

Application Ref: NP/17/0003/LBA

Case Officer	Rob Scourfield		
Applicant	Mr & Mrs C Richards, Kerry Hills, Walwyn Road, Upper Colwall, Malvern, Worcestershire, WR13 6PL		
Agent	Mr M Williams, Pembroke Design Ltd., 5 Picton Place, Haverfordwest, Pembrokeshire, SA61 2LE		
Proposal	Two-storey extension to west and single-storey extension to north, internal alterations, and widening of gateway and drive.		
Site Location	The Old Post, 145 Castle Way, Dale, Haverfordwest, Pembrokeshire, SA62 3RN		
Grid Ref	SM80770590		
Date Valid	03-Jan-2017	Target Date	28-Mar-2017

This application falls within the provisions of the listed building delegation Direction awarded to this Authority by the Welsh Government on 25th July 2012 (as amended). The application is reported to the Development Management Committee because the views of Dale Community Council are contrary to the recommendation of your officers.

Development description

The Old Post is a Grade II listed house of three bays with small-paned sash windows and gable chimneys, that to the east projecting massively with a small extension beyond. The house mostly dates from the later C18 and retains some good internal detail, including a 'Chinese Chippendale' staircase. The house is set behind a deep garden, accessed off Castle Way.

Listed building consent is being sought for a two-storey extension to the west and a single-storey extension to the north; as well as internal alterations, and widening of the gateway and drive.

Consultee Response

Dale Community Council: Objection:-

- Two-storey extension visually not in keeping with the traditional appearance of other properties in the village. Requests that if approved, mitigation be considered in the form of appropriate cladding to south elevation.

PCNPA Ecologist: No adverse comment

PCNPA Trees and Landscapes Officer: Conditional consent

PPC Transportation & Environment: Conditional consent

Public Response

The application has been appropriately advertised, and no responses have been received at the time of this report.

Policies considered

As this application is for listed building consent, section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest. There is, therefore, no statutory requirement to determine the application in accordance with the policies of the development plan.

Welsh Office Circular 61/96 (Historic Buildings and Conservation Areas) is a material consideration, with guidance provided by *Conservation Principles for the Sustainable Management of the Historic Environment of Wales* (Cadw, 2011).

Officer's Appraisal

Listed building consent is being sought for a two-storey extension to the west and a single-storey extension to the north; as well as internal alterations, and widening of the gateway and drive

The proposed scheme is considered to be in keeping with the character of the listed building, and its setting in terms of design and form. As such, the application can be supported subject to conditions.

Planning permission is being sought under NP/17/0002

Relevant Planning History

NP/01/0449 - Alterations to dwelling and new vehicular access. Listed building consent granted 08/03/02

NP/01/0450 - Alterations to dwelling and new vehicular access. Planning permission approved 19/02/02

NP/01/0628 - Alterations to house & new layby. Planning permission granted 19/02/02

NP/01/0629 - Alterations to house & new layby. Listed building consent granted 08/03/02

NP/11/0403 - Two storey extension and hayloft/garage. Planning permission granted 05/01/12

NP/11/0404 - Two storey extension and hayloft/garage. Listed building consent granted 27/01/12

NP/17/0002 - Two-storey extension to west and single-storey extension to north, new garage and widening of gateway and drive. Planning application under consideration.

Current Proposal

The proposal comprises:-

- Two-storey extension to the west. NP/11/0403 and NP/11/0404 establish the principle of a two-storey west extension. The proposed extension is larger and modernist as opposed to pastiche. The extension measures 7.5 metres across and 7.8 metres deep. The south elevation of the extension partly projects to a gable, with simple link-glazing between this and the listed house. The gable projection is to be slate-hung, with a rectangular ground floor window bay window. The windows are to be minimalist in design, constructed of coated aluminium, the roof slated to match the house, with a black-coated metal flue and two low-profile roof-lights on the rear pitch. The west and north elevations are to be finished in painted render with simple windows to the north, including the stair projection (which has a tall angle-headed return light. The extension provides a sitting room with bedroom over.
- Single-storey extension to north. This comprises a lean-to, extending across the rear of the main section of the existing house. It measures some 10.5 by 2.7 metres, and replaces vestiges of a former similar structure. The structure is top-lit by two low-profile roof-lights, the roof slated to match the house. The roof-profile is cut to allow an apron under the existing first floor window. The extension is to provide a shower room and scullery.
- Internal alterations. These are requested to connect the old and proposed work. A conventional doorway is proposed to connect the dining room to the new extension. An opening 2.3 metres wide is proposed to connect the rear wall of the kitchen to the proposed northern extension.
- Widening of gateway and drive. The existing gateway and drive were consented in 2001. The gateway comprises stone-faced splays with small rendered piers. The splays are to remain, the piers rebuilt to match, increasing the gateway from 3 to 4 metres. The existing tarmac driveway is to be widened by 1 metre to match.

In terms of the objection received from Dale Community Council:-

- Paragraph 97 of Circular 91/96 acknowledges that a better solution when balancing the special interest of a listed building and proposals can be when conventional design solutions are abandoned in favour of a more imaginative approach. The proposed extension is designed so as to avoid pastiche, providing a design that is legible as a new extension whilst respecting the character of the listed building in terms of scale, materials and subservience.

The use of slate for the roof matches the house, and the use of slate-hanging adopts a local vernacular tradition, whilst the proposed coated aluminium offers appropriately minimalist glazing. In terms of the cladding, slate is considered to be suitably neutral in appearance, blending the development well into the background.

The proposal is considered acceptable in terms of preserving the architectural and historic character of the property, under the provisions of Circular 61/96 (Planning and the Historic Environment: Historic Buildings and Conservation Areas).

In terms of Cadw's Conservation Principles:-

1. **Evidential value.** The work comprises the addition of new elements, clearly legible in detail. The northern extension at least in part echoes a former out-shut, abutments of which survived.
2. **Historical Value.** The creation of two internal openings will result in the loss of some historic stonework, but to an acceptable and legible degree.
3. **Aesthetic value.** The proposed western extension is clearly legible as new work, but appropriately subservient in scale and using high-quality materials including slate and coated aluminium. The northern extension is suitably ancillary in design, and is not prominently visible from public viewpoints. The proposed alterations to the gateway and drive are considered to be neutral.
4. **Communal value.** The building's communal value as a 'Georgian house of regional character' remains unchanged.

Conclusion

The proposal is considered to be appropriate in terms of size, scale and detail. It is considered to comply with the requirements of Circular 61/96, and Cadw's Conservation Principles. As such, the application can be supported subject to conditions

Recommendation

That listed building consent be granted subject to the following conditions:

1. The works hereby permitted shall be begun before the expiration of the five years from the date of this consent.
Reason: As required by Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended)
2. The works hereby permitted shall be carried out, and thereafter retained, strictly in accordance with the deposited plans:-
Drawings 8865/001, 8865/002, 8865/003, 8865/004A, , 8865/P02, 8865/P03, 8865/P04, 8865/SP01, 8865/PE01 – dated 03/01/2016

8865/P01A – dated 11/01/2016

Design and Access Statement –dated 03/01/2017

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area

3. The external surface of the stove pipe shall be coated and retained as matt black.

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Policy LDP1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the PCNP), 30 (Amenity)

4. The parking and turning area shown on the submitted drawings shall be completed before the development is brought into use and thereafter shall be retained for no other purpose than parking or turning.

Reason: to reduce the likelihood of obstruction of the highway or danger to road users.

5. No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include:-

- Indications of all existing trees, hedges and hedgebanks on the land (including spread and species)
- Identify any trees with canopies overhanging the site
- Identify trees and hedgebanks to be retained
- Identify trees and hedgebanks (including any sections) to be removed
- Set out measures for the protection of retained trees, hedges and hedgebank on and immediately adjacent to the site throughout the course of development
- Details of soft landscape works including planting plans, written specifications, schedules of plants, plant supply sizes, proposed numbers/densities and implementation programme.

Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection of amenity, landscape and biodiversity value. Policy LDP1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the PCNP), 30 (Amenity)



LOCATION PLAN - 1:2500

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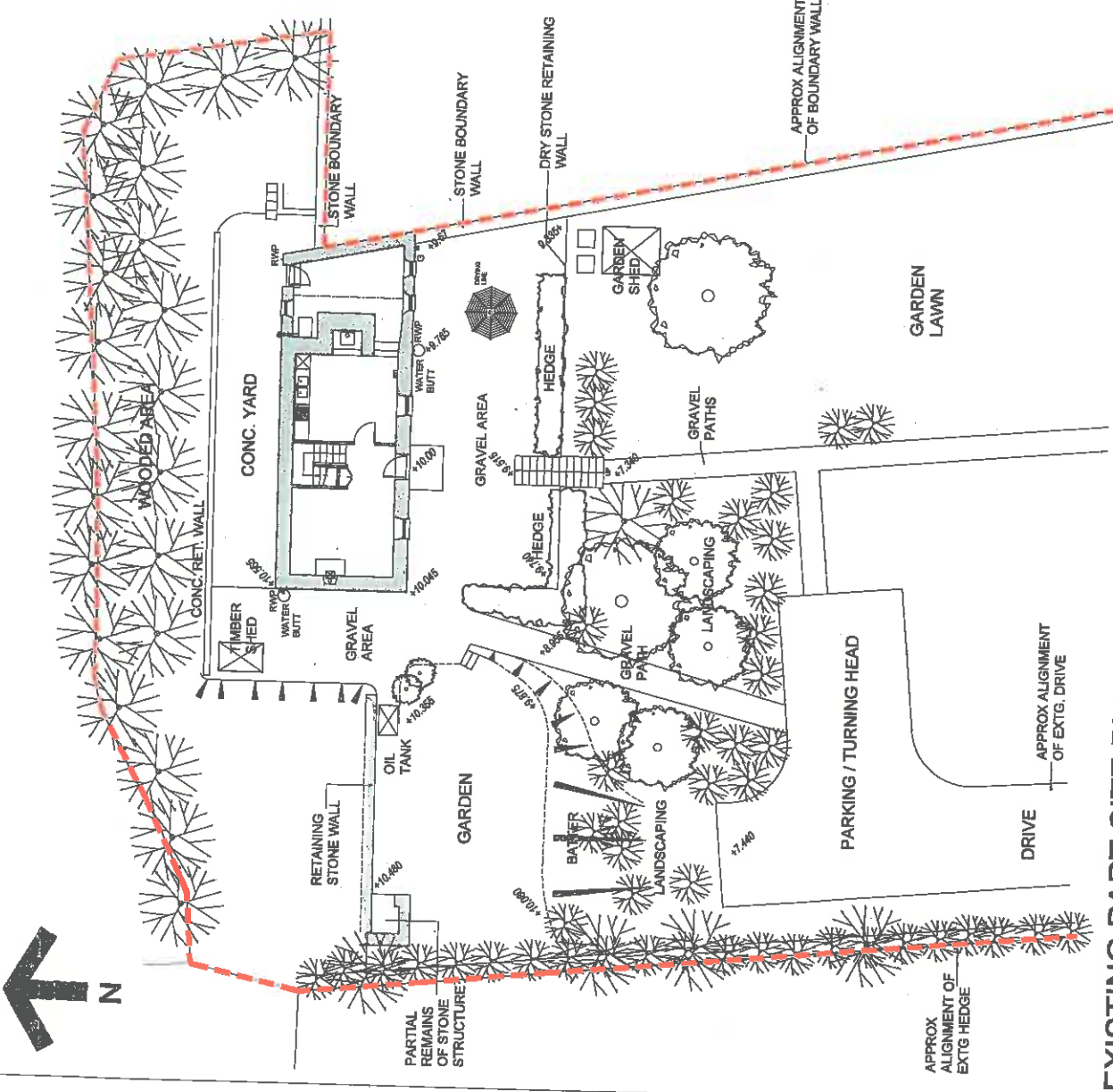
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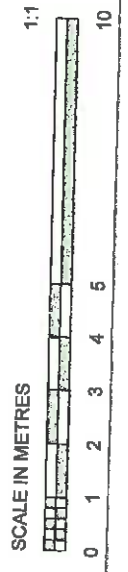
The contractor is expected to supply and do everything necessary for the proper execution of the works that may be reasonably inferred from the drawings and specification, whether referred to in detail or not, without extra payment in respect thereof.

The finished building will require service maintenance in accordance with custom and practice and the manufacturers recommendations.

The architects drawings are to be read in conjunction with the engineers and all specialist manufacturers / suppliers drawings.



EXISTING PART SITE PLAN - 1:200



REVISIONS NOTES: Drawn: Pembroke Design Ltd: 2016 DATE: 03 JULY 2017 REV:	
Project: EXISTING SITE PLAN / LOCATION PLAN PROPOSED ALTERATIONS / EXTENSION TO THE OLD POST, DALE, PEMBROKE SHIRE.	
Client: MR & MRS C. & C. RICHARDS	
L I M I T E D	
Job No: 8865	
Drawn: PNW	
Checked by: Date: OCT 16	
Scale: 1:200/2500	
Original Size: A3	
Job No: 8865	
Drawn: PNW	
Checked by: Date: OCT 16	
Job No: 001	

NP 17 0 03



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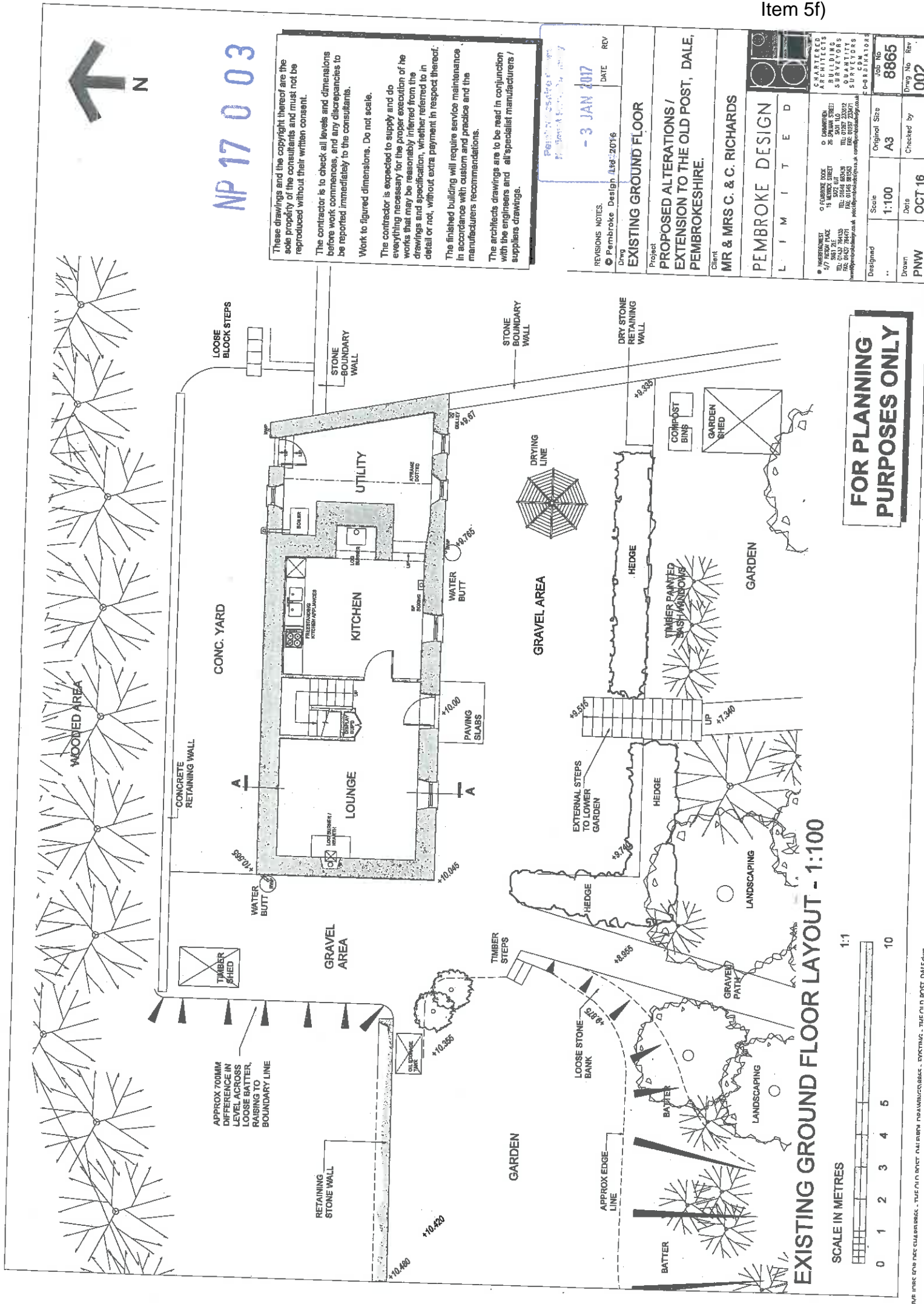
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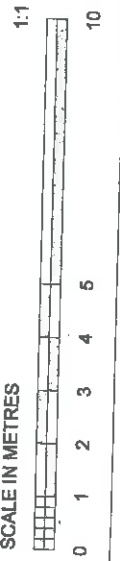
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REVISIONS NOTES	DATE	REV
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Project		
EXISTING GROUND FLOOR		
PROPOSED ALTERATIONS / EXTENSION TO THE OLD POST, DALE, PEMBROKESHIRE.		
Client		
MR & MRS C. & C. RICHARDS		
Pembroke Design		
L I M I T E D		
Designed	Scale	Original Size
PNW	1:100	A3
Drawn	Date	Checked by
	OCT 16	002
CHARTIERS ARCHITECTS BUILDING SURVEYORS 26 SPAIN STREET SA1 7TE TEL 01646 80638 FAX 01646 80555 WWW.CHARTIERSARCHITECTS.CO.UK		
JOB NO 8865 Draw No Rev 002		

