

Re: White Cottage, Duffield Bank, Duffield, Derbyshire, DE56 4BG - ART/2020/0001

Please note that the Council considered It was expedient and in the public interest to remove permitted development rights for White Cottage to prevent the applicant from relying on such permitted development rights to develop White Cottage without the proper consideration of the asset. White Cottage is a non-designated heritage asset and sits in the setting of listed Duffield Bank Cottage which is itself a grade II listed building. This historic group of buildings are considered to be an attribute of the Derwent Valley Mills World Heritage site (DVMWHS) and are within its setting being located in its Buffer Zone. The Article 4, Notice and letter served on the owners /occupiers/interested parties on 19th June are attached. The Direction will be in force for a period of 6 months until confirmed.



**AMBER VALLEY
BOROUGH COUNCIL**

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015, AS AMENDED**

**IMMEDIATE DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 6
APPLIES**

White Cottage

Duffield Bank

Duffield

Derbyshire DE56 4BG



**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015, AS AMENDED**

**IMMEDIATE DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 6
APPLIES**

WHEREAS the Council of the Borough of Amber Valley ('the Council') being the relevant local planning authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, ('the Order') are satisfied that it is expedient that development of the description set out in the Schedule below should not be carried out on the Land shown edged red on the attached plan ('the Land'), unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990, as amended.

NOW THEREFORE the Council in pursuance of the power conferred on them by Article 4(1) of the Order and under all other powers, hereby direct that the permitted development rights granted by Article 3 of the Order shall not apply to development on the Land of the description(s) set out in the Schedule below ('the Development').

THIS DIRECTION is made under Article 4(1) of the Order. The Council considers that the Development to which this Direction relates would be prejudicial to the proper planning of their area and therefore that paragraph 2 of Schedule 3 to the Order shall apply and, in accordance with paragraph 2(6) of Schedule 3 to the Order, shall remain in force until 15th December 2020 (being six months from the date of this direction comes into force under paragraph 2(5) of Schedule 3 to the Order) and shall then expire unless it has been confirmed by the relevant local planning authority in accordance with paragraphs 1 (9) and 1 (10) of Schedule 3, of the Order.

SCHEDULE

Any development within the curtilage of a dwelling housing, namely White Cottage, Duffield Bank, Duffield, Derbyshire, DE56 4BG and associate garden (the land) as edged red on the attached plan, including the enlargement, improvement or other alteration of a dwelling house, additions to roof, other alterations to roof, porches, outbuildings incidental to the enjoyment of a dwelling house and chimneys and flues, within Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, as amended, being development comprised within Classes A, B, C,D,E and G of

Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.

The Article 4 direction will come into force on 19th June 2020.

Made under the Common Seal of the Council of the Borough of Amber Valley this 15th day of June 2020.

The Common Seal of the Council was affixed to this Direction in the presence of



(Authorised Signatory)....Executive Director.....
(Resources)



Confirmed under the Common Seal of the Council of the Borough of Amber Valley thisday of.....20.....

The Common Seal of the Council was affixed to this Direction in the presence of

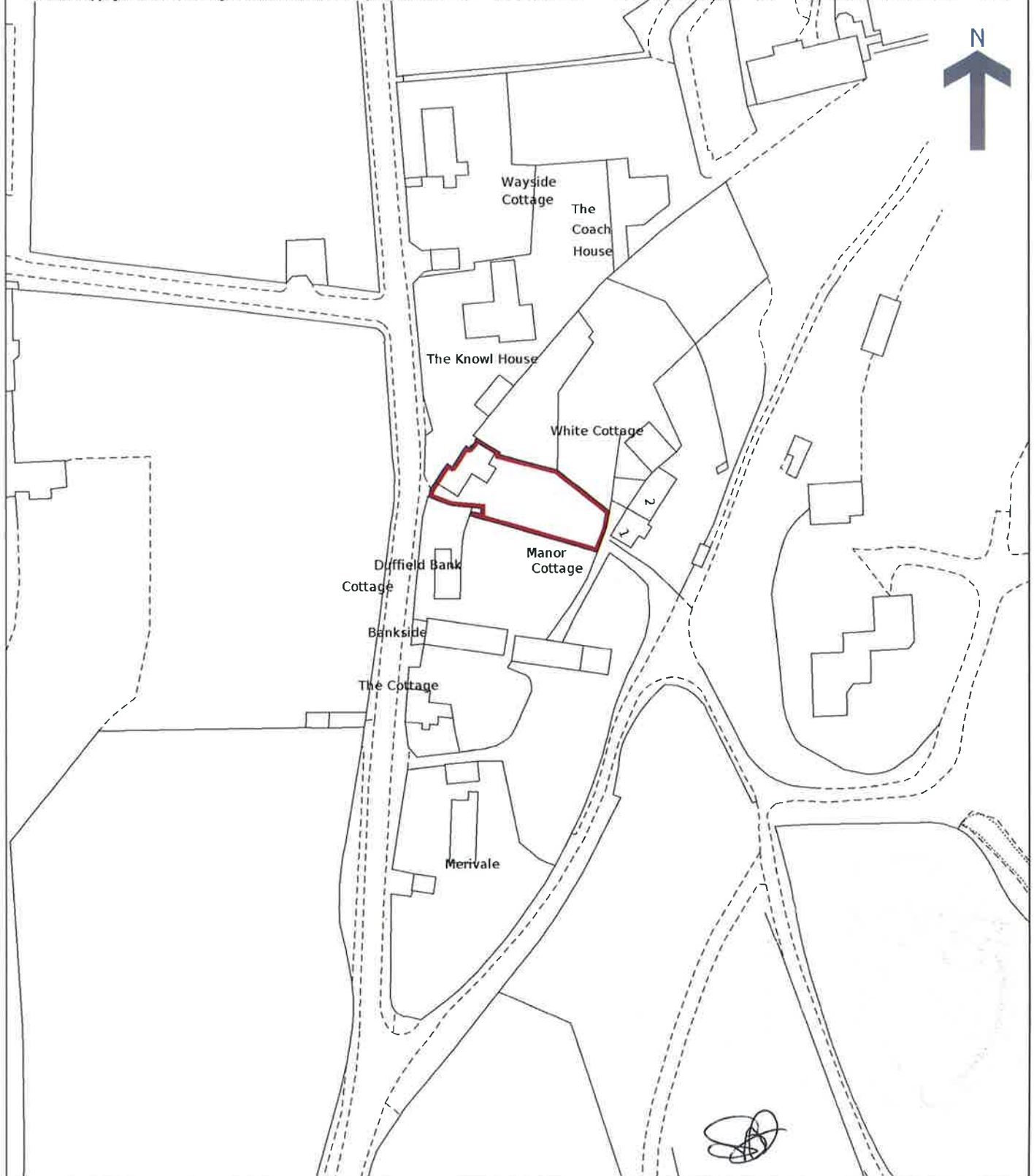
(Authorised Signatory).....

