S Gladwin
Chief Executive
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 Nigel Gunby
77 Ripley Road
Heage
Belper
Derbyshire
DE56 2HU
United Kingdom

Mr Jon Millhouse
Planning And Design Practice Ltd
3 Woburn House
Vernon Gate
Derby
DE1 1UL
United Kingdom

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 2015: ARTICLE 39

CERTIFICATE
OF
EXISTING LAWFUL USE OR DEVELOPMENT

The **Amber Valley Borough Council** hereby certify that on 22nd October 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 evidence which has been submitted confirms the use of the land as domestic curtilage for a continuous use for a period of 10 years and as such is lawful.

S Gladwin

Simon Gladwin

Chief Executive
Date

First Schedule

Lawful development certificate for the use of land as domestic curtilage associated with 77 Ripley Road

Second Schedule

77 Ripley Road Heage Belper

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
Site layout Plan	S47-3 001A-Rev A		20.10.2025

