the single storey element would result non subordinate extension which if permitted would adversely impact on the balance between the pair of semi detached properties together with small group of dwellings and the wider street scene of the area. The proposal should therefore be refused as being contrary to policy H18 of the Local Plan.

## **Impact on adjacent Listed Building**

Development Plan policies resist development that would be harmful to the setting of a Listed Building.

The adjacent property (Brook House) is Grade II Listed. The boundary between the two properties is heavily landscaped and the distance between the proposed garage and the LB would be about 13 metres . It is not considered that the proposed development would have an adverse impact on the setting of the LB.

## **Impact on neighbours**

Because the boundary is heavily landscaped the proposed development would not have a harmful impact on the occupiers of Brook House. The proposed conservatory is close to the boundary of the adjoining property however there would be no breach of the 45 degree sight line as taken from the nearest ground floor principle window.

## **Recommendation**

Refuse due to,

The proposed extensions by virtue of its size and location would not be subordinate to the existing house, would result in an imbalance in the appearance of the existing pair of semi-detached properties, and in visual harmony with the character of the area. The proposal would therefore be harmful to the character and appearance of the dwelling and the wider street scene contrary to Policy H18 of the Newcastle under Lyme Local Plan 2011, Policy D2 of the Staffordshire and Stoke on Trent Structure Plan 1996-2011, and the aims and objectives of PPS1.

Performance Checks	Date		Date
Consultee/ Publicity Period	<b>29.02.08</b>	Decision Sent Out	
Case Officer Recommendation	<b>26.03.08</b>	8 Week Determination	<b>27.03.08</b>
Management check			

# OFFICER REPORT ON DELEGATED ITEMS

**Applicant** Mr & Mrs Kenyon

**Application No** 08/00085/FUL

**Location** New House Maer

**Description** Two storey side extension and single storey rear extension

**Policies and proposals in the Development Plan relevant to this decision:**

**West Midlands Spatial Strategy**

**Staffordshire and Stoke on Trent Structure Plan 2011**

Policy D1: Sustainable forms of development  
Policy QE3: Creating a high quality built environment for all  
Policy NC19: Conservation Areas

**Newcastle Under Lyme Local Plan 2011**

Policy H18: Design of Residential Extensions, where subject to planning control  
Policy B9: Prevention of harm to conservation areas  
Policy B10: The requirement to preserve or enhance the character or appearance of a conservation area  
Policy B13: Design and development in conservation areas  
Policy N19: Landscape Maintenance Areas

**Other Material Considerations**

**Relevant National Policy Guidance:**

PPS1: Delivering Sustainable Development (2005)  
Companion Guide to PPS1 "The Planning System: General Principles"  
PPG 15: Planning and the Historic Environment (1994)

**Planning History**

06/01142/FUL Two storey side extension and single storey rear extension Permit

**Views of Consultees**

**Conservation Advisory Working Party** – No objections

**Maer Parish Council** – Comments awaited.

**Representations**

A site notice has been displayed. 5 neighbouring occupiers have been notified. No letters of representation have been received.

**Applicants/agents submission**

The Design and Access Statement submitted by the applicant makes the following points:

- The site is located within a Conservation Area. The area around the property is a typical rural village with a mixture of old dwelling types, some large detached houses and some semi detached houses.
- The impact to the front of the dwelling will be kept to a minimum. The majority of the extension, to the rear has been designed to take full advantage of the existing garden area.
- The ridge line of the extension will be below the main roof line to ensure the extension is subordinate to the original dwelling.
- Traditional materials will be used throughout, clay roof tiles to match existing, facing brickwork to walls and timber windows will ensure the existing character and quality within the village and surrounding area are maintained.
- Existing vehicular access, car parking etc. will remain the same.



The submitted design and access statement in full is available for public inspection at the Council Offices.

### **Key Issues**

This application follows application 06/1142/FUL also for a two storey side extension and single storey extension. The application now under consideration is to amend the siting and design of the single storey rear extension – which will serve as a conservatory.

The site is located within a Conservation Area and Landscape Maintenance Areas as designated on the Proposals Map.

