**Julian Townsend**
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**Development Management**

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Business Unit : **DEVELOPMENT CONTROL**
Our Ref : LSP-AVA/2021/0542
Your Ref :
Date : 6 July 2021
Ask For : Laura Anthony
Direct Dial : 01773 841506
Email :laura.anthony@ambervalley.gov.uk

Dear Sir/Madam

**Proposal** **Certificate of Lawful Development Certificate for proposed formation of new concrete vehicle hardstanding, ramp & steps to existing front garden (surface water drained to soakaway on property). Erection of single storey extension to form new sanitary facilities.**
**Location** **17 Carr Fields Horsley Woodhouse Ilkeston**

**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 11 May 2021 the development 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):

The proposals constitute permitted development

Signed:



Julian Townsend
***Executive Director (Operations)***
Date

**First Schedule**

**Certificate of Lawful Development Certificate for proposed formation of new concrete vehicle hardstanding, ramp & steps to existing front garden (surface water drained to soakaway on property). Erection of single storey extension to form new sanitary facilities.**

**Second Schedule**

**17 Carr Fields Horsley Woodhouse Ilkeston**

**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 | Reference | Version | Date Received |
|---|---|---|---|
| Elevations and floor plans | 743440-WD-04<br>743340-WD-13<br>743440-WD-02 | | 17.05.2021 |
| Site layout Plan | 743440-WD-10 | | 17.05.2021 |


CHESTNUT CLOSE
CARRFIELDS
FAIRFIELD ROAD
2c
2a
12
12a
9
17
25
31
31a
31b
35
33
35a
37
43
45
47
49
51
15
16
28
40
14
11
19
54a