**Simon Gladwin**
**Executive Director (Operations)**
**Development Management**

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DE7 8JF

**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) ORDER 2015:**

**General Permitted Development Order 2015, Schedule 2, Part 1, Class E.**

# CERTIFICATE OF LAWFUL DEVELOPMENT

The **Amber Valley Borough Council** hereby certify that on 28th July 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, is not lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

- The proposal is situated on land forward of the principal elevation of the dwellinghouse and therefore does not comply with Schedule 2, Part 1, Class E (E1, C) and planning permission is required.

- The description of the proposal also includes the demolition of the existing garage and outbuilding. The site is not located within a Conservation Area and therefore is not relevant demolition. The agent has not submitted details of the volume of the outbuilding to be demolished and therefore it cannot be determined if planning permission if required for the demolition of the building. If the existing building is less than 50 cubic metres, then the building can be demolished under permitted development.

Signed



Simon Gladwin
***Executive Director (Operations)***
Date

**First Schedule**

**Application for a Lawful Development Certificate for proposed demolition of existing garage & out building and the erection of a new detached garage**

**Second Schedule**

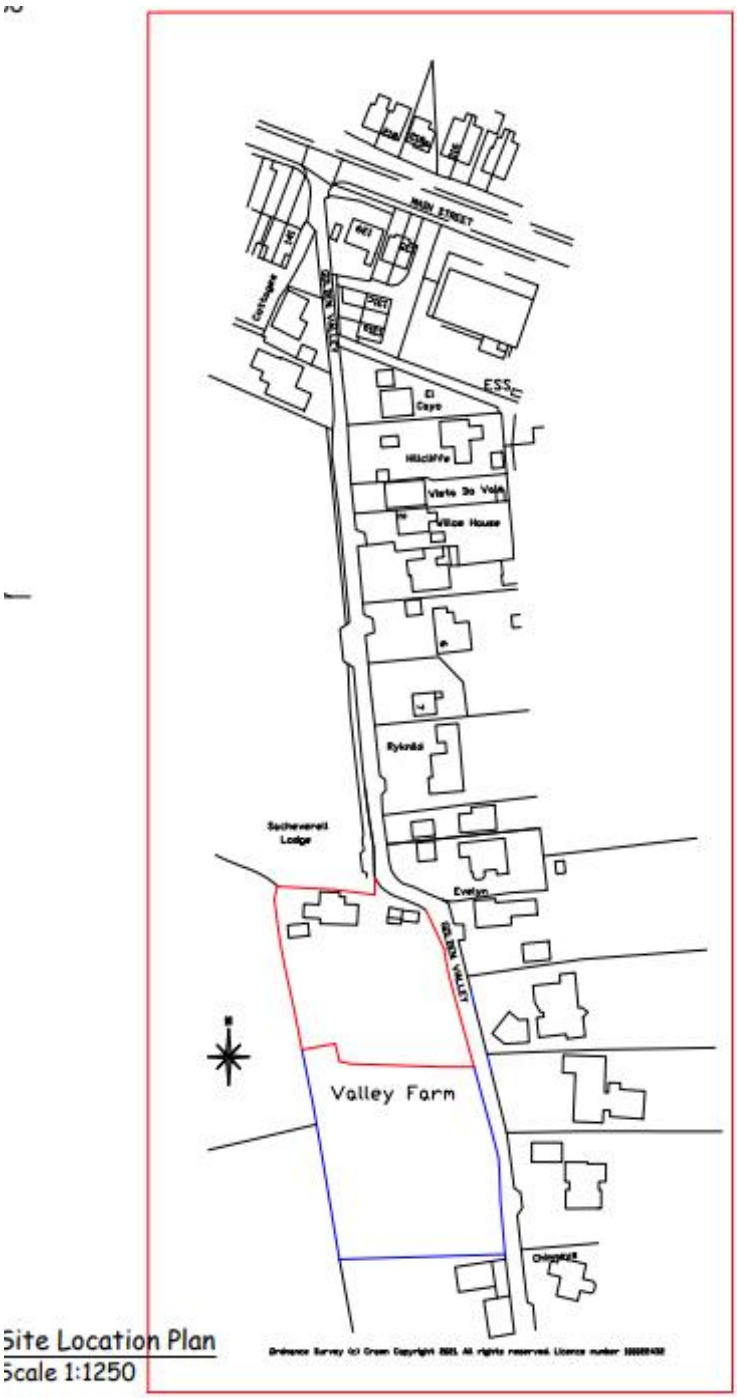
**Valley Farm Golden Valley Horsley Woodhouse**

**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 |
|---|---|---|---|
| Elevations and floor plans | SL.030.01 | | 28th July 2022 |


MAIN STREET
ESS
El Cayo
Hillcliffe
Vista Do Vale
Willow House
Ryknild
Sacheverell Lodge
Evelyn
GOLDEN VALLEY
Valley Farm
Site Location Plan
Scale 1:1250