The conservatory will measure 5.7 metres by 5.7 metres by 4.3 metres in maximum width, depth and height respectively. The two storey side extension will measure 3.2 metres by 4.8 metres by 7.6 metres in maximum width, depth and height respectively. There is one window proposed in the side elevation at first floor level. A single window at first floor level is also proposed on the rear elevation. The proposals also include alterations to the roof connecting the front elevation of the main dwelling house to the adjoining garage. This section of roof will be increased to a maximum height of 5.5 metres. The applicant proposes to use external facing materials to the approval of the Local Planning Authority.

The proposals are not considered to be adverse to the aims and objectives of policy N19 regarding Landscape Maintenance Areas. The proposals are subject to the usual Local Plan policies relating to residential extensions however the policies relevant to Conservation Areas are particularly fundamental to this application. The key issues in the determination of the development therefore are:

- The impact of the proposal on the character and appearance of the Conservation Area
- The impact to residential amenity

### **The impact of the proposal on the character and appearance of the Conservation Area**

Policy B9 states that the Council will resist development that would harm the special architectural or historic character or appearance of Conservation Areas. Policy B10 states that permission will be granted to construct, alter the external appearance of any building only if its proposed appearance will preserve or enhance the character or appearance of a Conservation Area. Part of the criteria that must be met in achieving this is that the form, scale, bulk, height, materials and colour, vertical or horizontal emphasis and detailing respect the characteristics of the building in the area. Policy B13 of the Local Plan states that the applicant should demonstrate how they have taken into account the need to preserve or enhance the Conservation Area.

The application site lies within Maer Conservation Area. The main dwelling house is a modern dwelling set back and slightly elevated from the main road. The side extension will essentially fill in a gap to the rear of the property at the side of the garage. The conservatory will not be visible from the main road and the two storey element has a set back. The proposal is minor and will have negligible impact on the appearance of the conservation area – the impact to public views being quite limited.

The Councils Conservation Officer has suggested that careful regard be paid to the use of facing materials which can be achieved by planning condition. The applicant has stated in their design and access statement it is their intention to use clay roof tiles to match existing, facing brickwork to walls and timber windows will ensure the existing character and quality within the village and surrounding area are maintained. The Conservation Officer has also suggested an amendment to the positioning of the hexagonal shaped rear extension – this is not considered necessary as the applicant has since amended the design to a more conventional rectangular shape in the section adjoining the dwelling house.

The design of the proposal and its impact on the character and appearance of the Conservation Area is considered acceptable.

### **Residential amenity**

SPG (Space Around Dwellings) provides guidance on privacy, daylight standards and environmental considerations. The proposals are not considered adverse to the amenities of neighbouring occupiers. Moreover no representations have been received to the contrary. Regard also has to be paid for the previously approved application.

### **Reasons for the grant of planning permission**

The proposal accords with provisions of the development plan for the locality indicated in the decision notice and there are no other material considerations which would justify a refusal of planning permission.

**Recommendation**

Permit subject to the following conditions:

1. No development shall commence until external facing materials to be used in construction of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.
  
- R1. In the interests of amenity to comply with the requirements of policy D2 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 and policy H18 of the Newcastle-under-Lyme Local Plan 2011.

**Note to the applicant**

You are reminded of the need to comply with the conditions attached to the planning permission.

Performance Checks	Date		Date
Consultee/ Publicity Period	<b>7.3.08</b>	Decision Sent Out	
Case Officer Recommendation	<b>25.3.08</b>	8 Week Determination	<b>28.3.08</b>
Management check			

# OFFICER REPORT ON DELEGATED ITEMS

**Applicant** - Mr Linh The Nguyen

**Application No:** - 08/00121/COU

**Location** 3 Fogg Street, Newcastle

**Description** Change of use to nail bar salon

## **Policies and proposals in the Approved Development Plan relevant to this decision:**

### West Midlands Regional Spatial Strategy

QE3 Creating a High Quality Built Environment for All

T7 Car parking Standards and Management

### Staffordshire and Stoke-on-Trent Structure Plan 2011

D1 Sustainable Forms of Development

D2 The Design and Environmental Quality of Development

H6 Conversions

TC1: Ensuring the future of town centres

T1A Sustainable Location

### Newcastle under Lyme Local Plan 2011

Policy B8: Other buildings of historic or architectural interest

Policy B9: Prevention of harm to Conservation Areas

Policy B10: The requirement to preserve or enhance the character or appearance of a Conservation Area

