



London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW  
 Tel: 01895 250230 Web: [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

Application for prior approval of a proposed: New dwellinghouses on detached buildings in commercial or mixed use

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class AA

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

## Description

Notwithstanding the address supplied the subject building is known as Wellington House, Cowley Road, Uxbridge

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes  
 No

# Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

Mr

First name

Tom

Surname

Ayres

Company Name

RPS Consulting Services Ltd

## Address

Address line 1

4th Floor

Address line 2

1 Newhall Street

Address line 3

Town/City

Birmingham

County

Country

United Kingdom

Postcode

B3 3NH

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

### The current building and site

Above ground level, is the current building less than 3 storeys in height?

Yes  
 No

Was the current building constructed between 1 July 1948 and 5 March 2018?

Yes  
 No

On 5 March 2018, based on the Use Classes in place on that date, was the building in use as:

- shops (Use Class A1), financial and professional services (Use Class A2), restaurants and cafes (Use Class A3), offices (Use Class B1a), a betting office, pay day loan shop, launderette or a mix of any of these uses; or
- dwellinghouses (Use Class C3) including as a mixed use with any of the above

Yes  
 No

If the building is currently in mixed use including use as dwellinghouses (Use Class C3), was the current use as dwellinghouses only granted by virtue of permitted development rights Schedule 1, Part 3, MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

Yes  
 No / The building is not in mixed use including use as dwellinghouses

Is any part of the land or site on which the building is located:

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area; or
- within 3 kilometres of the perimeter of an aerodrome

Yes

No

### **The proposed development**

Will the proposed additional storeys only be constructed on the principal part of the building (i.e. the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition)?

Yes

No

Would the floor to ceiling height, measured internally, of any proposed additional storey exceed:

- 3 metres; or
- the floor to ceiling height, measured internally, of any existing storey of the principal part of the existing building

Yes

No

Would the proposed extended building's:

- height exceed 30 metres (as measured from ground level to the highest part of the roof, not including plant); or
- roof be more than 7 metres higher than the highest part of the existing roof (not including plant, in each case)

Yes

No

Will all the proposed new dwellinghouses be flats (i.e. separate and self-contained premises constructed for use for the purposes of a dwellinghouse)?

Yes

No

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the [nationally described space standard?](#)

Yes

No

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

Yes

No

### **Related operations and works**

Will any proposed engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses include:

- Provision of visible support structures on or attached to the exterior of the building upon completion of the development; or
- Anything other than works within the existing curtilage of the building to strengthen existing walls; strengthen existing foundations; or install or replace water, drainage, electricity, gas or other services

Yes

No

Will any works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses include:

- Installation of plant where none currently exists; or
- Increasing the height of any installed plant (i.e. as measured before and after from the lowest surface of the roof on the principal part of the building)

Yes  
 No

Will any works for the construction of appropriate and safe access to and egress from the new and existing dwellinghouses (including means of escape from fire, via additional external doors or external staircases) extend beyond the curtilage of the existing building?

Yes  
 No

Will any works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses:

- extend beyond the curtilage of the existing building;
- be situated on land forward of a wall forming the principal elevation of the existing building; or
- be situated on land forward of a wall fronting a highway and forming a side elevation of the existing building

Yes  
 No

## Fire Safety

Where the building (existing or as proposed) exceeds certain limits, legislation has been put in place to ensure the adequate consideration of fire safety by the Local Authority (including its decision to grant prior approval) and other relevant parties.

### The Existing Building

Is the existing building 18 metres or more in height (as measured from ground level to the highest part of the roof)

Yes  
 No

### The Proposed Development

Would the proposed development result in a building that contains one or more dwellinghouse, and is:

- 18 metres or more in height (as measured from ground level to the highest part of the roof); and/or
- Contains 7 or more stories

Yes  
 No

Any proposed building that meets or exceeds these limits will require additional information to be supplied in regard to the fire safety impacts on the intended occupants of the building.

