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TOWN AND COUNTRY PLANNING ACT 1990

In pursuance of the powers vested in the Amber Valley Borough Council under the above Act and Orders and taking into account Government policy and guidance and the saved policies of the Adopted Amber Valley Borough Local Plan 2006, and with reference to your application (**Office Code: AVA/2020/1192**) which was valid on the 17 December 2020 for permission for **Proposed two storey extension to existing stone cottage at 20 Mill Lane Belper Derbyshire**

In the manner described in the application and shown on the accompanying plan(s) and drawing(s) **NOTICE IS HEREBY GIVEN** that permission for the proposed development is **GRANTED subject to the following conditions:**

Conditions/Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out only in accordance with the details and specifications shown on the information and drawings listed below:

   Application Form received on 17th December 2021
   Amended Proposed Layout Plans and Elevations (drawing number 20-137-08-10 Rev C) received on 24th February 2021

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Tree Protection Plan (drawing number 20-137-08-20 Rev A) received on 24th February 2021

Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policy H12 of the Adopted Amber Valley Borough Local Plan 2006.

3. The development shall be carried out in accordance with the Tree Survey, Arboricultural Impact Assessment and Method Statement dated 9th March 2021 and the Tree Protection Plan)drawing number 20-137-08-20 Rev A) and shall be implemented in full.

   Reason: To prevent unnecessary damage to existing trees in accordance with policy EN8 of the Adopted Amber Valley Borough Local Plan 2006.

4. Notwithstanding the submitted plans, this permission does not relate to any works to the alterations to the layout of the front garden, removing the steps, removing the section of boundary wall and extending the existing hard surface

   Reason: To ensure the works are carried out in a way which respects the special appearance and character of the Conservation Area and World Heritage Site in accordance with policies LS3, EN27 and EN29 of the Adopted Amber Valley Borough Local Plan 2006

5. Prior to works commencing on the roof, full details of the proposed smooth clay roof tile and ridge tile shall be submitted to and agreed in writing by the Local Planning Authority. The development shall then be carried out in accordance with the agreed details.

   Reason: To ensure the works are carried out in a way which respects the special appearance and character of the Conservation Area and World Heritage Site in accordance with policies LS3, EN27 and EN29 of the Adopted Amber Valley Borough Local Plan 2006.

6. Verge details shall be flush with a textured finish.

   Reason: To ensure the works are carried out in a way which respects the special appearance and character of the Conservation Area and World Heritage Site in

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accordance with policies LS3, EN27 and EN29 of the Adopted Amber Valley Borough Local Plan 2006.

7. Prior to any works commencing to the walling, full details of the stone walling, including geological type, block sizes, course depth and surface finish shall be submitted to and agreed in writing with the Local Planning Authority. The development shall then be carried out in accordance with the agreed details.

   Reason: To ensure the works are carried out in a way which respects the special appearance and character of the Conservation Area and World Heritage Site in accordance with policies LS3, EN27 and EN29 of the Adopted Amber Valley Borough Local Plan 2006.

8. Prior to works commencing on the elevations of the hereby approved development, full details of stone lintels and projecting sill, including stone type, surface finish and depth, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be then carried out in accordance with the agreed details.

   Reason: To ensure the works are carried out in a way which respects the special appearance and character of the Conservation Area and World Heritage Site in accordance with policies LS3, EN27 and EN29 of the Adopted Amber Valley Borough Local Plan 2006.

9. Precise details of all new windows and doors to be installed shall be agreed in writing with the Local Planning Authority before installation. The development shall then be carried out in accordance with the agreed details.

   Reason: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building/Conservation Area in accordance with policies LS3, EN27 and EN29 of the Adopted Amber Valley Borough Local Plan 2006.

10. Prior to works commencing of the elevations, full details of the material to be used on the roof dormer shall be submitted to and agreed in writing by the Local Planning Authority before works commence. The works shall be carried out using only the agreed details.

    Reason: To ensure the works are carried out in a way which respects the special appearance and character of the Conservation Area in accordance with policies LS3, EN27 and EN29 of the Adopted Amber Valley Borough Local Plan 2006.

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11. Prior to the installation of rainwater goods, full details of the proposed rainwater goods shall be submitted to and agreed in writing by the Local Planning Authority. The development shall then be carried out in accordance with the agreed details.

    Reason: To ensure the works are carried out in a way which respects the special appearance and character of the Conservation Area and World Heritage Site in accordance with policies LS3, EN27 and EN29 of the Adopted Amber Valley Borough Local Plan 2006.

