Simon Gladwin
Executive Director (Operations)
Development Management

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Ms Claire Brown
20 Sunnydene Coasthill
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Matlock
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DE4 5DS

Business Unit: **DEVELOPMENT CONTROL**
Our Ref: KATJAG-AVA/2025/0570
Your Ref:
Date: 01 October 2025
Ask For : Katja Graham
Direct Dial : 01773 841595
Email :katja.graham@ambervalley.gov.uk

Dear Ms Claire Brown,

Proposal **Certificate of Lawful Development for a proposed hybrid garden annex**
Location **Sunnydene 20 Coasthill Crich**
Applicant **Ms Claire Brown**

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 USE OR DEVELOPMENT

The **Amber Valley Borough Council** hereby certify that on 23rd June 2025 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 sitting of the caravan for ancillary use to the main dwelling Sunnydene, does not result in a material change in the use and does not result in development as defined by Section 55(2)(d) of the Town and Country Planning Act 1990.

Signed:

S Gladwin

Simon Gladwin
Executive Director (Operations)
Date 01/10/2025.

First Schedule

Certificate of Lawful Development for a proposed hybrid garden annex

Second Schedule

Sunnydene 20 Coasthill Crich

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	Drawing 1		23/06/2025
Site layout Plan	Drawing 3		23/06/2025

