S Gladwin
Chief Executive
Development Management

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Mr Brett Needham
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18 Brookhill Leys Road
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Our Ref : LSP-PDR/2026/0007
Your Ref : 39681
Date : 7 April 2026
Ask For : Laura Anthony
Direct Dial : 01773 841506
Email : laura.anthony@ambervalley.gov.uk

Dear Sir/Madam

Proposal	**Application to determine if prior approval is required for Sub-division of existing bank to create 6 residential flats.**
Location	**National Westminster Bank Ltd 1 Chesterfield Road Alfreton**
Applicant	**Mr Craig McDaid**
Agent	**Mr Brett Needham Studio VII LTD 18 Brookhill Leys Road Eastwood**

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 existing bank (E) (commercial, business and service) 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. Development must be completed within a period of 3 years starting with the prior approval date.

   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. The development hereby permitted shall not commence until details of secure, covered cycle parking, provided at a rate of 1 cycle parking space per bedroom, have been first submitted to and agreed in writing by the Local Planning Authority. The cycle parking facilities shall be implemented as approved and shall be maintained for the life of the development.

   Reason: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (2024).

Yours faithfully

S Gladwin
Chief Executive