Certificate of Lawful Development.

APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT FOR COMMENCEMENT OF MATERIAL START TO CARRY OUT THE DEVELOPMENT N ACCORDANCE WITH THE DEVELOPMENT PLANS AND FOLLOWING THE SIGNING OFF OF PLANNING CONDITIONS.

7 Gordon Road,
Swanwick,
Alfreton

Prepared by: JF Planning

December 2025

1.1 The statement supports the application for the lawful development certificate to confirm that a material start has been made in accordance with Planning applications AVA/2023/0785 (outline AVA/2020/1169). This statement is provided to confirm and evidence a material start has been made within the allocated time frame.

1.2 A material start to the development through a building operation amounting to the development of the access set out in planning application reserved matters AVA/2023/0785 (outline AVA/2020/1169) has been carried out. All conditions preventing the commencement of development have been signed off prior to the works being carried out.

1.3 Condition 1 of the granted permission AVA/2023/0785 requires that a material start is made within 2 years from 22/05/2024. I can confirm that in compliance with condition 1 a material start has been made meeting with the requirements set out within Section 56(4) of the Town and Country Planning Act 1990 (as amended). A material start was made on the 17/011/2025. The material operations including 4 (d) (d) any operation in the course of laying out or constructing a road or part of a road. I Jamie Foot of JF planning visited the site and assessed the works being carried out by the builder at the time of construction 18/11/2025 and post construction 5/12/2025. I can confirm that the access and entrance road way has been commenced. A building operation which amounted to part construction of the access road has been carried out including the laying of drainage and access entrance strip.

1.4 Photographic evidence, dated of the works commenced has been provided below.



Photographed on 18/11/2025



Photographed on 18/11/2025



Photographed on 18/11/2025



Photographed on 05/12/2025



Photographed on 05/12/2025



Photographed on 05/12/2025