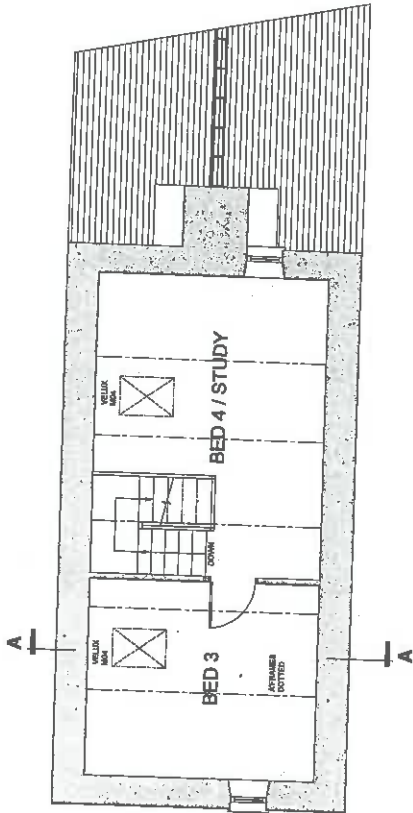


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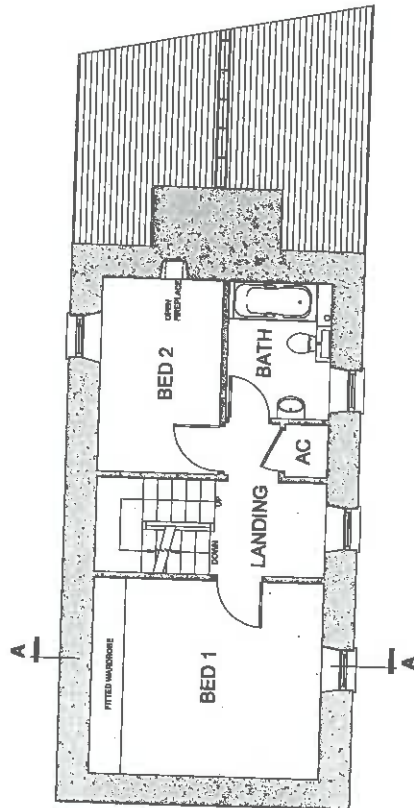
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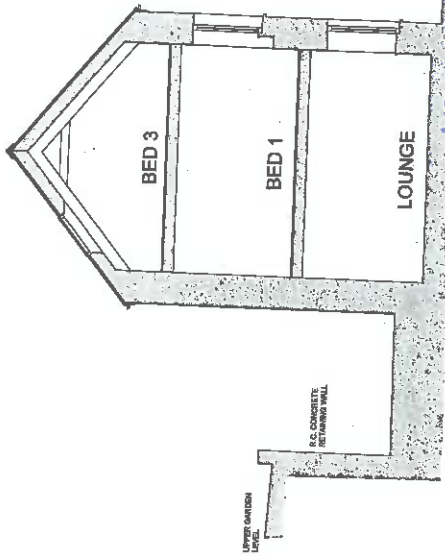
APP. 700 DIFF. ACROSS LOOSE BATTER, RAISING TO BOUNDARY LINE. EXISTING - THE OLD POST DALE



EXISTING SECOND FLOOR LAYOUT - 1:100



EXISTING FIRST FLOOR LAYOUT - 1:100



SECTION AA - 1:100

NP 17 0 03

Proposed alterations to
 extension to the old post, Dale,
 Pembroke, Pembrokeshire
 - 3 JAN 2017

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REVISIONS NOTES. © Pembroke Design Ltd 2016 Drawn		DATE REV
Project EXISTING FIRST & SECOND FLOOR PROPOSED ALTERATIONS / EXTENSION TO THE OLD POST, DALE, PEMBROKESHIRE.		
Client MR & MRS C. & C. RICHARDS		
Designer PEMBROKE DESIGN		
Scale 1:100		
Date OCT 16		
Drawn PNW		
Original Size A3		Job No 8865
Checked by 003		Draw No Rev

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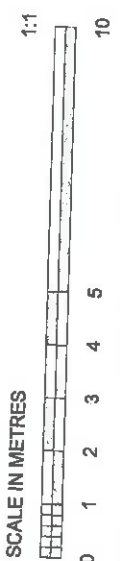
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The architects drawings are to be read in conjunction with the engineers and all specialist manufacturers / suppliers drawings.



NP 17 0 03

EXISTING SIDE (EAST) ELEVATION

- 9 JUL 2017

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EXISTING VELUX ROOF LIGHTS ADDED
 Drawn Pembroke Design Ltd 2016

21/12/15 A

Project EXISTING ELEVATIONS

Proposed ALTERATIONS / EXTENSION TO THE OLD POST, DALE, PEMBROKESHIRE.

Client MR & MRS C. & C. RICHARDS

PEMBROKE DESIGN

L I M I T E D

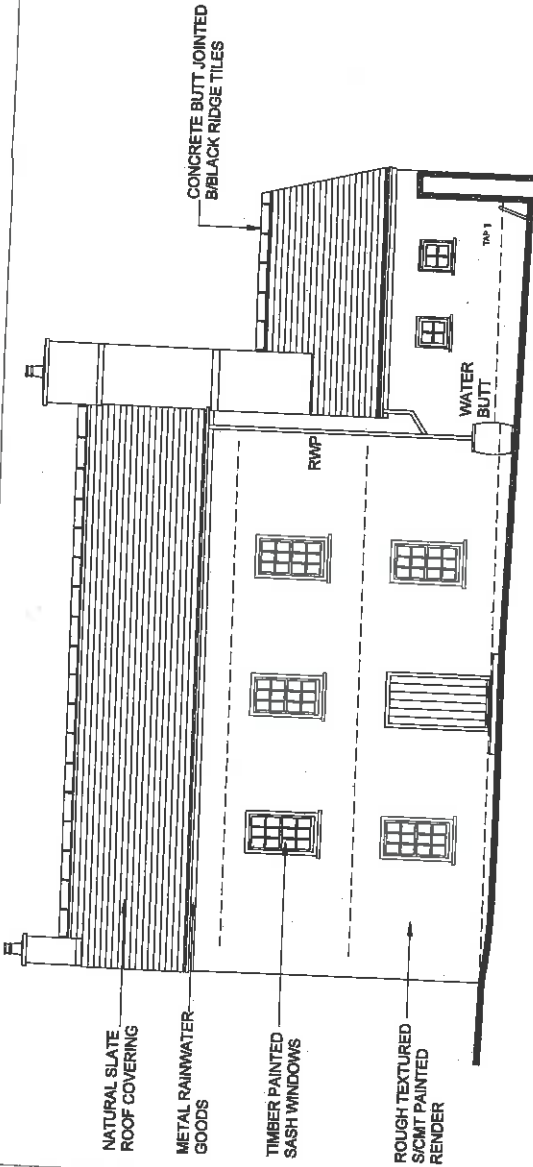


INCORPORATED
 57/58 BRIDGE
 WALSLEY, WALSLEY
 TEL: 01927 76113
 FAX: 01927 76111
 www.pembroke-design.co.uk