Please provide details of the fire safety impacts on the intended occupants of the building.

See accompanying Fire Safety Statement

For such proposals, a 'Fire statement' that covers the fire safety design principles, concepts and standards that have been applied to the development should also accompany the application. This can be uploaded in the supporting document section.

## Description of Proposed Works, Impacts and Risks

### Proposed works

Please describe the proposed development including details of any dwellinghouses and other works proposed

Please describe the effects of the proposed development on the external appearance of the building, including:

- the design and architectural features of the principal elevation (and any side elevation that fronts a highway)
- the impact of any works for the construction of appropriate and safe access to and egress from the new and existing dwellinghouses (including means of escape from fire, via additional external doors or external staircases)
- the impact of any works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses

See accompanying Design & Access Statement

In the case of upwards extensions consideration must be given to every face, not just the principal elevation, any side elevation fronting a highway or the design and architectural features of those elevations

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

see accompanying Daylight Sunlight Amenity Report

What will be the net increase in dwellinghouses?

16

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development.

#### Impacts and risks

Please provide details of any transport and highways impacts and how these will be mitigated

see accompanying Transport Statement

Please provide details of any air traffic and defence asset impacts and how these will be mitigated

The site is not located within 3 kilometres of the perimeter of an aerodrome. The development would be significantly affected by aircraft noise

Please provide details of any contamination risks and how these will be mitigated

See Contamination Risk Assessment - Envirorisk Report and Pre-Acquisition Survey Report

Please provide details of any flooding risks and how these will be mitigated.

The site is located wholly within Flood Zone 1 and is of a very low risk from surface water. The proposal would not increase the footprint of the building.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please provide details of the impacts on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light and how these will be mitigated

see Right of Light Assessment

In the case of upwards extensions this includes neighbouring properties which are not contiguous with the proposed development site. Further details around the impacts should be provided for these application types

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

See Noise Report

Please provide details of the impacts of the introduction of, or an increase in, a residential use of premises in the area on the carrying on of any trade, business or other use of land in the area and how these will be mitigated

It is not anticipated that any trade, business or other use of land in the area would be adversely impacted.

Where relevant (due to the siting of the building), please provide details of the impact on any protected view.

The development will not impact any protected views identified in the Directions Relating to Protected Vistas dated 15th March 2012 issued by the Secretary of State.

These are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

## List of flats and other premises in the existing building

Please provide a list of all addresses of any flats and any other premises within the existing building

**House name:**

Junction House

**Number:**

**Suffix:**

**Address line 1:**

Cowley Road

**Address Line 2:**

**Town/City:**

Uxbridge

**Postcode:**

UB8 2XW

## Site information

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

## Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

**Title Number:**

NGL400151

## Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes  
 No

## Vehicle Parking

**Please note:** This question contains additional requirements specific to applications within Greater London.

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes  
 No

Please provide the number of existing and proposed parking spaces.

**Vehicle Type:**

Cars

**Existing number of spaces:**

37

**Total proposed (including spaces retained):**

37

**Difference in spaces:**

0

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

## Electric vehicle charging points

**Please note:** This question is specific to applications within the Greater London area.

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

Yes  
 No

Please add details of the charging points:

**Charging point type:**

Fast charging points (7-22 kw)

**Active charging points:**

3

**Passive charging points:**

0

**Total charging points**

Active

Passive

3

0

## Superseded consents

**Please note:** This question is specific to applications within the Greater London area.

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[View more information on the collection of this additional data and assistance with providing an accurate response](#).

Does this proposal supersede any existing consent(s)?

Yes  
 No

## Development Dates

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response](#).

When are the building works expected to commence?

10/2023



When are the building works expected to be complete?

03/2024



## Scheme and Developer Information

**Please note:** This question is specific to applications within the Greater London area.

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[View more information on the collection of this additional data and assistance with providing an accurate response](#).

### Scheme Name

Does the scheme have a name?

Yes  
 No

## Developer Information

Has a lead developer been assigned?

