Simon Gladwin
Executive Director (Operations)
Development Management

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Mr D Shepherd
Twenty Acres Farm
The Farmhouse Riddings Lane
Dalbury Lees
Ashbourne
Derbyshire
DE6 5BG

Khaled Hussein
Indigo Architecture
Darley Abbey Stables
Abbey Yard
Darley Abbey
DE22 1DS

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

NOTICE OF REFUSAL OF CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

The **Amber Valley Borough Council** hereby certify that on 11th May 2023 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, is not lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The evidence submitted does not clearly show that there has been a material change of use of the land, or that the evidence is sufficiently clear and precise to justify the grant of consent basis on the balance of probability the use commenced more than 10 years ago.

S Gladwin

Simon Gladwin

Executive Director (Operations)
Date 22.06.2023

First Schedule

Application for a Lawful Development Certificate to establish the lawful use of land associated with the residential dwelling known as The Farmhouse

Second Schedule

Twenty Acres Farm Riddings Lane Dalbury Lees

NOTES

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse to issue a Certificate of Existing Lawful Use or Development, he/she may appeal to the Secretary of State for the Environment in accordance with Section 191/192 of the Town and Country Planning Act 1990.

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	01-00 Rev PL2		23.02.2023


Stable
Barn
Long
Barn
Nuns
Clough
Twenty Acres
Cattle Grid
Pond