Simon Gladwin
Executive Director (Operations)
Development Management

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Mr Ian Davidson
5 Main Street
Horsley Woodhouse
Ilkeston
Derbyshire
DE7 6AU

Business Unit : **DEVELOPMENT CONTROL**
Our Ref : HEATHW-AVA/2022/0289
Your Ref : 8941
Date : 31 May 2022
Ask For : Heather Wynne
Direct Dial : 01773 841593
Email :heather.wynne@ambervalley.gov.uk

Dear Sir/Madam

Proposal **Application for a Lawful Development Certificate for a proposed single storey brick built ancillary building containing storage, home office and garden room**
Location **5 Main Street Horsley Woodhouse Ilkeston**
Applicant **Mr Ian Davidson**

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 DEVELOPMENT

The **Amber Valley Borough Council** hereby certify that on 7th April 2022 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:

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

Signed:



Simon Gladwin
Executive Director (Operations)
Date

First Schedule

Application for a Lawful Development Certificate for a proposed single storey brick built ancillary building containing storage, home office and garden room

Second Schedule

5 Main Street 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	SK 81 01	Rev B	07.04.2022
Site layout Plan	SK 81 03	Rev A	07.04.2022



RIBA
Chartered Practic
David McPhee Chartered Architect
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MAIN STREET
84
74
72
70a
70
62
11
6
Hall
Ordnance Survey (c) Crown Copyright 2022. All rights reserved. Licence number 100022432
SITE LOCATION PLAN SCALE 1:1250
Area of site edged RED is 504M2 approx.
NORTH
0
20
100metres
AMENDMENTS
A. design development following client e-mail comments 29 03 22 DM 29 03 22
PROJECT NAME
Ancillary Building Within Curtilage of Dwelling
5 Main Street Horsley Woodhouse
JOB NO.
DMA22-002
DRAWING TITLE
Scheme Design 01
Location Plan as Proposed.
DWG NO.
SK 81 02
SCALE
1:1250
DRAWN BY
DMcPhee
DATE
29/03/22
REV.
A
This drawing is copyright
Contractor must check all
dimensions on site, workin
only from grid & figure
dimensions.
Any discrepancies are to
reported to the designer
before work commences.