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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
(GENERAL DEVELOPMENT PROCEDURE) ORDER 1995: ARTICLE 24

CERTIFICATE
OF
EXISTING LAWFUL USE OR DEVELOPMENT

The **Amber Valley Borough Council** hereby certify that on 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):

From the submitted evidence it is considered that the land as a whole has, on the balance of probability, been used as domestic curtilage from 2011 onwards as demonstrated by the applicants' statement, signed letters and photos.

From checking against google maps and photographs and plans from previous planning cases, there is no information available to the Local Planning Authority to dispute the evidence provided.

It is considered that on the basis of the information submitted in this case, that on the balance of probability the land has been used as domestic curtilage for a continuous period of at least 10 years. The certificate will be granted on this basis.



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First Schedule

Certificate of lawful development for an existing use of land used as domestic curtilage to Orchard Cottage

Second Schedule

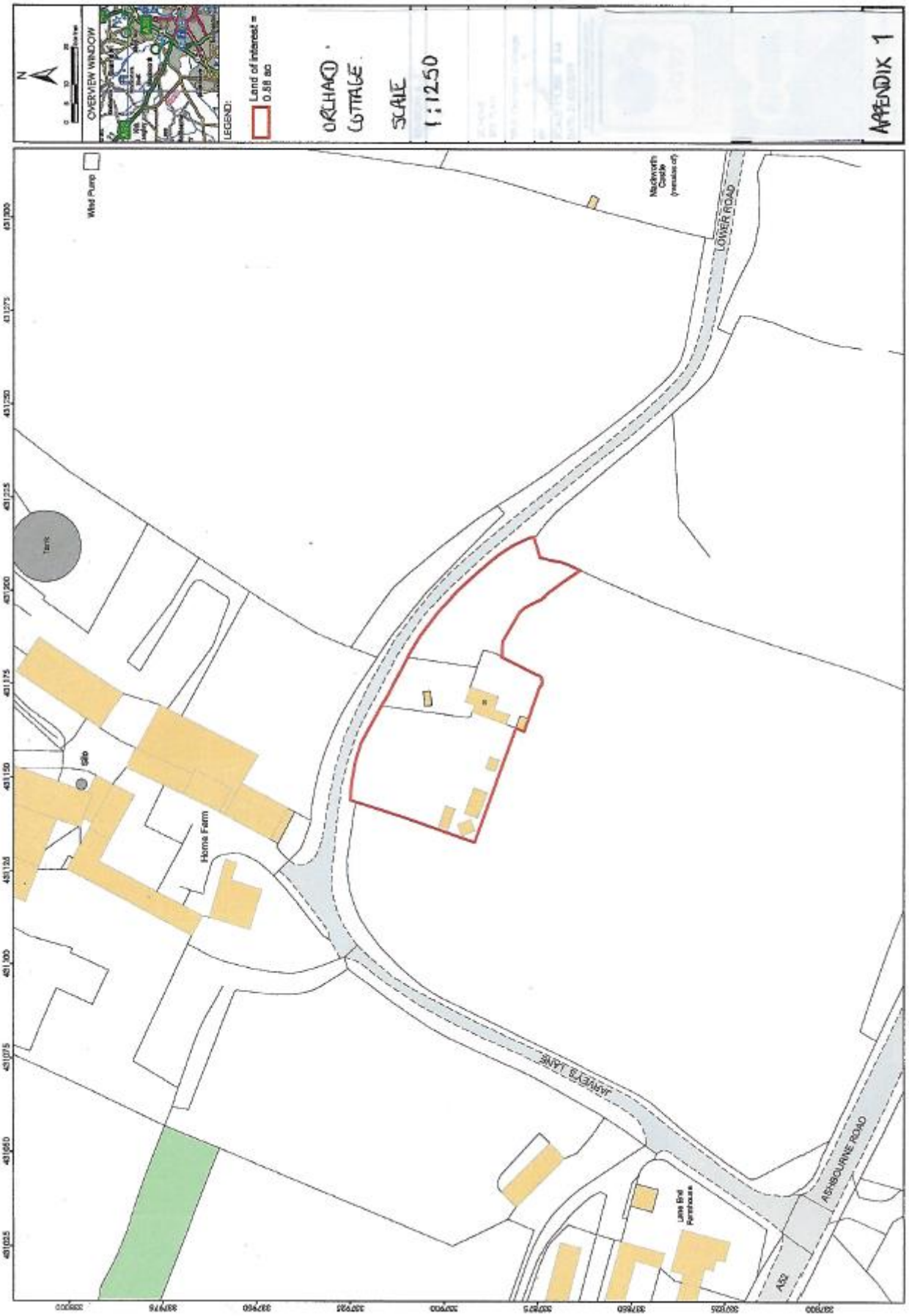
Orchard Cottage 30 Lower Road Mackworth

Notes

1. This certificate is issued solely for the purpose of section 191/192 of the Town and Country Planning Act 1990 (as amended).

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

Plan Type	Reference	Version	Date Received
Supporting statement, signed letters and aerial photos			12.10.2021
Site location Plan			12.10.2021


APPENDIX 1
OAKHAM COTTAGE
SCALE 1:1250
LEGEND:
Land of interest = 0.88 ac
OVERVIEW WINDOW
N
Wind Pump
Tank
Site
Home Farm
Mackworth Castle (remains of)
LOWER ROAD
JAMES LANE
ASHBOURNE ROAD
A52
Lime End Farmhouse