Yes  
 No

Please enter the company name

Dunmoore

Is the lead developer a registered company in the UK?

Yes  
 Registered in another country  
 No

Please provide registered company number (at Companies House)

05848070

## Residential Units

**Please note:** This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response](#).

### Residential Units to be added

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

Yes  
 No

**Residential Unit Type:**

Flat, Apartment or Maisonette

**Tenure:**

Market for sale

**Who will be the provider of the proposed unit(s)?:**

Private

**Development type:**

Extension

**Number of units, of this specification, to be added:**

2

**GIA (gross internal floor area) per unit:**

54.3 square metres

**Habitable rooms per unit:**

2

**Bedrooms per unit:**

1

**Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:**

Yes

**Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:**

No

**Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:**

No

**Providing sheltered accommodation?:**

No

**Providing specialist older persons housing?:**

No

**On garden land?:**

No

**Residential Unit Type:**

Flat, Apartment or Maisonette

**Tenure:**

Market for sale

**Who will be the provider of the proposed unit(s)?:**

Private

**Development type:**

Extension

**Number of units, of this specification, to be added:**

1

**GIA (gross internal floor area) per unit:**

51 square metres

**Habitable rooms per unit:**

2

**Bedrooms per unit:**

1

**Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:**

Yes

**Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:**

No

**Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:**

No

**Providing sheltered accomodation?:**

No

**Providing specialist older persons housing?:**

No

**On garden land?:**

No

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**Residential Unit Type:**

Flat, Apartment or Maisonette

**Tenure:**

Market for sale

**Who will be the provider of the proposed unit(s)?:**

Private

**Development type:**

Extension

**Number of units, of this specification, to be added:**

2

**GIA (gross internal floor area) per unit:**

50.1 square metres

**Habitable rooms per unit:**

2

**Bedrooms per unit:**

1

**Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:**

Yes

**Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:**

No

**Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:**

No

**Providing sheltered accomodation?:**

No

**Providing specialist older persons housing?:**

No

**On garden land?:**

No

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**Residential Unit Type:**

Flat, Apartment or Maisonette

**Tenure:**

Market for sale

**Who will be the provider of the proposed unit(s)?:**

Private

**Development type:**

Extension

**Number of units, of this specification, to be added:**

2

**GIA (gross internal floor area) per unit:**

50 square metres

**Habitable rooms per unit:**

2

**Bedrooms per unit:**

1

**Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:**

Yes

**Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:**

No

**Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:**

No

**Providing sheltered accomodation?:**

No

**Providing specialist older persons housing?:**

No

**On garden land?:**

No

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**Residential Unit Type:**

Studio or (sc) Bedsit

**Tenure:**

Market for sale

**Who will be the provider of the proposed unit(s)?:**

Private

**Development type:**

Extension

**Number of units, of this specification, to be added:**

2

**GIA (gross internal floor area) per unit:**

41.2 square metres

**Habitable rooms per unit:**

1

**Bedrooms per unit:**

1

**Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:**

Yes

**Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:**

No

**Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:**

No

**Providing sheltered accomodation?:**

No

**Providing specialist older persons housing?:**

No

**On garden land?:**

No

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**Residential Unit Type:**

Studio or (sc) Bedsit

**Tenure:**

Market for sale

**Who will be the provider of the proposed unit(s)?:**

Private

**Development type:**

Extension

**Number of units, of this specification, to be added:**

2

**GIA (gross internal floor area) per unit:**

46.2 square metres

**Habitable rooms per unit:**

1

**Bedrooms per unit:**

1

**Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:**

Yes

**Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:**

No

**Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:**

No

**Providing sheltered accomodation?:**

No

**Providing specialist older persons housing?:**

No

**On garden land?:**

No

**Residential Unit Type:**

Studio or (sc) Bedsit

**Tenure:**

Market for sale

**Who will be the provider of the proposed unit(s)?:**

Private

**Development type:**

Extension

**Number of units, of this specification, to be added:**

2

**GIA (gross internal floor area) per unit:**

40.7 square metres

**Habitable rooms per unit:**

1

**Bedrooms per unit:**

1

**Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:**

Yes

**Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:**

No

**Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:**

No

**Providing sheltered accomodation?:**

No

**Providing specialist older persons housing?:**

No

**On garden land?:**

No

**Residential Unit Type:**

Flat, Apartment or Maisonette

**Tenure:**

Market for sale

**Who will be the provider of the proposed unit(s)?:**

Private

**Development type:**

Extension

**Number of units, of this specification, to be added:**

2

**GIA (gross internal floor area) per unit:**

51.4 square metres

**Habitable rooms per unit:**

2

**Bedrooms per unit:**

1

**Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:**

Yes

**Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:**

No

**Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:**

No

**Providing sheltered accomodation?:**

No

**Providing specialist older persons housing?:**

No

**On garden land?:**

No

**Residential Unit Type:**

Flat, Apartment or Maisonette

**Tenure:**

Market for sale

**Who will be the provider of the proposed unit(s)?:**

Private

**Development type:**

Extension

**Number of units, of this specification, to be added:**

1

**GIA (gross internal floor area) per unit:**

76.4 square metres

**Habitable rooms per unit:**

3

**Bedrooms per unit:**

2

**Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:**

Yes

**Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:**

No

**Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:**

No

**Providing sheltered accomodation?:**

No

**Providing specialist older persons housing?:**

No

On garden land?:

No

#### Communal space to be added

Please add details for every unit of communal space to be added

#### Totals

Total number of residential units proposed

16
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Total residential GIA (Gross Internal Floor Area) gained

795.19	square metres
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#### Mixed use residential site area

Is this application for a mixed use proposal that includes residential uses?

Yes  
 No

How much site area will these residential uses take up?

0.00
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Unit

Square metres
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## Existing and Proposed Uses

**Please note:** This question contains additional requirements specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

**Following changes to Use Classes on 1 September 2020:** The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. [View further information on Use Classes](#). Multiple 'Other' options can be added to cover each individual use.

**Use Class:**

**E - Commercial, Business and Service**

**Existing gross internal floor area (square metres):**

2142

**Gross internal floor area lost (including by change of use) (square metres):**

0

**Gross internal floor area gained (including change of use) (square metres):**

0

**Use Class:**

**C3 - Dwellinghouses**

**Existing gross internal floor area (square metres):**

0

**Gross internal floor area lost (including by change of use) (square metres):**

0

**Gross internal floor area gained (including change of use) (square metres):**

998

Total	Existing gross internal floorspace (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
	2142	0	998

## Waste and recycling provision

**Please note:** This question contains additional requirements specific to applications within the Greater London area. The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response](#).

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?

Yes  
 No

## Environmental Impacts

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response](#).

### Community energy

Will the proposal provide any on-site community-owned energy generation?

Yes  
 No

## Heat pumps

Will the proposal provide any heat pumps?

Yes  
 No

## Solar energy

Does the proposal include solar energy of any kind?

Yes  
 No

## Passive cooling units

Number of proposed residential units with passive cooling

0

## Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

## Greenhouse gas emission reductions

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013?

Yes  
 No

## Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

0.00

## Urban Greening Factor

Please enter the Urban Greening Factor score

0.00

## Residential units with electrical heating

Number of proposed residential units with electrical heating

0

## Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

0

## Utilities

**Please note:** This question contains additional requirements specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response](#).

## Water and gas connections

Number of new water connections required

0

Number of new gas connections required

0

## Fire safety

Is a fire suppression system proposed?

Yes  
 No

## Internet connections

Number of residential units to be served by full fibre internet connections

16

Number of non-residential units to be served by full fibre internet connections

0

## Mobile networks

Has consultation with mobile network operators been carried out?

Yes  
 No

## Declaration

I / We hereby apply for Prior Approval: New flats on top of detached commercial buildings as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

- RPSConsulting

Date

03/03/2023