HM Land Registry
Official copy of
title plan

Title number **DY528485**
Ordnance Survey map reference **SK3543SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Derbyshire : Amber Valley**



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NOTICE OF THE MAKING OF AN IMMEDIATE ARTICLE 4(1) DIRECTION

under

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED

The Council of the Borough of Amber Valley ('the Council') made an immediate Article 4(1) Direction on 15th June 2020 under the Town and Country Planning (General Permitted Development) (England) Order 2015 ('the Order'). Under legislation this Direction shall expire at the end of six months from the date on which this Direction takes effect unless confirmed by the Council before the end of the six month period.

Representations can be made to the Council as the local planning authority at the address below in relation to this Direction from 19th June 2020. The closing date for representations to be made is 5pm on 10th July 2020. A copy of the Direction can be seen along with a copy of the map of the site to which the Direction relates on the Council's website and at all reasonable hours at (once coronavirus restrictions lifted):

Amber Valley Borough Council, Town Hall, Ripley, Derbyshire, DE3 5BT.

Please mark any representations for the attention Ms Helen Firth of the Planning Department, using reference **ART/2020/001**.

This Article 4(1) Direction applies to land at White Cottage, Duffield Bank, Duffield, Derbyshire DE56 4BG.

Any development within the curtilage of a dwelling housing, namely White Cottage, Duffield Bank, Duffield, Derbyshire, DE56 4BG and associated garden (the land) as edged red on the attached plan, including the enlargement, improvement or other alteration of a dwelling house, additions to roof, other alterations to roof, porches, outbuildings incidental to the enjoyment of a dwelling house and chimneys and flues, within Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, as amended, being development comprised within Classes A, B, C, D, E and G of Part 1 of Schedule 2 to the said Order.

Development of the description set out above should not be carried out on the land shown edged in red on the plan annexed to the Direction, unless planning permission is granted on an application made under Part III of the Town & Country Planning Act 1990, as amended.

Sylvia Delahay - Executive Director (Resources)

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BY HAND

Our Ref : ART/2020/001

Your Ref :

Date : 15th June 2020

Ask For : Claire Birch/Tracy Whittemore

Ext : 2358

Email : helen.frith@ambervalley.gov.uk

IMPORTANT-THIS COMMUNICATION AFFECTS YOUR PROPERTY

Dear Mr ,

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015, AS AMENDED**

Land at White Cottage, White Cottage, Duffield Bank, Duffield, Derbyshire DE56 4BG.

We write further to the above matter.

Please find enclosed by way of service a notice of the making of an immediate Article 4 direction by Amber Valley Borough Council. The decision was made on 2020 by the Leader of the Cabinet. The direction has the effect of removing permitted development rights, granted under the above order, including any alterations to White Cottage and associated garden as detailed within Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, in particular Classes A, B,C,D,E and G. This direction is immediate and takes effect from today.

If you do need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters.

If you have any queries or wish to discuss matter, please do not hesitate to contact Ms Helen Firth of this Council.

Yours faithfully

Claire Birch/Tracy Whittemore
Legal and Assets Assistant

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