Simon Gladwin
Executive Director (Operations)
Development Management

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Kevin Limb
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Business Unit : **DEVELOPMENT CONTROL**
Our Ref : TRINIT-AVA/2023/0497
Your Ref :
Date : 21 August 2023
Ask For : Trinity Barlow
Extn No. : 2399
Email :trinity.barlow@ambervalley.gov.uk

Dear Sir/Madam

Proposal **Application for a Lawful Development Certificate for a Proposed Development for garage modifications - change to pitch of garage roof and fitting of windows for natural light. Building to be used as a workshop. Summer cabin - add a modular summer cabin of dimensions 5m x 3.5m adjacent to the existing garage.**

Location **142 Nottingham Road Alfreton Derbyshire**
Applicant **Kevin Limb 142 Nottingham Road Alfreton Derbyshire**

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 21.08.2023 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 reason(s):

Signed:

S Gladwin

Simon Gladwin
Executive Director (Operations)
Date 21.08.2023

First Schedule

Application for a Lawful Development Certificate for a Proposed Development for garage modifications - change to pitch of garage roof and fitting of windows for natural light. Building to be used as a workshop. Summer cabin - add a modular summer cabin of dimensions 5m x 3.5m adjacent to the existing garage.

Second Schedule

142 Nottingham Road Alfreton 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 development 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 development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any development 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	08 and 05		14.07.2023
Site layout Plan	01		14.07.2023

