Julian Townsend
Executive Director (Operations)
Development Management

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Mr And Mrs Taylor
27 Bradshaw Drive
Holbrook
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DE56 0SZ

Business Unit : **DEVELOPMENT CONTROL**
Our Ref : HEATHW-AVA/2022/0054
Your Ref :
Date : 18 March 2022
Ask For : Heather Wynne
Direct Dial : 01773 841593
Email : heather.wynne@ambervalley.gov.uk

Dear Sir/Madam

Proposal **Certificate of lawfulness for alterations to the garage to include removal of central pier and raising of lintel. Replacement of existing windows on a like for like basis**
Location **27 Bradshaw Drive Holbrook Belper**
Applicant **Mr And Mrs Taylor**

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 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 reasons:

The proposed development falls within Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Development is only permitted subject to the following condition being adhered to:

1. The materials used in the exterior work shall be of similar appearance to those used in the

construction of the exterior of the existing dwelling

Signed:



Julian Townsend
Executive Director (Operations)
Date

First Schedule

Alterations to the garage to include removal of central pier and raising of lintel. Replacement of existing windows on a like for like basis

Second Schedule

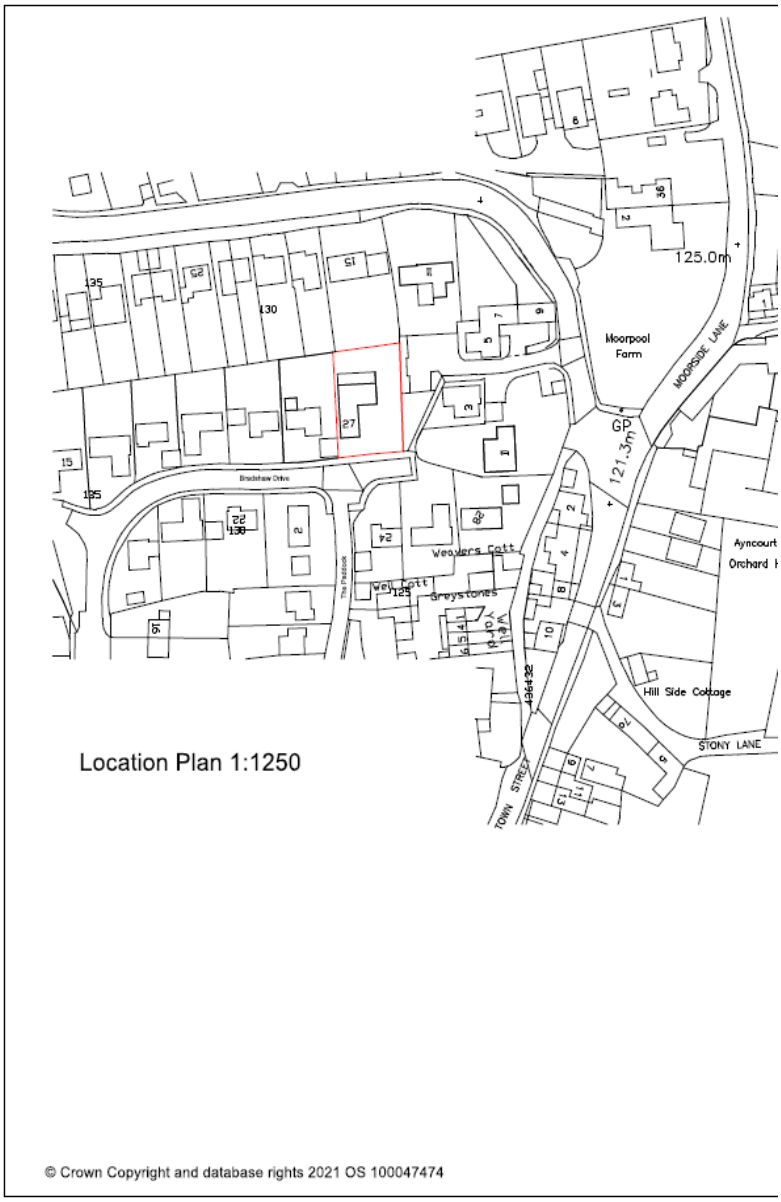
27 Bradshaw Drive Holbrook Belper

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			25th January 2022
Site layout Plan			25th January 2022



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