DEVELOPMENT SERVICES
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Householder Application for Planning Permission for works or extension to a dwelling, and for relevant demolition of an unlisted building in a conservation area

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Cartref

Address Line 1

Mill Lane

Address Line 2

Holloway

Address Line 3

Derbyshire

Town/city

Matlock

Postcode

DE4 5AQ

Description of site location must be completed if postcode is not known:

Easting (x)

432438

Northing (y)

356322

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Anthony & Gabrielle

Surname

Distin

Company Name

Address

Address line 1

Cartref Mill Lane

Address line 2

Holloway

Address line 3

Town/City

Matlock

County

Derbyshire

Country

Postcode

DE4 5AQ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Dan

Surname

Lancaster

Company Name

Dan Lancaster Ltd.

Address

Address line 1

7

Address line 2

Mauldeth Road

Address line 3

Town/City

Stockport

County

Country

Postcode

SK4 3NW

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposed works

Renovations and extensions to existing semi-detached property including demolition and re-build of front raised dias to include interior space beneath and erection of two-storey rear extension, solar PV array to roof and some additional windows to existing property.

Has the work already been started without consent?

◯ Yes
⊘ No

Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The front dias is currently causing issues with damp into the front lower ground of the principle building. The intention is to take this element down, salvaging all original materials, then reinstate following comprehensive damp proofing underneath. Previous approval for this work has already been achieved in application reference: AVA/2025/0153. This application seeks only minor amendments to this aspect.

Materials

Does the proposed development require any materials to be used externally?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:
Coursed dressed and uncoursed Gritstone.

Proposed materials and finishes:
Coursed Gritstone.

Type:
Roof

Existing materials and finishes:
Slate.

Proposed materials and finishes:
Slate.

Type:
Windows

Existing materials and finishes:
uPVC (colour - white).

Proposed materials and finishes:
Flush casement heritage quality uPVC with wood grain effect (colour - light grey).

Type:
Doors

Existing materials and finishes:
Painted timber.

Proposed materials and finishes:
Painted timber/composite replica Victorian style.

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
Drystone.

Proposed materials and finishes:
Drystone.

Type:
Other

Other (please specify):
Gutters

Existing materials and finishes:
Mix of cast and uPVC.

Proposed materials and finishes:
Immitation cast iron (colour - black).

Type:
Other

Other (please specify):
Rooflights

Existing materials and finishes:
None.

Proposed materials and finishes:
Recessed conservation grade rooflights.

Type:
Other

Other (please specify):
PV panels

Existing materials and finishes:
None.

Proposed materials and finishes:
Recessed/integrated solar PV panels.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Design & Access Statement, 056_P03_Proposed plans, 056_P04_Proposed elevs.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- [ ] Yes
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [x] Yes
- [ ] No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- [ ] Yes
- [x] No

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Steps up to front entrance are being relocated to north-eastern-most corner of raised dias.

Parking

Will the proposed works affect existing car parking arrangements?

- [ ] Yes
- [x] No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

◯ Yes
⊘ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

◯ Yes
⊘ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☑ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

AVA/2025/0153

Date (must be pre-application submission)

01/04/2025

Details of the pre-application advice received

The chimney is considered to be significant to the history of the building and has value to the conservation areas character and setting. The chimney should be retained, the heritage officer has concluded that it can be propped internally to secure the weight and there is no justifiable reason for its removal.

The build material of the rear extension should be stone which is a prominent feature within the street scene. The prevailing character of the conservation area is stone with emphasis on gables and chimneys.

The rear extension shows subordination but sits flush with the rear elevation, this should be inset by 100mm. trying to tie in stone or abut this will be very difficult and will not look pleasing to the eye.

In regard to the windows the sizes should be kept similar. The side elevation where new windows will be fitted into the gable these should be of the same size as the ground floor window adjacent to the front door.

If an access door was to be fitted to the side elevation this could potentially be acceptable but would need to be set away from the corner further along the gable wall.

I note we did not discuss finished floor levels and that the plans state the utility room will be dug out, if this is still to take place sections will need to be shown to scale.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- [ ] The Applicant
- [x] The Agent

Title

Mr

First Name

Dan

Surname

Lancaster

Declaration Date

24/10/2025

- [x] Declaration made

Declaration

I/We hereby apply for Householder planning & demolition in a conservation area as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Dan Lancaster

Date

25/10/2025