Simon Gladwin
Chief Executive
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Mr Simon Denneny
Golden Valley Farm
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Horsley Woodhouse
Ilkeston
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DE7 6BA

Business Unit : **DEVELOPMENT CONTROL**
Our Ref : KATJAG-AVA/2025/0808
Your Ref : H3826
Date : 17 December 2025
Ask For : Katja Graham
Direct Dial : 01773 841595
Email : katja.graham@ambervalley.gov.uk

Dear Sir/Madam

Proposal **Application for a lawful development certificate for the proposed removal of an existing oak framed garden room attached to the East end of the original form of the host dwelling and replacement with a mono pitch partly glazed extension, that projects no further than the current structure and is the same depth as the original pre 1946 dwelling.**
Location **Golden Valley Farm Golden Valley Horsley Woodhouse**
Applicant **Mr Simon Denneny**

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 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 proposed development complies with the General Permitted Development Order, Schedule 2, Class A 2015.

Signed:



Simon Gladwin
Chief Executive
Date 17/12/2025

First Schedule

Application for a lawful development certificate for the proposed removal of an existing oak framed garden room attached to the East end of the original form of the host dwelling and replacement with a mono pitch partly glazed extension, that projects no further than the current structure and is the same depth as the original pre 1946 dwelling.

Second Schedule

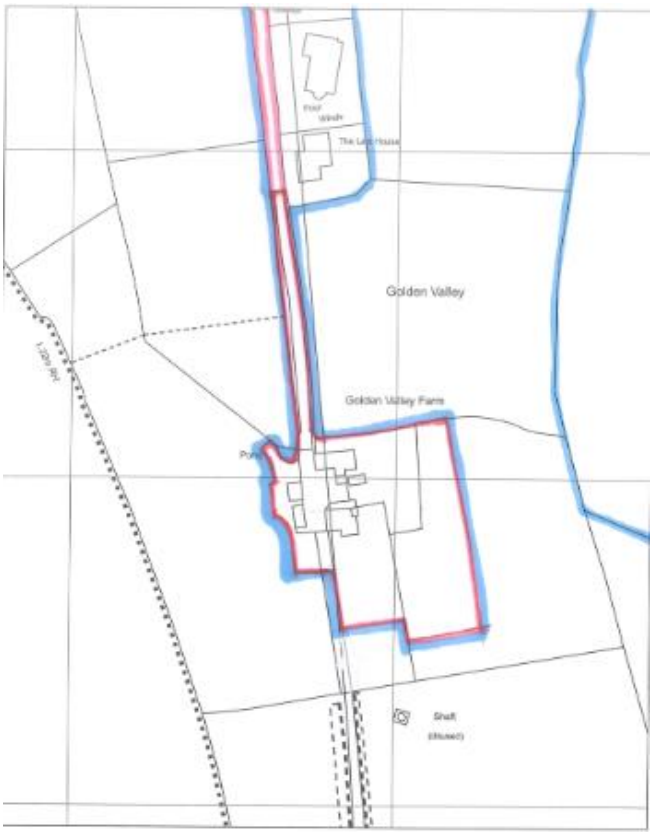
Golden Valley Farm Golden Valley Horsley Woodhouse

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	11611-102, 11611 103, 11611-100	-	17/11/2025
Site layout Plan	11611-104	-	17/11/2025


Golden Valley
Golden Valley Farm
Shaft