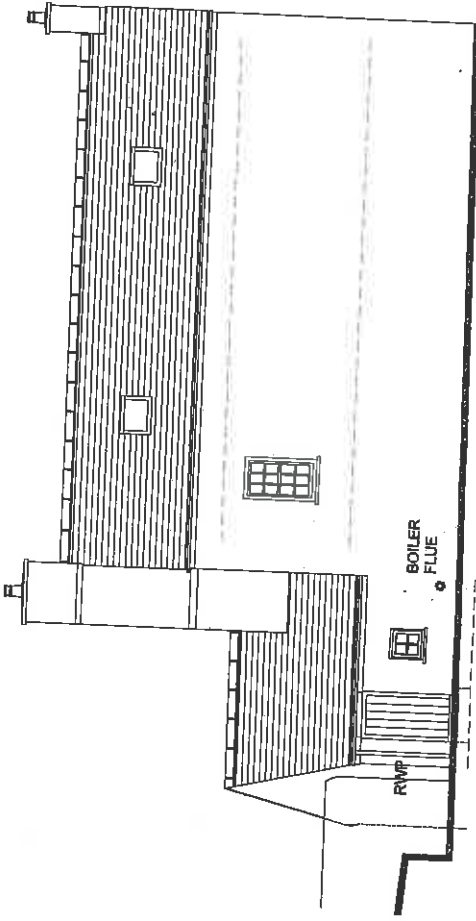
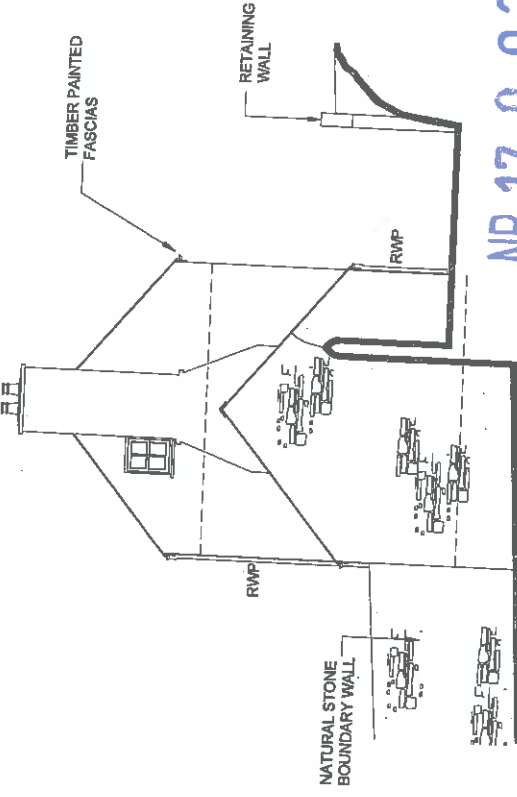
0 PEMBROKE ROAD
 16 PEMBROKE STREET
 WALSLEY, WALSLEY
 TEL: 01927 76113
 FAX: 01927 76111
 www.pembroke-design.co.uk

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 BUILDINGS SURVEYORS
 QUANTITY SURVEYORS
 D-DRAWING

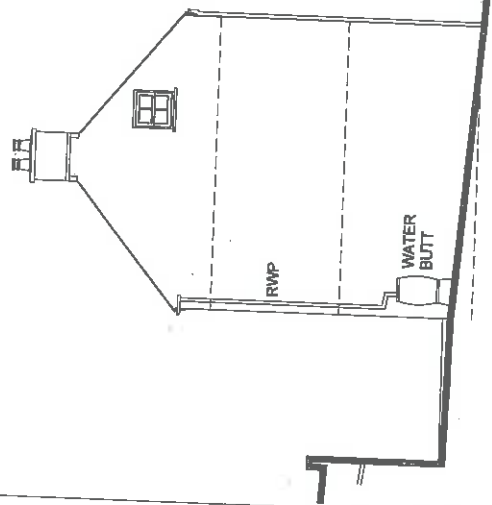
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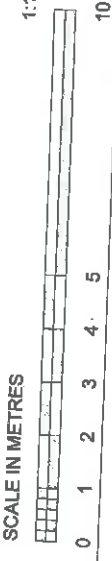
EXISTING FRONT (SOUTH) ELEVATION



EXISTING FRONT (NORTH) ELEVATION



EXISTING SIDE (EAST) ELEVATION





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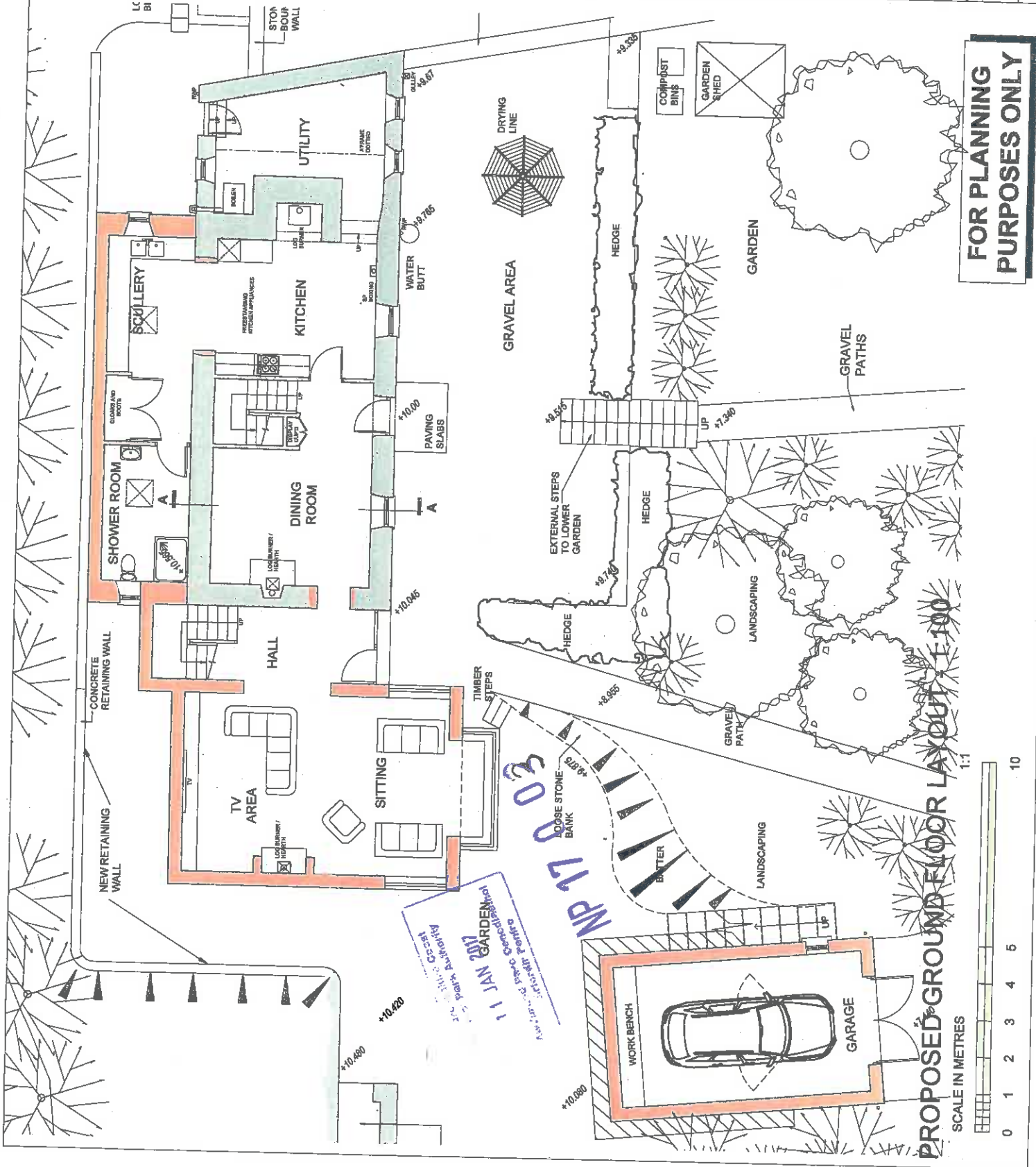
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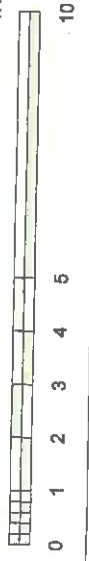
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CLIENT AMENDMENTS	10.01.17 A
© Pembroke Design Ltd 2016	
Dwg PROPOSED GROUND FLOOR	
Project:	PROPOSED ALTERATIONS / EXTENSION TO THE OLD POST, DALE, PEMBROKESHIRE.
Client:	MR & MRS C. & C. RICHARDS
PEMBROKE DESIGN	
L I M I T E D	
CHARTERS ARCHITECTS BUILDING SURVEYORS 28 SPAIN STREET PEMBROKE SA18 3JG TEL: 01453 78430 FAX: 01453 78432 MOB: 01307 33461 EMAIL: info@charterarchitects.co.uk www.charterarchitects.co.uk	Job No 8865 Drawn By P01 A
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Original Size A3	Checked by ..