Policy B13: Design and Development in Conservation Areas

## **Other Material Considerations**

### **Relevant National Policy Guidance:**

PPS1 Delivering Sustainable Development

Companion Guide to PPS1 – The Planning System: General Principles

PPS6 Planning for Town Centres

PPG 15 Planning and the Historic Environment

PPG13 Transport (2001)

## **Planning History**

N15701 Permitted 28/9/1988 Shopping Units

NNB04764 Permitted 27/7/1960 The construction of vehicle loading and unloading area for shops

## **Views of Consultees**

Environmental Health – No Objections

Conservation Officer – No objections in principle, however every effort should be made to ensure the property has a fascia sign.

Conservation Advisory Working Party held on 18/3/08 – No comments made regarding this application.

## **Representations**

Nil

## **Applicants/agents submission**

Nil

## **Key Issues**

The property is located within Newcastle Town Centre, within the Urban Area as shown on the Local Plan Proposals Map. It is located on Fogg Street, which links Merrial Street and The Ironmarket, and is located within the Town Centre Conservation Area.

It is considered that the key issues involved are:

- The principle of the change of use and whether the loss of A1 retail is acceptable
- The impact of the change of use on the Conservation Area
- The impact on residential and visual amenity within the surrounding area

### Principle of the change of use and loss of A1 retail use

The property is located within the Town Centre of Newcastle, just off the main shopping street The Ironmarket. As the proposed use as a nail bar has been considered a sui generis use as it does not fall into any of the defined use classes of the Use Classes Order 1987, the loss of the retail unit needs to be considered.

It is considered that as the unit is within the Newcastle Town Centre, the loss of this retail unit would not be detrimental to the overall town centre as the town centre is predominantly made up of a mixture of A1, A2, A3 and A4 uses.

The parking situation for this property would remain unchanged, as the unit has no private parking facilities at present and none are proposed. The visitors to this property could either park on one of the town centre car parks or would travel via public transport as the Newcastle bus station is only a short walk from the property.

In terms of environmental issues, the Council's Environmental Health Department were consulted, and had no objections to the proposal as the nature of the proposed use is compatible with the existing businesses within the surrounding area.

Therefore, in terms of the principle of the change of use, the proposal is considered acceptable.

### The impact of the change of use upon the Conservation Area

As the property subject to this application is within the Town Centre Conservation Area, the proposed change of use in terms of its impact upon the Conservation Area needs to be assessed.

Firstly, the Council's Conservation Officer has no objections in principle to this change of use. However, he states that the current shop does not have a shop sign and every effort should be made to achieve a well designed and good quality sign, if one is to be installed. The Conservation Advisory Working Party raised no objections to the proposal, and had no comments to make on the proposed change of use.

Local Plan Policy B9 "Prevention of Harm to Conservation Areas" states that the Council will resist development that would harm the special architectural or historic character or appearance of Conservation Areas. As there are no proposed external alterations to the property, it is considered that the change of use would not inflict harm to the Conservation Area in any way. The proposal would therefore also comply with all other Conservation Area Policies within the Newcastle under Lyme Local Plan as no external alterations are proposed.

Therefore, in terms of the impact of the change of use on the Conservation Area, the proposal is considered acceptable.

The impact upon neighbouring amenity and visual amenity within the surrounding area

As the proposal is for a change of use and no external alterations, there would be no impact upon visual amenity within the surrounding area. Environmental Health has considered the proposal and has no objections to the proposal as they consider the proposed use would not lead to an unacceptable impact upon the neighbouring properties.

In conclusion, it is considered that the principle of the change of use from retail (A1) to a nail bar (*sui generis*) would be acceptable in this location, and approval is therefore recommended.

