Simon Gladwin
Chief Executive
Development Management

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Business Unit : **DEVELOPMENT CONTROL**
Our Ref : REBECS-AVA/2025/0790
Your Ref :
Date : 23 December 2025
Ask For : Rebecca Godson
Direct Dial : 01773 841599
Email : rebecca.godson@ambervalley.gov.uk

Dear Sir

Proposal **Application for a Lawful Development Certificate for proposed use of the land for siting a mobile home for use ancillary to the main dwelling and the proposed mobile home meets the definition of a caravan as set out in the Caravan Sites Act 1968, and as amended in October 2006**
Location **55 Kilburn Lane, Openwoodgate, Belper, Derbyshire DE56 0SF**
Applicant **Spragg**

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 11 November 2025, 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):

The Local Planning Authority has not found sufficient evidence that the proposed mobile home would constitute operational development to justify refusal, nor any evidence that the accommodation would not be ancillary to the main dwelling, and therefore no material change of use would occur.

Signed:

Simon Gladwin
Chief Executive

Date 23.12.2025

First Schedule

Certificate of Lawful Development for the proposed use of the land for siting a mobile home for use ancillary to the main dwelling and the proposed mobile home meets the definition of a caravan as set out in the Caravan Sites Act 1968, and as amended in October 2006.

Second Schedule

55 Kilburn Lane, Openwoodgate, Belper, Derbyshire DE56 0SF

Notes

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 and Block Plans	1004	-	11.11.2025
Construction Method Statement	-	-	11.11.2025
Planning Statement	Dated September 2025	-	11.11.2025
Proposed Floor Plans	1001	-	11.11.2025
Proposed Elevations	1002	-	11.11.2025
Personal Statement	-	-	23.12.2025

