Simon Gladwin
Executive Director (Operations)
Development Management

Town Hall
Ripley
Derbyshire DE5 3BT
Tel: 01773 570222
Fax: 01773 841523
Email: enquiry@ambervalley.gov.uk
Web: www.ambervalley.gov.uk

Mr And Mrs Adams
Park Farm
Main Street
Mapperley
Ilkeston
Derbyshire
DE7 6DA

Mr Ernie Austin
E Austin Planning And Building Services
Blue Horizon
Main Road
Higham
Derbyshire
DE55 6EH

TOWN AND COUNTRY PLANNING ACT 1990

In pursuance of the powers vested in the Amber Valley Borough Council under the above Act and Orders and taking into account Government policy and guidance and the saved policies of the Adopted Amber Valley Borough Local Plan 2006, and with reference to your application (**Office Code: AVA/2020/1034**) which was valid on the 27 April 2021 for permission for **Conversion of outbuilding to dwelling at Park Farm Park Hall Lane Mapperley**

In the manner described in the application and shown on the accompanying plan(s) and drawing(s) **NOTICE IS HEREBY GIVEN** that permission for the proposed development is **GRANTED subject to the following conditions:**

Conditions/Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out only in accordance with the details and specifications set out below and the conditions within this decision notice:

   - Drwg No. JA/PFM/3 received 03/09/21
   - Drwg No. JA/PFM/2 received 02/11/20
   - Residential Curtilage Plan received 03/09/21

   Reason : In order to define the permission.

Date : 4 August 2022

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S Gladwin

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3. Prior to the occupation of the hereby approved development, full details of the proposed treatment of the boundary(ies) of the site shall be submitted to and approved by the Local Planning Authority. Any agreed scheme shall be implemented in full in accordance with a phasing scheme prior to the occupation of the development.

   Reason: To ensure both the satisfactory appearance of the completed development and an adequate level of amenity for the proposed dwellings in accordance with saved policies LS3 and H12 of the Adopted Amber Valley Borough Local Plan 2006.

4. Prior to the occupation of the hereby approved development a scheme of hard and soft landscaping shall be submitted to and approved by the Local Planning Authority. All planting, seeding or turfing indicated on the approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

   Reason: To ensure the satisfactory overall appearance of the completed development and to help assimilate the new development into its surroundings in accordance with saved policy H12 of the Adopted Amber Valley Borough Local Plan 2006.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no development relating to Class A of Part 1 of Schedule 2 (erection of extensions) and Class E of Part 1 Schedule 2 (outbuildings) shall be undertaken without the prior written approval of the Local Planning Authority.

   Reason: To protect the character and visual amenities of the locality in accordance with policies LS3 and H12 of the Adopted Amber Valley Borough Local Plan 2006.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no windows (other than those approved by this permission) shall be formed on the elevations of the hereby approved development without the prior written approval of the Local Planning Authority.

   Reason: To safeguard the privacy and amenities of the occupiers of adjoining properties in accordance with policies LS3, H12 and EN24 of the Adopted Amber Valley Borough Local Plan 2006.

Date : 4 August 2022

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7. The development shall be carried out in accordance with the biodiversity enhancement measures detailed in Figure 4 of the Revised Protected Species Survey report prepared by CBE Consulting dated 29 July 2021. The measures shall be implemented as construction proceeds and completed prior to the first occupation of the development."

   Reason: To ensure biodiversity is protected and enhancements are provided by the development as required policy EN13 of the Adopted Amber Valley Borough Local Plan and Part 15 of the National Planning Policy Framework.

8. The level of rebuilding shall only be as described in the application documents, namely the re-building of the north elevation, east gable and part of the west gable, with the incorporation of new openings. Any additional re-building of other areas of external brickwork, shall be submitted and agreed in writing by the Local Planning Authority. This permission does not provide for underpinning of any of the structures.

   Reason: For the avoidance of doubt and to ensure the development preserves the character of the building and the setting of Mapperley Park Farmhouse in accordance with policy EN24 of the Adopted Amber Valley Borough Local Plan and Part 16 of the National Planning Policy Framework.

9. Notwithstanding the submitted drawings, the large new opening in the north elevation (lounge), shall be taken up to eaves level to avoid the introduction of a domestic character to these agricultural buildings.

   Reason: To ensure the development preserves the character of the building and the setting of Mapperley Park Farmhouse in accordance with policy EN24 of the Adopted Amber Valley Borough Local Plan and Part 16 of the National Planning Policy Framework.

10. There shall be no replacement of ground floor slabs unless where necessary, as shall be agreed first in writing by the Local Planning Authority. Any agreed replacement ground floor slabs shall be undertaken without underpinning works or re-building of the external wall.

    Reason: To ensure the development preserves the character of the building and the setting of Mapperley Park Farmhouse in accordance with policy EN24 of the Adopted Amber Valley Borough Local Plan and Part 16 of the National Planning Policy Framework.

