Julian Townsend
Executive Director (Operations)
Development Management

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Mr Scott Ludlam
140 Sleetmoor Lane
Somercotes
Alfreton
Derbyshire
DE55 1RF

Business Unit : **DEVELOPMENT CONTROL**
Our Ref : CM-AVA/2020/1098
Your Ref :
Date : 9 December 2020
Ask For : Claire McLoughlin
Direct Dial : 01773 841367
Email : claire.mcloughlin@ambervalley.gov.uk

Dear Mr Ludlam

Proposal **Certificate of lawfulness for a proposed garage conversion**
Location **140 Sleetmoor Lane Somercotes Alfreton**
Applicant **Mr Scott Ludlam**

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 3 December 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 is in accordance to the General Permitted Development Order 2015 Part 1 Class A, therefore the works constitute as permitted development.

Signed:



Julian Townsend
Executive Director (Operations)
Date 9 December 2020

First Schedule

Certificate of lawfulness for a proposed garage conversion

Second Schedule

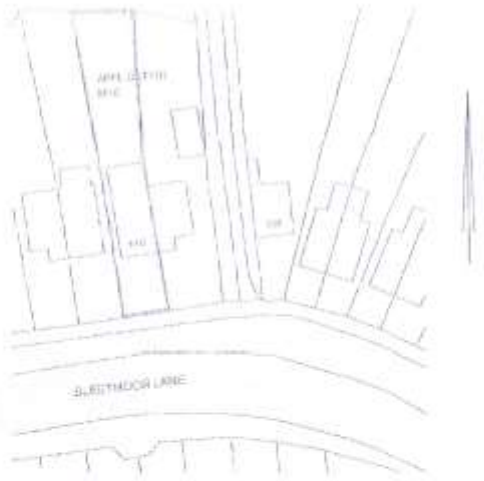
140 Sleetmoor Lane Somercotes Alfreton

Notes

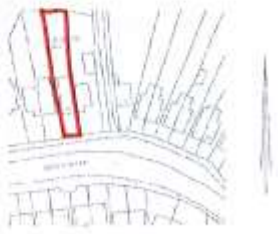
1. This certificate is issued solely for the purpose of section 191/192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was not liable 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	Version	Date Received
Elevations and floor plans	SC2/11/2020	3 December 2020
Site layout Plan	SC/11/20	3 December 2020



BLOCK PLAN Scale - 1 : 500



LOCATION PLAN Scale - 1 : 1250

NTR Design
& Build Limited