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 Thomas Hardwick
Hardwick Studio Architects Ltd
Office 1, Beehive Farm
Lullington Road
Rosliston
Swadlincote
Derbyshire
DE12 8HZ

Our Ref : LSP-PDR/2025/0057
Your Ref : H3176
Date : 06 January 2026
Ask For : Laura Anthony
Direct Dial : 01773 841506
Email : laura.anthony@ambervalley.gov.uk

Dear Mr Hardwick

Proposal	**Application to determine if prior approval is required for the conversion of redundant office spaces into required 4no. residential units (2no. 2-bed, 2no. 1-bed).**
Location	**23-29 High Street Alfreton**
Applicant	**Mr Shaun Hills**
Agent	**Mr Thomas Hardwick Hardwick Studio Architects Ltd Office 1, Beehive Farm Lullington Road**

Town and Country Planning (General Permitted Development Order) Order 2015, Schedule 2, Part 3, Class M Part A

I write further to your Prior Notification application of Prior Approval for the conversion of an a retail shop (A1) to residential use (C3) in accordance with Permitted Development Rights under Schedule 2, Part 3 Class M Part A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

The Order requires that for development under Class M (a – change of use) only, development is permitted subject to the condition that before beginning the development the developer must apply to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required to:

a) Transport and highways impact

b) Contamination risks

c) Flooding risks

d) Whether it is undesirable for the building to change its use to a dwelling as follows:

e) The design or external appearance of the building, and

f) The provision of adequate natural light in all habitable rooms of the dwellinghouses.

g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and

h) where the development involves the loss of services provided by a nursery or health centre, the impact on the local provision of the type of services lost.

I have assessed your proposal against the above criteria and can confirm that the change of use of the shop to a residential use for 4 self contianied flats would be Permitted Development. The development is permitted subject to the following condition:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with the requirements of Schedule 2, Part 3 Class M (a) and under Class M(b) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

2. Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

   Reason: To comply with the requirements of Schedule 2, Part 3 Class M (a) and under Class M(b) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Yours faithfully

S Gladwin
Chief Executive