**Reasons for the grant of this planning permission**

The proposal accords with provisions of the development plan for the locality indicated in the decision notice and there are no other material considerations which would justify a refusal of planning permission.

**Recommendation**

Approve

**Note to applicant**

Should there be plans to alter the external appearance of the property including any signage to the frontage of the property, you are advised to contact the planning department beforehand as a planning application may be required.

Performance Checks	Date		Date
Consultee/ Publicity Period	<b>14/3/2008</b>	Decision Sent Out	
Case Officer Recommendation	<b>25/3/2008</b>	8 Week Determination	<b>10/4/2008</b>
Management check			

# OFFICER REPORT ON DELEGATED ITEMS

**Applicant**

**CWS Retail Financial Services**

**Application No 08/128/ADV**

Location

Unit 8 Castle Walk Newcastle under Lyme

Description

One internally illuminated fascia sign and one non-illuminated projecting box sign

**Policies and Proposals in the Development Plan relevant to this decision: -**

**Staffordshire and Stoke-on-Trent Structure Plan 1996-2011**

NC19 Conservation Areas

Newcastle-under-Lyme Local plan 2011

B9 Prevention of harm to conservation areas

B10 The requirement to preserve and enhance the character and appearance of a conservation area

B19 Illuminated signs in conservation areas

B20 Illuminated fascia and other signs in conservation areas

**Other Material Consideration**

Relevant National Policy Guidance

PPS1

PPG15

PPG19

**Planning History**

See history sheet on file

Views of Consultees

The Conservation Advisory Working Party has no objections

Representations

No third party representation received

**Key Issues**

This application is for advertisement consent for an internally illuminated fascia signs with raised lettering giving a halo lighting effect and a non illuminated projecting sign located at fascia level. The proposal is connected to retail premises which is currently used as a travel agency and is located in the centre town adjacent to other retail premises in a relatively recent constructed town centre re-development scheme.

PPG 19 "Outdoor Advertisement Control" states that the display of outdoor advertisements can only be controlled in the interest of "amenity" and "public safety". Paragraphs 11-14 of PPG 19 explain what is meant by the term amenity – the effect on the appearance of a building or on the visual amenity in the immediate neighbourhood in which the sign is to be developed. The

main issues to address are therefore the impact of the signage on the Conservation Area and Listed Building, amenity and public safety.

The proposals are simple and uncluttered in design and as such it is considered they would not adversely detract from the original design of the building.

The proposals are within the spirit of the development plan objectives and are considered acceptable, as they do not have an adverse impact on the character and appearance of the conservation area, subject to the standard conditions relating to advertisement signs

The sign is located within a pedestrianised area of the town centre and in this location, given the nature of the sign, it is not considered that the proposal would raise any material public safety issues.

Recommendation/conditions

Grant consent subject to

1.(ADV 1) The maximum surface brightness of the advertisement sign(s) hereby permitted shall not exceed 300 candelas per square metre.

(R 1) To protect amenity and(R 5) To protect the character and appearance of the Conservation Area and in accordance with policy NC19 of the Staffordshire and Stoke on Trent Structure Plan and policies B9, B10, B19 and B20 of the Newcastle under Lyme Local Plan 2011

2.(ADV 2) The illumination of the advertisement hereby permitted shall cease when the premises to which they relate are closed.

(R 1) To protect amenity and(R 5) To protect the character and appearance of the Conservation Area and in accordance with policy NC19 of the Staffordshire and Stoke on Trent Structure Plan and policies B9, B10, B19 and B20 of the Newcastle under Lyme Local Plan 2011

Notes to Applicant:-

1.N10 Crime and Disorder note

2. (N4) You are requested to use low energy lights and to switch them off when they are no longer in use.

Performance Checks	Date		Date
Consultee/ Publicity Period	<b>21/03/08</b>	Decision Sent Out	
Case Officer Recommendation	<b>09/04/08</b>	8 Week Determination	<b>14/04/08</b>
Management check	<b>Amended 14.4. ESM</b>		