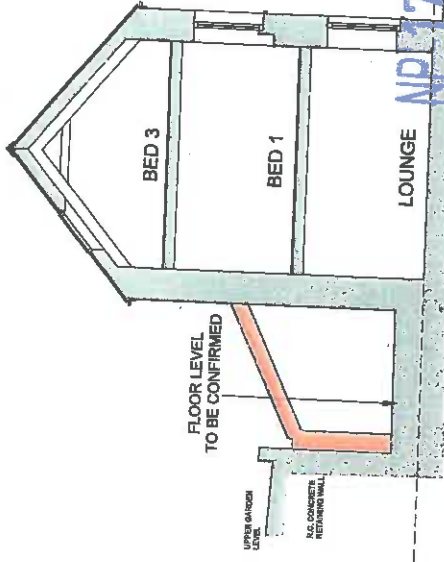


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PROPOSED GROUND FLOOR LAYOUT 1:100



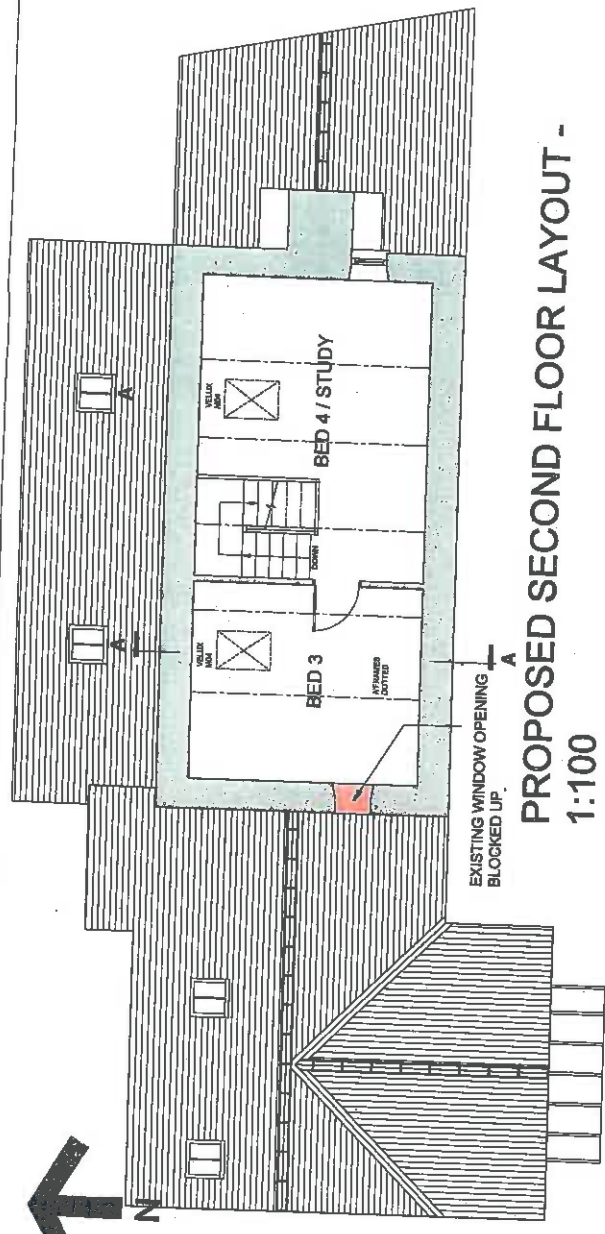
NP17003



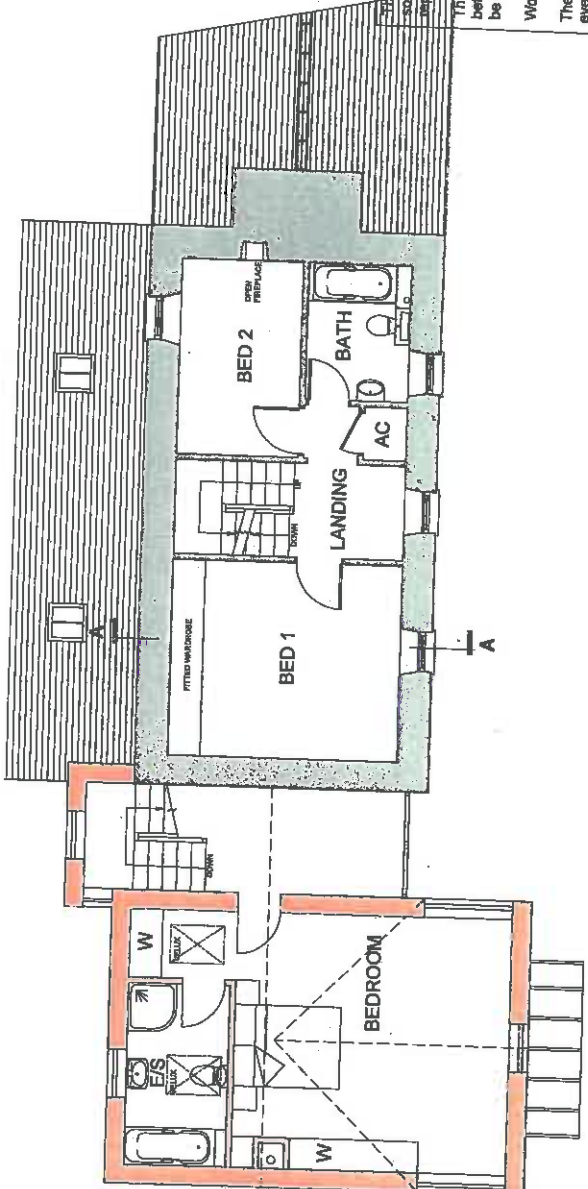
SECTION AA - 1:100

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REVISIONS NOTES:	DATE	REV
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Project: PROPOSED FIRST & SECOND FLOOR		
Proposed ALTERATIONS / EXTENSION TO THE OLD POST, DALE, PEMBROKE SHIRE.		
Client: MR & MRS C. & C. RICHARDS		
Pembroke DESIGN		
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10 PEMBROKE DOCK 5/7 KINGS ROAD 16 BRIMLEY STREET 24 BRIMLEY STREET 25 BRIMLEY STREET TEL: 01548 83438 FAX: 01548 83439 MOB: 07958 30000 www.pembroke-design.co.uk info@pembroke-design.co.uk CIPR 110118 CIPR 110118		
Scale	Original Size	Job No
1:100	A3	8865
Drawn	Date	Checked by
DME	NOV 16	P02