Date : 4 August 2022

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11. Full details of any required upgrading, or addition, to any of the existing structural elements, shall be submitted and agreed in writing by the Local Planning Authority. The development shall accord fully with any approved details.

    Reason: To ensure the development preserves the character of the building and the setting of Mapperley Park Farmhouse in accordance with policy EN24 of the Adopted Amber Valley Borough Local Plan and Part 16 of the National Planning Policy Framework.

12. Prior to commencement of development, a sample of the proposed plain clay tile roof covering, shall be submitted and agreed in writing by the Local Planning Authority. The development shall accord fully with any approved tile.

    Reason: To ensure the development preserves the character of the building and the setting of Mapperley Park Farmhouse in accordance with policy EN24 of the Adopted Amber Valley Borough Local Plan and Part 16 of the National Planning Policy Framework.

13. The verge details for all gables situations, including the re-building of the east and west gables to the north range, shall be flush.

    Reason: To ensure the development preserves the character of the building and the setting of Mapperley Park Farmhouse in accordance with policy EN24 of the Adopted Amber Valley Borough Local Plan and Part 16 of the National Planning Policy Framework.

14. Prior to commencement of development precise details of the new timber window frames, including 1:10 scale elevations and full size frame details, finishes and finished colour shall be submitted and agreed in writing by the Local Planning Authority. The development shall accord fully with any approved details.

    Reason: To ensure the development preserves the character of the building and the setting of Mapperley Park Farmhouse in accordance with policy EN24 of the Adopted Amber Valley Borough Local Plan and Part 16 of the National Planning Policy Framework.

15. Prior to commencement of development precise details of the new timber external doors and door frames, including 1:10 scale elevations and full size frame details, finishes and finished colour shall be submitted and agreed in writing by the Local Planning Authority. The development shall accord fully with any approved details.

Date : 4 August 2022

Signed

S Gladwin

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Executive Director (Operations)

Reason: To ensure the development preserves the character of the building and the setting of Mapperley Park Farmhouse in accordance with policy EN24 of the Adopted Amber Valley Borough Local Plan and Part 16 of the National Planning Policy Framework.

16. Prior to commencement of development precise details of the new timber infill to existing doorways, including 1:10 scale elevations and full -size frame details, finishes and finished colour shall be submitted and agreed in writing by the Local Planning Authority. The development shall accord fully with any approved details.

    Reason: To ensure the development preserves the character of the building and the setting of Mapperley Park Farmhouse in accordance with policy EN24 of the Adopted Amber Valley Borough Local Plan and Part 16 of the National Planning Policy Framework.

17. Prior to commencement of development precise details of the 3No flush, conservation roof lights, which shall be of traditional materials and construction, shall be submitted and agreed in writing with the Local Planning Authority. The development shall accord fully with any approved details.

    Reason: To ensure the development preserves the character of the building and the setting of Mapperley Park Farmhouse in accordance with policy EN24 of the Adopted Amber Valley Borough Local Plan and Part 16 of the National Planning Policy Framework.

18. Prior to commencement of development precise details of surfacing and edging details of the car parking and manoeuvring driveway areas, shall be submitted and agreed in writing by the Local Planning Authority. The development shall accord fully with any approved details.

    Reason: To ensure the development preserves the character of the building and the setting of Mapperley Park Farmhouse in accordance with policy EN24 of the Adopted Amber Valley Borough Local Plan and Part 16 of the National Planning Policy Framework.

Date : 4 August 2022

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19. No development, including demolition, shall take place until

a) A Written Scheme of Investigation for historic building recording has been submitted to and approved by the local planning authority in writing, until all on-site elements of the approved scheme have been completed to the written satisfaction of the Local Planning Authority, and until the provision to be made for analysis, reporting, publication and dissemination of the results and archive deposition has been secured.

The Written Scheme of Investigation shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording
2. The programme and provision for post-investigation analysis and reporting 3. Provision to be made for publication and dissemination of the analysis and records of the site investigation
4. Provision to be made for archive deposition of the analysis and records of the site investigation
5. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation

b) No development shall take place other than in accordance with the Written Scheme of Investigation for historic building recording approved under condition (a)

c) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation for historic building recording approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To provide for recording of the heritage asset, as required by policy EN30 of the Adopted Amber Valley Borough Local Plan and Part 16 of the National Planning Policy Framework.

20. The premises, the subject of the application, shall not be occupied until space has been provided within the application site in accordance with the application drawings for the parking and manoeuvring of residents and small service and delivery vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

Date : 4 August 2022

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Reason: To ensure the development provides for adequate off-street parking facilities, in accordance with policy TP6 of the Adopted Amber Valley Borough Local Plan and Part 9 of the National Planning Policy Framework.

Notes
Attention is drawn to the attached notes:

1 The applicant is advised that the benefit of Listed Building Consent is necessary for the hereby approved development, which should be sought prior to any works commencing.

