Simon Gladwin
Executive Director (Operations)
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Mr D Yeomans
53 Bailey Brook Drive
Langley Mill
Derbyshire
NG16 4FS

Business Unit : **DEVELOPMENT CONTROL**
Our Ref : HEATHW-AVA/2022/0906
Your Ref : H476
Date : 7 December 2022
Ask For : Heather Wynne
Direct Dial : 01773 841593
Email :heather.wynne@ambervalley.gov.uk

Dear Sir/Madam

Proposal **Certificate of lawful development for a proposed loft conversion including new rear roof dormer**
Location **53 Bailey Brook Drive Langley Mill Derbyshire**
Applicant **Mr D Yeomans**

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 17th October 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 reasons:

The proposal constitutes as permitted development under Part 1 Class B and Part 1 Class D

Signed:



Simon Gladwin
Executive Director (Operations)
Date

First Schedule

Certificate of lawful development for a proposed loft conversion including new rear roof dormer

Second Schedule

53 Bailey Brook Drive Langley Mill Derbyshire

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	BAI-07	Rev A	27.10.2022
Proposed Floor Plan	BAI-05		17.10.2022
Proposed Block Plan	BAI-01		17.10.2022

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR.

SCALE
1:1250 0 20m 40m 60m 100m



Location Plan
53 Bailey Brook, NG16 4FS

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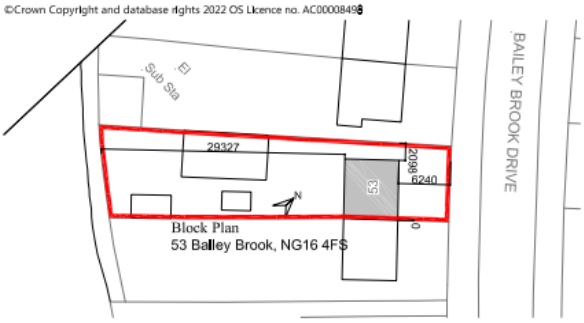

Block Plan
53 Bailey Brook, NG16 4FS

Rev	Description	Date	By

Dwg Title	Location Plan 53 Bailey Brook Langley Mill Notts NG16 4FS
Client	D Yeomans
Scale	1:1250/500@A4
Date	Oct '22
Drawing No.	BAI-01 Rev
Issue	Planning

SCALE
1:500 0 5m 10m 15m 20m 25m 50m