PROPOSED SECOND FLOOR LAYOUT - 1:100



PROPOSED FIRST FLOOR LAYOUT - 1:100

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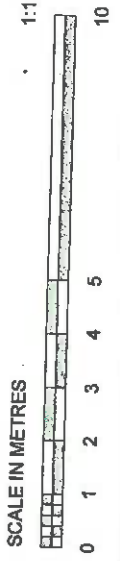
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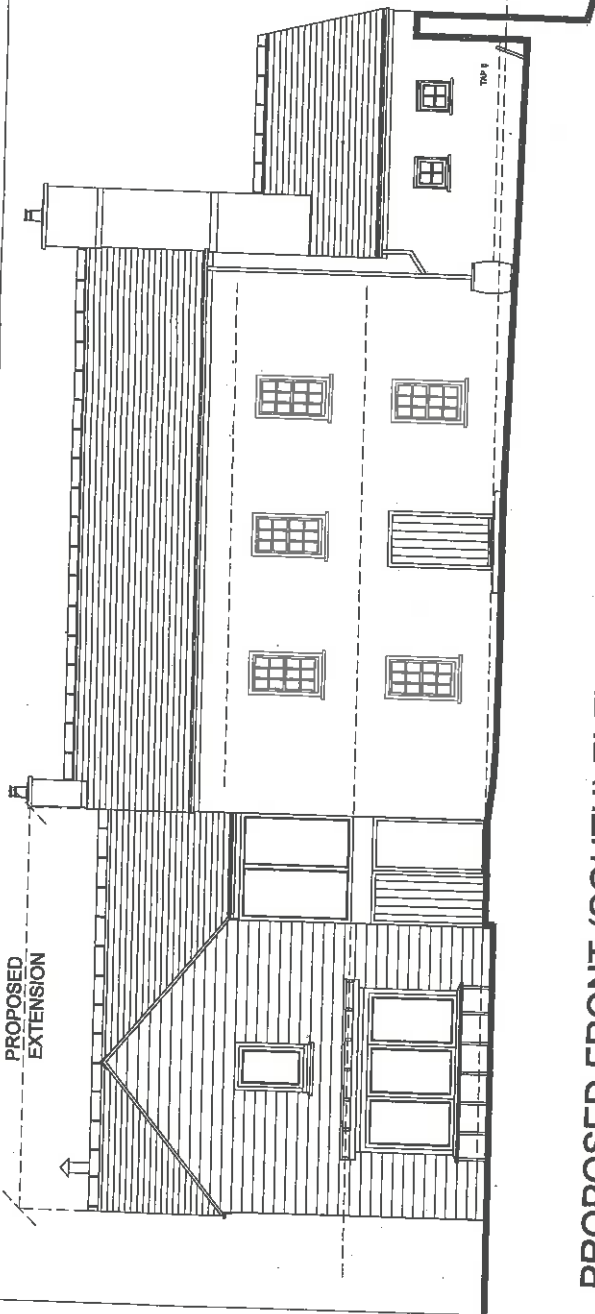
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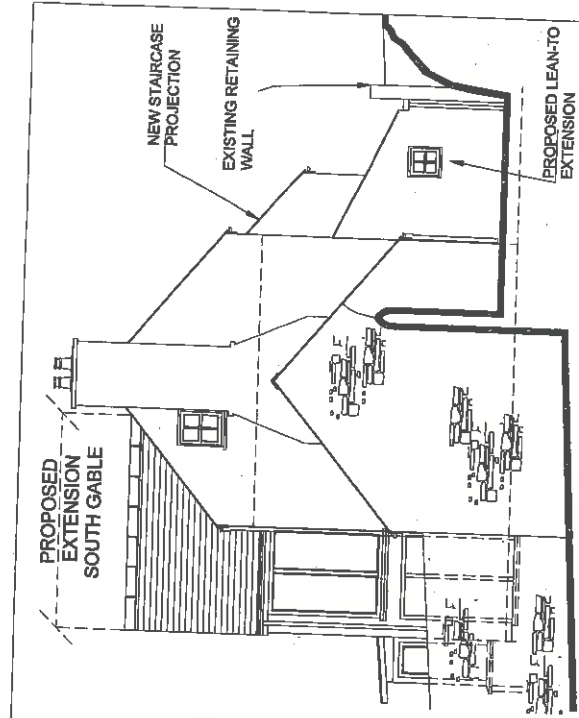
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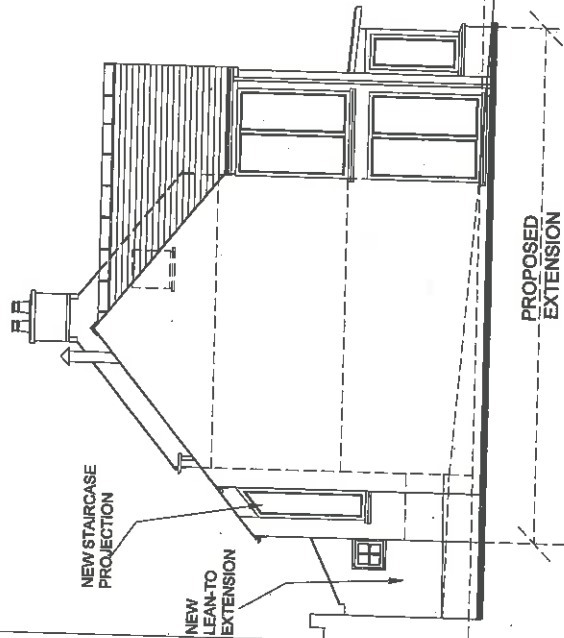




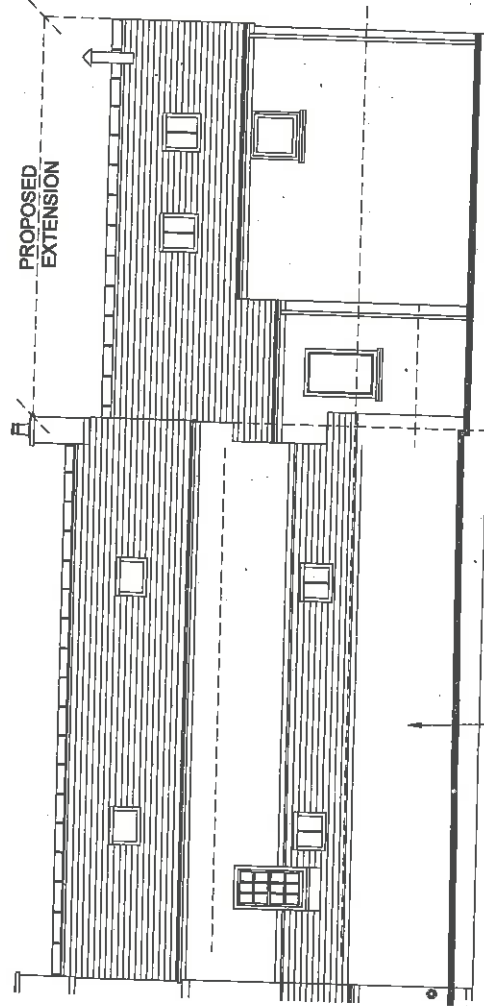
PROPOSED FRONT (SOUTH) ELEVATION



PROPOSED SIDE (EAST) ELEVATION

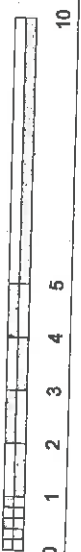


PROPOSED SIDE (WEST) ELEVATION



PROPOSED REAR (NORTH) ELEVATION

SCALE IN METRES



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REVISIONS NOTES.
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 Project: PROPOSED ELEVATIONS
 PROPOSED ALTERATIONS / EXTENSION TO THE OLD POST, DALE, PEMBROKESHIRE.
 Client: MR & MRS C. & C. RICHARDS

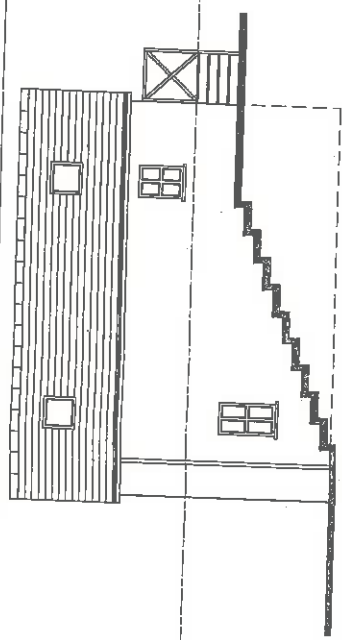
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DRAWN	Date	Checked by	Draw No
DME	NOV 16	..	P03

CHARTERED ARCHITECTS SURVEYORS QUANTITY SURVEYORS
 14 PEMBROKE DOOR, 5/7 FOUNTAIN PLACE, SAHLE BE, THE OLD POST, DALE, PEMBROKESHIRE, SA20 9BT
 TEL: 01453 60028 FAX: 01453 60027
 pembroke@pembroke.co.uk www.pembroke.co.uk

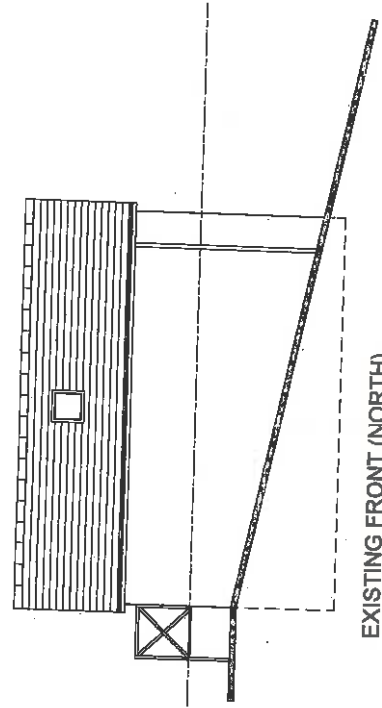
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NP 17 0 03

