From: Gilder, Craig
Sent: Fri, 13 Feb 2026 13:37:43 +0000
To: Development
Subject: Re: Planning Consultation - AVA/2026/0051

Good afternoon

I'm responding to the above listed application.

From the plans submitted I cannot foresee any housing standards related issues with this development.

One comment I would make is that as 3 of the bedrooms (Rooms 6,7 and 8) are more than 1 floor away from the kitchen; Amber Valley Borough Council's Amenities and Spaces Standard in HMO's guidance states that a dinning space must be provided next to ,or in the kitchen. Happy to discuss the details of this if needed.

I would ask that the developer bears this in mind when designing the kitchen.

Kind regards
Craig Gilder | Senior Environmental Health Officer (Housing)
Amber Valley Borough Council
Environmental Services, Town Hall, Ripley, Derbyshire, DE5 3BT
Email: craig.gilder@ambervalley.gov.uk | **Telephone**: 01773 841 433 **Mobile** 07771 555 068
www.ambervalley.gov.uk
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Making a Difference for Amber Valley

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From: development@ambervalley.gov.uk <development@ambervalley.gov.uk>
Sent: 10 February 2026 18:30
To: Gilder, Craig <Craig.Gilder@ambervalley.gov.uk>
Subject: Planning Consultation - AVA/2026/0051

Dear Sir/Madam

Consultee Type: Craig Gilder Housing Standards Flats
Our Ref: AVA/2026/0051

Proposal:

Loft conversion with front and rear dormers to form a 8 bed HMO property (may affect the setting of a listed building)

Development Type:
Minor other

Location:
15 Hall Street Alfreton Derbyshire DE55 7BT

Applicant:
Mr Sucha Landa
15 Hall Street Alfreton Derbyshire DE55 7BT

Agent:
Mr Neil Whitehead
15 Hall Street Alfreton Derbyshire DE55 7BT

Case Officer Details:
Name: Laura Anthony
Telephone: 01773 841506
E Mail: laura.anthony@ambervalley.gov.uk

I enclose details of this application and would be pleased to receive any comments you may have within the next 21 days.

The Application should be available to view on our website within the next 24 hours.

There is a comments button that you can click on to make comments regarding an application (please see the link below that will take you directly to this planning application) or alternatively you can send a direct email to development@ambervalley.gov.uk

https://www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/?appnumber=AVA-2026-0051

Please let the case officer know if you cannot reply by then.

Sarah Brooks
Planning Manager