Simon Gladwin
Executive Director (Operations)
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Mr D Nickless
Grange Lodge
Horsley Lane
Coxbench
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Business Unit : **DEVELOPMENT CONTROL**
Our Ref : LSP-AVA/2022/0416
Your Ref : 20823
Date : 30 May 2022
Ask For : Laura Anthony
Direct Dial : 01773 841506
Email :laura.anthony@ambervalley.gov.uk

Dear Sir/Madam

Proposal **Certificate of lawful development for a side and rear extension**
Location **Grange Lodge Horsley Lane Coxbench**
Applicant **Mr D Nickless**

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 30.05.2022 the use or 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 proposal constitutes permitted development for the side and rear extension only the porch shown on the drawings is not part of the assessment as agreed by email dated 25.05.2022.

Signed:



Simon Gladwin
Executive Director (Operations)
Date 30.05.2022

First Schedule

Certificate of lawful development for a side and rear extension

Second Schedule

Grange Lodge Horsley Lane Coxbench

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	121121/1, 121121/2		10.05.2022
Site layout Plan			10.05.2022

Please note the porch element does not form part of the assessment and is not to be constructed as part of this application.


Grange Lodge
The Grange
Green Acres
Spinney View
Sandy Lea
Windy Ridge
Ivy Oaks
October Cottage
Hill Cottage
Grange Cott
Track
Burn Brae
Greengates Cottage
Hilltop Cott
Holly Cott
THE ROCKLEY
Heathers
Park Brook
N
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