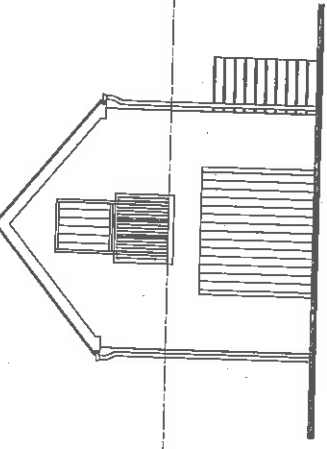
REVISIONS NOTES	DATE	REV
© Pembroke Design Ltd 2016		
DRG PROPOSED GARAGE/ PLANS ELEVATIONS & SECTION		
Project PROPOSED ALTERATIONS / EXTENSION TO THE OLD POST, DALE, PEMBROKE SHIRE.		
Client MR & MRS C. & C. RICHARDS		
PEMBROKE DESIGN		
L	I	M
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E	R	A
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10 PEMBROKE DOCK, PEMBROKE, Pembrokeshire, SA31 1JG TEL: 01792 234312 FAX: 01792 234311 www.pembroke-design.co.uk	ORIGINAL SIZE A3	JOB NO 8865
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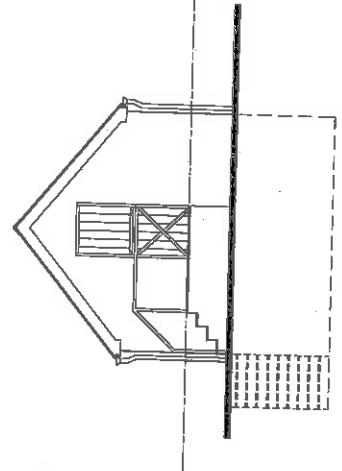
PROPOSED SIDE (EAST) ELEVATION



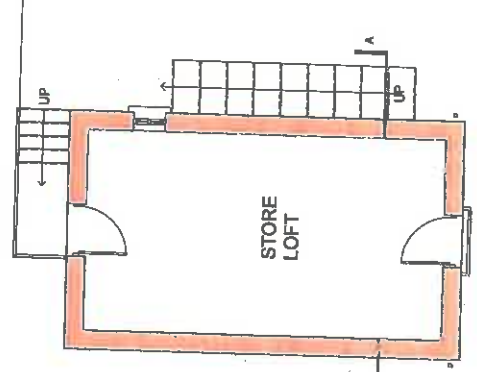
EXISTING FRONT (NORTH) ELEVATION



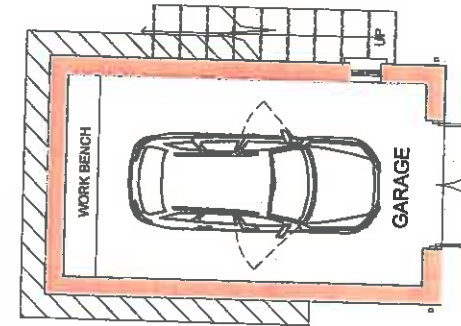
PROPOSED FRONT (SOUTH) ELEVATION



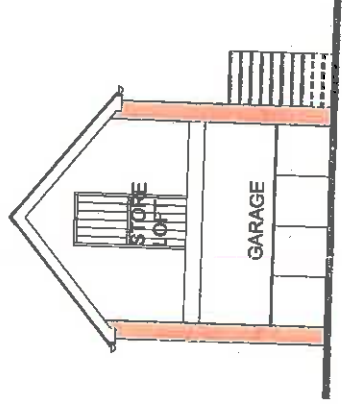
PROPOSED REAR (NORTH) ELEVATION



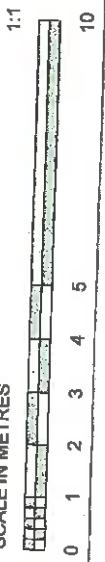
FIRST FLOOR PLAN

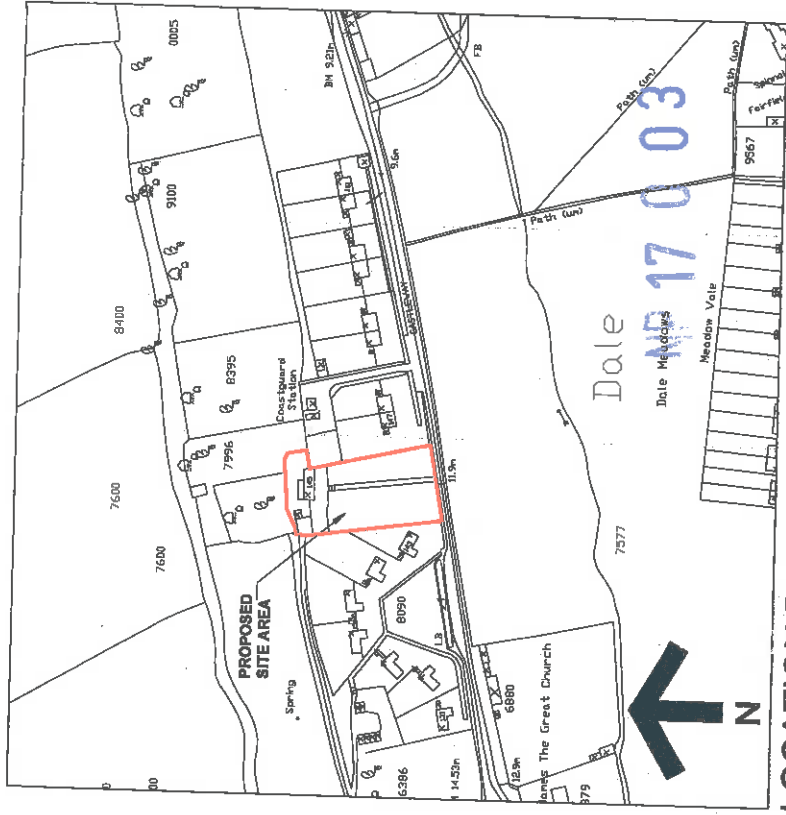


GROUND FLOOR PLAN



SECTION A-A





LOCATION PLAN - 1:2500

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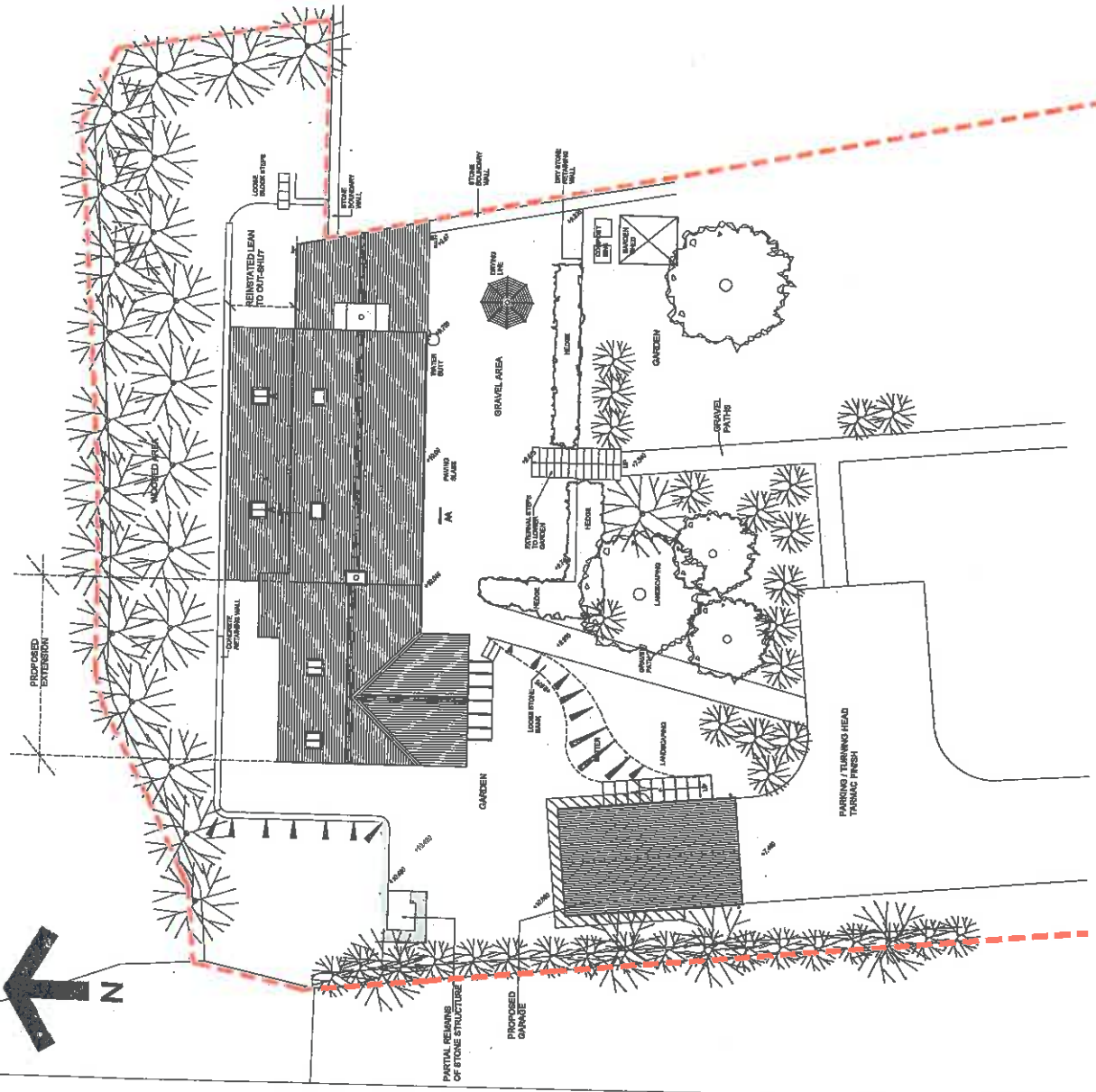
The contractor is to check all levels and dimensions before work commences, and any discrepancies to be reported immediately to the consultants.

