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 Ahmed
Langley Barton
29 Ashbourne Road
Kirk Langley
Ashbourne
Derbyshire
DE6 4NS

Mrs Marissa Sudar
Worcester Architects Limited
19 Poyser Lane
Kirk Langley
Ashbourne
Derby
DE6 4LR
United Kingdom

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/2022/0478**) which was valid on the 21 June 2022 for permission for **Single storey rear and side extension to provide extended habitable accommodation. at Langley Barton 29 Ashbourne Road Kirk Langley**

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 shown on the amended drawings 079 2019 005 Rev A, 079 2019 006 rev I, and 079 2019 004 Rev K received on 04.04.2023.

   Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policy LS3 of the Adopted Amber Valley Borough Local Plan 2006.

Date : 2 May 2023

Signed

Simon Gladwin
Executive Director (Operations)

3. The hereby approved development shall be undertaken in accordance with the submitted Tree Survey and Arboricultural Impact Assessment undertaken by Apex Environmental received on 13.09.2022 and shall be followed throughout the course of development.

   Reason: The tree(s) in question are considered to be features of significance. This condition is imposed to ensure that they are satisfactorily protected during the period when construction works take place on the site in accordance with policy EN8 of the Adopted Amber Valley Borough Local Plan 2006.

4. Notwithstanding the submitted details, all windows and doors shall be set within an outer reveal of a minimum of 50mm. Full details shall be submitted to and approved in writing with the Local Planning Authority and shall be implemented as approved.

   Reason: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building and Conservation Area in accordance with policies LS3, EN24 and EN27 of the Adopted Amber Valley Borough Local Plan 2006.

5. All gutters and rainwater pipes shall be cast-aluminium, the profile of the gutter, ogee, as illustrated on drawing no. 079 2019 006 rev. I.

   Reason: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building and Conservation Area in accordance with policies LS3, EN24 and EN27 of the Adopted Amber Valley Borough Local Plan 2006.

6. All rainwater gutters shall be painted black or dark grey.

   Reason: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building and Conservation Area in accordance with policies LS3, EN24 and EN27 of the Adopted Amber Valley Borough Local Plan 2006.

7. All leadwork shall be undertaken in accordance with the Lead Sheet Association guidelines, using a minimum of Code 5 lead, laid to the correct falls, and incorporating lead rolls.

   Reason: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building and Conservation Area in accordance

Date : 2 May 2023

Signed

Simon Gladwin
Executive Director (Operations)

with policies LS3, EN24 and EN27 of the Adopted Amber Valley Borough Local Plan 2006.

8. Notwithstanding the submitted drawings, sections through the proposed window and door cills and lintels at a scale of 1:10 shall be submitted to and approved in writing by the Local Planning Authority, and shall be implemented as agreed.

   Reason: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building and Conservation Area in accordance with policies LS3, EN24 and EN27 of the Adopted Amber Valley Borough Local Plan 2006.

9. Notwithstanding the submitted drawings, details of the proposed sections through the proposed doors at a scale of 1:2 shall be submitted to and approved in writing by the Local Planning Authority, and shall be implemented as agreed.

   Reason: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building and Conservation Area in accordance with policies LS3, EN24 and EN27 of the Adopted Amber Valley Borough Local Plan 2006.

10. Notwithstanding the submitted drawings, details drawings at a scale of 1:5 of the proposed stone coping to the parapet walls shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate the profile, material and finish, and shall be implemented as agreed.

    Reason: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building and Conservation Area in accordance with policies LS3, EN24 and EN27 of the Adopted Amber Valley Borough Local Plan 2006.

11. A samples of brick for the extension shall be submitted to and approved in writing by the Local Planning Authority, and shall be implemented as agreed.

    Reason: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building and Conservation Area in accordance with policies LS3, EN24 and EN27 of the Adopted Amber Valley Borough Local Plan 2006.

Date : 2 May 2023

Signed

Simon Gladwin
Executive Director (Operations)

Notes

Attention is drawn to the attached notes:

1 The application site is affected by a Prescribed Building Line under the Public Health Act / Road Improvement Act 1925. Whilst it is an offence to undertake building works in advance of this line, it may be possible for the applicant to apply to rescind the line(s). The applicant is advised to write to the Executive Director - Place at County Hall, Matlock, DE4 3AG, at least 6 weeks before commencing works requesting that the line(s) be removed and confirming that they will meet the Authority's administrative / legal costs if the removal is approved. For further advice, please contact highways.extents@derbyshire.gov.uk

Reasons for 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 relevant Neighbourhood Plans, and saved policies of the Adopted Amber Valley Borough Local Plan 2006;

EN24 - Listed Buildings
H12 - Design and amenity considerations
LS3 - Design
EN27 - Conservation Areas
TP1 - Impact on the Transport Network
TP6 - Parking

In detail:

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

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.

Date : 2 May 2023

Signed

Simon Gladwin
Executive Director (Operations)

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 twelve weeks 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. **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.**
3. **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.**
4. **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.**
5. **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

6. **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.**
7. **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.**
8. **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".**
9. **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.**
10. **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.