Julian Townsend
Executive Director (Operations)
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Mr Lee Jones
Lee Jones Building * Roofing Contractors
161 Hassock Lane South
Shipley
Heanor
Derbyshire
DE75 7JE

Business Unit : **DEVELOPMENT CONTROL**
Our Ref : HEATHW-AVA/2020/0879
Your Ref :
Date : 12 November 2020
Ask For : Heather Wynne
Direct Dial : 01773 841593
Email : heather.wynne@ambervalley.gov.uk

Dear Mr Jones

Proposal	**Construction of an outbuilding for garden and tool storage**
Location	**161 Hassock Lane South Shipley Heanor**
Applicant	**Mr Lee Jones Lee Jones Building And Roofing Contractors 161 Hassock Lane South Shipley**

AMBER VALLEY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
SECTIONS 191 AND 192 (as amended by section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) 2015: ARTICLE 39

General Permitted Development Order 2015

CERTIFICATE
OF
PROPOSED LAWFUL USE OR DEVELOPMENT

The **Amber Valley Borough Council** hereby certify that on 29 September 2020 the use described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate, was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The proposal to construct a detached structure complies with Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class E and is permitted development.

Signed:



Julian Townsend
Executive Director (Operations)
Date 12 November 2020

First Schedule

Construction of an outbuilding for garden and tool storage

Second Schedule

161 Hassock Lane South Shipley Heanor

Notes

1. This certificate is issued solely for the purpose of section 191/192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operations is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

This decision is based on the following submitted plans/documents:

Plan Type	Date Received
Elevations and floor plans	29 September 2020
Site layout Plan	29 September 2020

Site Plan for 161



0 50
Metres

N

ReQuestaPlan

Plan Produced for: Lee Jones

Date Produced: 24 Sep 2020

Plan Reference Number: TQRQM20268180708402

Scale: 1:1250 @ A4

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