12. Prior to works commencing on the hard surfacing, full details of the materials proposed shall be submitted to and agreed in writing by the Local Planning Authority. The works shall then be carried out in accordance with the agreed details.

    Reason: To ensure the works are carried out in a way which respects the special appearance and character of the Conservation Area and World Heritage Site in accordance with policies LS3, EN27 and EN29 of the Adopted Amber Valley Borough Local Plan 2006.

13. The bathroom window on the rear elevation shall be glazed in highly obscured (non see through) glass and be top-opening. Such work shall be completed prior to the commencement of use of the development and maintained as such thereafter.

    Reason: To safeguard the privacy and amenities of the occupiers of adjoining properties in accordance with policies H12 and LS3 of the Adopted Amber Valley Borough Local Plan 2006.

Notes

Attention is drawn to the attached notes:

1 Development Low Risk Area - Standing Advice

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

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Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

2 If any works are required to the trees for access purposes, the Local Authority should be contacted prior to any works taking place.

3 The reinstatement of the brick corbel courses and chimney pots to the gable stacks would be welcomed.

Reasons for Permission

In granting permission for this development, the Borough Council has taken into account all material planning considerations arising from the views of statutory and other consultees and public representations about the application, Government guidance as detailed in the National Planning Policy Framework and relevant Neighbourhood Plans, and saved policies of the Adopted Amber Valley Borough Local Plan 2006;

TP1 - Impact on the Transport Network
TP6 - Parking
H12 - Design and amenity considerations
LS3 - Design
EN8 - Landscape Features
EN27 - Conservation Areas
EN29 - Derwent Valley Mills World Heritage Site
EN18 - Derelict, Unstable And Contaminated Land

In detail:

The development complies with the provisions of the development plan for the locality and raises no unresolved issues in relation to privacy, amenity, sunlight/daylight, character and design, landscape or heritage features and highway safety.

The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. In accordance with Paragraph 38 of the NPPF the local planning authority has approached the decision making process in a positive way to foster the delivery of sustainable development and has worked proactively with the applicant/agent to secure a development to improve the economic, social and environmental conditions of the area.

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NOTES

1. **If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78/79 of the Town and Country Planning Act 1990, within twelve weeks of the date of this notice. The Secretary of State has power to allow a longer period for the giving of a notice but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been granted by the Local Planning Authority or could not have been so granted otherwise that subject to the conditions imposed on them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order.**
2. **If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County/District in which the land is situated, a purchase notice requiring that council to purchase his interests in the land in accordance with the provisions of Section 180 of the Town and Country Planning Act 1990.**
3. **In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 137 and 138 of the Town and Country Planning Act 1990.**
4. **This permission relates to planning controls only. Any other statutory consent necessary including submission under the building regulations must be obtained from the appropriate Authority.**
5. **If it is intended to give notice of appeal in accordance with Paragraph 1 above, this should be done on the appropriate form obtainable from:-**

   The Planning Inspectorate
   3/23 Hawk Wing, Temple Quay House,
   2 The Square
   Temple Quay
   Bristol
   BS1 6PN
   (Tel. No. 0117 372 8000)
   www.planning-inspectorate.gov.uk

6. **If the condition of consent or reasons for refusal, make reference to a Division of the Department, the appellant may, if he so wishes, require the attendance of a representative from the Department by notification to the Local Planning Authority. Such a representative would not be liable to cross-examination on questions of departmental policy, but only on matters of fact and expert opinion in relation to the appeal site.**
7. **Where a vehicle is habitually drive across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may after being given due notice by the appropriate authority, be required to pay the cost of construction of a carriage crossing or the strengthening of a footway, as the authority considers it necessary, or may be required to comply with conditions imposed by the authority.**
8. **In the case of building or premises to which the public are to be admitted whether on payment or otherwise, attention is drawn to Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and the associated Code of Practice (BS5810:1979). In the case of premises to which the Offices, Shops and Railway Premises Act 1963 or the Factories Act 1962 applies, attention is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act and to the same code of practice. In the case of Educational Buildings, attention is drawn to Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1978 and to the Design Note 18 "Access for the Physically Disabled Educational Buildings".**
9. **If the development site is crossed by an electric line or is within 15 metres (50ft) of the nearest part of a line (measure horizontally along the ground) or if there is reason to believe that it may be crossed by an underground electric cable, the applicant should contact the Electricity Board to ascertain if and what special safety precautions are necessary.**
10. **The grant of planning permission does not entitle developers to obstruct a public right of way. Development on so far as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under Section 247 and 257 of the Town and Country Planning Act 1990 for the diversion of extinguishment of the right of way has been made and confirmed.**