S Gladwin
Chief Executive
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TOWN AND COUNTRY PLANNING ACT 1990

In pursuance of the powers vested in the Amber Valley Borough Council under the above Act and Orders and taking into account Government policy and guidance and the saved policies of the Adopted Amber Valley Borough Local Plan 2006, and with reference to your application (**Office Code: AVA/2025/0671**) which was valid on the 23 September 2025 for permission for **Extensions and conversion of existing attached garage and construction of new double garage with link to main house at Hilltop House Belper Lane Hilltop**

In the manner described in the application and shown on the accompanying plan(s) and drawing(s) **NOTICE IS HEREBY GIVEN** that permission for the proposed development is **REFUSED for the following reasons:**

Conditions/Reasons

1. The proposed development would result in harm to the Outstanding Universal Value (OUV) of the Derwent Valley Mills World Heritage Site (DVMWHS) by eroding the rural landscape that forms a key component of its setting. The scale, massing and design of the garage extension and link building would overwhelm the principal elevation of the existing dwelling and, in combination with the altered form of the host building, introduce an incongruous and visually intrusive block of built form at the entrance to the settlement. This location forms a principal approach into the World Heritage Site, and the proposed development would therefore cause clear perceptible harm to its setting.

   The site lies wholly within the designated Buffer Zone, where development is required to preserve and enhance the character and appearance of the World Heritage Site and its wider setting. The proposal fails to do so and is contrary to Policy EN29 of the Adopted Amber Valley Borough Local Plan (2006), which seeks to safeguard the OUV and setting of the DVMWHS.

Date : 26 February 2026

Signed

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Chief Executive

The harm to the World Heritage Site's OUV is assessed as 'less than substantial'. However, under paragraph 202 of the National Planning Policy Framework, such harm must be weighed against the public benefits of the proposal. In this case, the modest private benefits do not outweigh the identified heritage harm. Furthermore, the proposal conflicts with paragraph 215 of the NPPF, which requires great weight to be given to the conservation of designated heritage assets, and with Neighbourhood Plan for Belper policies NPP1 and NPP3, which seek to ensure development preserves landscape character and the setting of the DVMWHS.

Accordingly, the proposal is contrary to Policy EN29, paragraphs 202 and 215 of the NPPF, and Policies NPP1 and NPP3 of the Neighbourhood Plan for Belper.

2. The proposal would fundamentally erode the established character and appearance of the host dwelling and its contribution to the streetscene. The development would remove the defining qualities of the existing building and create a cluttered, ad hoc and visually confused frontage, dominated by vehicle parking and hardstanding rather than a clear and coherent principal elevation. The resulting design fails to create an appropriate relationship with the public realm and would not integrate positively with the surrounding townscape.

   The proposal therefore fails to achieve high quality design, does not respect the existing building's form or character, and does not contribute positively to local distinctiveness. As such, the development is contrary to Policy LS3 of the Adopted Amber Valley Borough Local Plan (2006), which requires development to preserve and enhance local character; and Regulation 22 Submitted Local Plan Policy EN15(a) and (b), which require good design, appropriate scale, and a positive response to context.

   The proposal also fails to accord with paragraphs 135, 137 and 139 of the National Planning Policy Framework, which require development to respond to local character, maintain a strong sense of place, and reinforce the existing pattern of development.

   Accordingly, the proposal represents poor design and is unacceptable in terms of its adverse impact on local rural character.

Notes
Attention is drawn to the attached notes:

In detail:

Date : 26 February 2026

Signed

Simon Gladwin
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The processing of this planning application has been undertaken in accordance with the requirements of the National Planning Policy Framework (NPPF) but the adverse and unacceptable impact on highway safety cannot be resolved through dialogue between the applicant and Local Planning Authority and would significantly and demonstrably outweigh the limited benefits when assessed against the NPPF policies taken as a whole.

Date : 26 February 2026

Signed

Simon Gladwin
Chief Executive

NOTES

1. **If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78/79 of the Town and Country Planning Act 1990, within twelve weeks of the date of this notice. The Secretary of State has power to allow a longer period for the giving of a notice but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been granted by the Local Planning Authority or could not have been so granted otherwise that subject to the conditions imposed on them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order.**
2. **If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County/District in which the land is situated, a purchase notice requiring that council to purchase his interests in the land in accordance with the provisions of Section 180 of the Town and Country Planning Act 1990.**
3. **In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 137 and 138 of the Town and Country Planning Act 1990.**
4. **This permission relates to planning controls only. Any other statutory consent necessary including submission under the building regulations must be obtained from the appropriate Authority.**
5. **If it is intended to give notice of appeal in accordance with Paragraph 1 above, this should be done on the appropriate form obtainable from:-**

   The Planning Inspectorate
   3/23 Hawk Wing, Temple Quay House,
   2 The Square
   Temple Quay
   Bristol
   BS1 6PN
   (Tel. No. 0117 372 8000)
   www.planning-inspectorate.gov.uk

6. **If the condition of consent or reasons for refusal, make reference to a Division of the Department, the appellant may, if he so wishes, require the attendance of a representative from the Department by notification to the Local Planning Authority. Such a representative would not be liable to cross-examination on questions of departmental policy, but only on matters of fact and expert opinion in relation to the appeal site.**
7. **Where a vehicle is habitually drive across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may after being given due notice by the appropriate authority, be required to pay the cost of construction of a carriage crossing or the strengthening of a footway, as the authority considers it necessary, or may be required to comply with conditions imposed by the authority.**
8. **In the case of building or premises to which the public are to be admitted whether on payment or otherwise, attention is drawn to Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and the associated Code of Practice (BS5810:1979). In the case of premises to which the Offices, Shops and Railway Premises Act 1963 or the Factories Act 1962 applies, attention is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act and to the same code of practice. In the case of Educational Buildings, attention is drawn to Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1978 and to the Design Note 18 "Access for the Physically Disabled Educational Buildings".**
9. **If the development site is crossed by an electric line or is within 15 metres (50ft) of the nearest part of a line (measure horizontally along the ground) or if there is reason to believe that it may be crossed by an underground electric cable, the applicant should contact the Electricity Board to ascertain if and what special safety precautions are necessary.**
10. **The grant of planning permission does not entitle developers to obstruct a public right of way. Development on so far as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under Section 247 and 257 of the Town and Country Planning Act 1990 for the diversion of extinguishment of the right of way has been made and confirmed.**