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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
(GENERAL DEVELOPMENT PROCEDURE) ORDER 1995: ARTICLE 24

CERTIFICATE
OF
EXISTING LAWFUL USE OR DEVELOPMENT

The **Amber Valley Borough Council** hereby certify that on 18.11.2022 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 reason(s):

The submitted evidence shows that the land as a whole has on the balance of probability, been used as domestic curtilage from 2011 onwards as demonstrated by the applicants' statement, signed letters and photos.

The Local Planning Authority have no planning records to show otherwise and do not dispute the evidence provided.

It is considered that on the basis of the information submitted in this case, that on the balance of probability the land has been used as domestic curtilage for a continuous period of at least 10 years. The certificate will be granted on this basis.

23 November 2022



Simon Gladwin

Executive Director (Operations)
Date

First Schedule

Application for a Lawful Development Certificate for an existing use of land as residential garden

Second Schedule

Rakestones Cottage Gorses Kirk Ireton

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			
Site layout Plan	21/RCG/01b		23.09.2022