2 Due to the variable nature of agricultural use it is theoretically possible that the ground may have become contaminated. Contamination can occur due to fuels, chemicals, or materials stored or used in, or around structures; this includes any nearby 'farm pits'. The applicant should seek professional advice should contamination be suspected at any stage of the development, and inform the Council's Scientific Officer at the earliest opportunity.

The developer should be aware that actions or omissions on their part could lead to liability being incurred, e.g. where development fails to address an existing unacceptable risk or creates such a risk by introducing a new receptor or pathway.

More information regarding land contamination can be found on the Councils Land Pollution web page (www.ambervalley.gov.uk/environment-andplanning/pollution).

3 The developer should seek professional advice if they suspect Asbestos Containing Material (ACM) is present on any building to be demolished or altered. The developer/land owner/ land manager may be liable if they fail to identify and manage any ACM appropriately.

More information regarding ACM can be found on the Health and Safety Executives web page (www.hse.gov.uk/asbestos).

4 The application site is affected by a Public Right of Way (Footpath number 21 Mapperley on the Derbyshire Definitive Map). The route must remain unobstructed on its legal alignment at all times and the safety of the public using it must not be prejudiced either during or after development works take place. Further advice can be obtained by calling 01629 533190.

Date : 4 August 2022

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5 The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.
It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:
www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property-specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Date : 4 August 2022

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Reasons for Granting Permission

In granting permission for this development the Borough Council has taken into account all material planning considerations arising from the views of statutory and other consultees and public representations about the application, Government guidance as detailed in the National Planning Policy Framework and the saved policies of the Adopted Amber Valley Borough Local Plan 2006:

LS1 - Sustainability criteria
LS3 - Design
EN2 - Green Belt
EN13 - Nature Conservation
EN18 - Derelict, Unstable And Contaminated Land
EN24 - Listed Buildings
EN30 - Scheduled Ancient Monuments
H12 - Design and amenity considerations
TP1 - Impact on the Transport Network
TP6 - Parking

In detail:

The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. In accordance with Paragraph 38 of the NPPF the local planning authority has approached the decision-making process in a positive way to foster the delivery of sustainable development and has worked proactively with the applicant/agent to secure a development to improve the economic, social and environmental conditions of the area.

The development complies with the provisions of the development plan for the locality and raises no unresolved issues in relation to the location of the site, privacy, amenity, character and design, landscape or heritage features and highway safety.

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NOTES

1. **If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78/79 of the Town and Country Planning Act 1990, within six months of the date of this notice. The Secretary of State has power to allow a longer period for the giving of a notice but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been granted by the Local Planning Authority or could not have been so granted otherwise that subject to the conditions imposed on them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order.**
2. **Cadent Gas own and operate the gas infrastructure within the area of your development. Contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com. Alternatively you can register on www.beforeyoudig.nationalgrid.com**
3. **If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County/District in which the land is situated, a purchase notice requiring that council to purchase his interests in the land in accordance with the provisions of Section 180 of the Town and Country Planning Act 1990.**
4. **In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 137 and 138 of the Town and Country Planning Act 1990.**
5. **This permission relates to planning controls only. Any other statutory consent necessary including submission under the building regulations must be obtained from the appropriate Authority.**
6. **If it is intended to give notice of appeal in accordance with Paragraph 1 above, this should be done on the appropriate form obtainable from:-**
   The Planning Inspectorate
   3/23 Hawk Wing, Temple Quay House, 2 The Square Temple Quay Bristol BS1 6PN
   (Tel. No. 0117 372 8000) www.planning-inspectorate.gov.uk
7. **If the condition of consent or reasons for refusal, make reference to a Division of the Department, the appellant may, if he so wishes, require the attendance of a representative from the Department by notification to the Local Planning Authority. Such a representative would not be liable to cross-examination on questions of departmental policy, but only on matters of fact and expert opinion in relation to the appeal site.**
8. **Where a vehicle is habitually drive across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may after being given due notice by the appropriate authority, be required to pay the cost of construction of a carriage crossing or the strengthening of a footway, as the authority considers it necessary, or may be required to comply with conditions imposed by the authority.**
9. **In the case of building or premises to which the public are to be admitted whether on payment or otherwise, attention is drawn to Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and the associated Code of Practice (BS5810:1979). In the case of premises to which the Offices, Shops and Railway Premises Act 1963 or the Factories Act 1962 applies, attention is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act and to the same code of practice. In the case of Educational Buildings, attention is drawn to Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1978 and to the Design Note 18 "Access for the Physically Disabled Educational Buildings".**
10. **If the development site is crossed by an electric line or is within 15 metres (50ft) of the nearest part of a line (measure horizontally along the ground) or if there is reason to believe that it may be crossed by an underground electric cable, the applicant should contact the Electricity Board to ascertain if and what special safety precautions are necessary.**
11. **The grant of planning permission does not entitle developers to obstruct a public right of way. Development on so far as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under Section 247 and 257 of the Town and Country Planning Act 1990 for the diversion of extinguishment of the right of way has been made and confirmed.**