Work to figured dimensions. Do not scale.

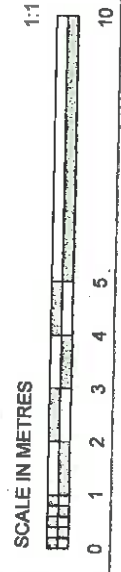
The contractor is expected to supply and do everything necessary for the proper execution of the works that may be reasonably inferred from the drawings and specification, whether referred to in detail or not, without extra payment in respect thereof.

The finished building will require service maintenance in accordance with custom and practice and the manufacturers recommendations.

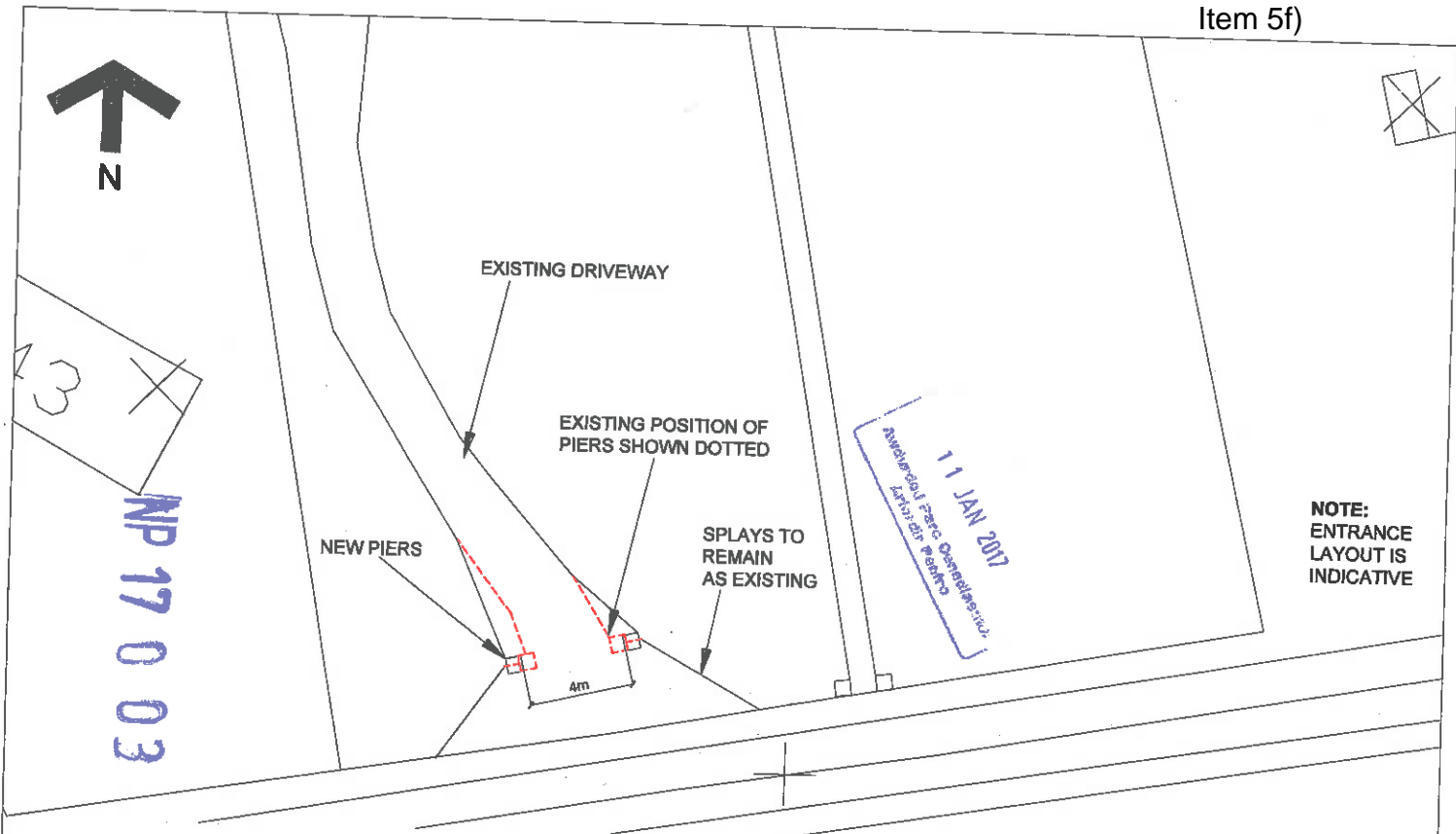
The architects drawings are to be read in conjunction with the engineers and all specialist manufacturers / suppliers drawings.



EXISTING PART SITE PLAN - 1:200



REVISIONS NOTES: ● Pembroke Design Ltd 2016 Drawn PROPOSED ROOF/ SITE & LOCATION PLAN		DATE	REV
Project: PROPOSED ALTERATIONS / EXTENSION TO THE OLD POST, DALE, PEMBROKESHIRE.			
Client: MR & MRS C. & C. RICHARDS			
L I M I T E D PEMBROKE DESIGN			
Chartered Building Surveyors Quantity Surveyors C S A REGISTRARS	JOB No. 8865	Original Size A3	Drawn No SP01
57 HIGH PLACE 15 MARINE STREET NEWPORT, NP23 5JG TEL: 01493 72000 FAX: 01493 74477 www.pembroke-design.co.uk	Scale 1:200/2500	Date DE 16	Checked by ..
Designed ..	Drawn DME	Date DE 16	Checked by ..



NOTE:
ENTRANCE
LAYOUT IS
INDICATIVE

EXISTING PART SITE PLAN - 1:200



(ARTISTIC RENDERING, IN PROPORTION)

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The contractor is to check all levels and dimensions before work commences, and any discrepancies to be reported immediately to the consultants.

Work to figured dimensions. Do not scale.

The contractor is expected to supply and do everything necessary for the proper execution of the works that may be reasonably inferred from the drawings and specification, whether referred to in detail or not, without extra payment in respect thereof.

The finished building will require service maintenance in accordance with custom and practice and the manufacturers recommendations.

The architects drawings are to be read in conjunction with the engineers and all specialist manufacturers / suppliers drawings.

REVISIONS NOTES.		DATE	REV
© Pembroke Design Ltd 2016			
Drwg			
PROPOSED WIDENING OF ENTRANCE			
Project			
PROPOSED ALTERATIONS / EXTENSION TO THE OLD POST, DALE, PEMBROKESHIRE.			
Client			
MR & MRS C. & C. RICHARDS			
PEMBROKE DESIGN LIMITED			
● Haverfordwest 5/7 PICTON PLACE SA61 3LE TEL: 01437 764135 FAX: 01437 764471 west@pembrokedesign.co.uk		○ PEMBROKE DOCK 16 MEYNOCK STREET SA22 8WT TEL: 01646 883438 FAX: 01646 881583 pdoc@pembrokedesign.co.uk	
○ DAWNYTHY 26 SPURRY STREET SA31 1UD TEL: 01297 233812 FAX: 01297 233471 central@pembrokedesign.co.uk		CHARTERED ARCHITECTS BUILDING SURVEYORS QUANTITY SURVEYORS CDM CO-ORDINATORS	
Designed	Scale	Original Size	Job No
DME	1:200	A3	8865
Drawn	Date	Checked by	Drwg No Rev
DME	JAN 17	MCW	PE01