S Gladwin
Chief Executive
Development Management

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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 policies of the Amber Valley Borough Local Plan 2022-2040, and with reference to your application (**Office Code: AVA/2025/0752**) which was valid on the 28 October 2025 for permission for **Renovations and extensions to existing semi-detached property including demolition and re-build of front raised dais to include interior space beneath and erection of two-storey rear extension, solar PV array to roof and some additional windows to existing property. at Cartref Mill Lane Holloway**

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 **GRANTED subject to the following conditions:**

Conditions/Reasons

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 Section 91(1) of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out only in accordance with the details and specifications shown on drawings:
   Location Plan - SL-PR-01
   Proposed Elevations - 056 P-04
   Proposed Floor Plans - 056 P-03

   Received 25.10.2025

Date: 8 April 2026

Signed S Gladwin

Simon Gladwin
Chief Executive

Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policies H1, EN4 and EN15; of the Adopted Amber Valley Borough Local Plan 2022-2040.

3. The materials to be used in the development hereby permitted shall be:

   Welsh slate roof tiles
   UPVC windows in woodgrain finish - recessed 75mm, either flush casement or flush sliding sash style.
   Cast iron effect rainwater goods in black colour
   Recessed solar panels on integral trays - Panel colour to match roof slate.

   Reason: To ensure the satisfactory appearance of the completed development in accordance with policies EN4 and EN15; of the Adopted Amber Valley Borough Local Plan 2022 - 2040.

4. Throughout the construction phase, the approved sample stone panel shall be retained on site and used as the definitive reference for the colour, texture, and finish of all stonework. No stonework shall be installed that does not match the retained sample.

   Reason: To ensure the satisfactory appearance of the completed development in accordance with policies EN4 and EN15; of the Adopted Amber Valley Borough Local Plan 2022 - 2040.

5. The mortar used on the hereby permitted development shall be lime and matched to the existing dwelling as closely as possible.

   Reason: To ensure the satisfactory appearance of the completed development in accordance with policies EN4 and EN15; of the Adopted Amber Valley Borough Local Plan 2022 - 2040.

6. The repurposed coal doors servicing the basement bedroom windows on the principal elevation should be fixed to the building and shall not open outwards onto the highway.

   Reason: To ensure the doors do not swing out onto the highway and the development is in accordance with Saved Policy IN1; of the Adopted Amber Valley Borough Local Plan 2022 - 2040.

Date: 8 April 2026

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Notes
Attention is drawn to the attached notes:

1 Tree Protection Advisory Note

The property lies adjacent to Tree Preservation Order (TPO) 19, which includes a group of 19 Lime trees. Based on standard guidance, the Root Protection Area (RPA) has been calculated to extend approximately 10 metres from the main trunk of the nearest tree.

The Lime tree in question is situated on lower ground relative to the proposed property alterations. Given this elevation difference and the current plans, there appears to be no direct conflict with the tree or its RPA. However, caution is strongly advised during any excavation or groundworks near the edge of the RPA to avoid potential root disturbance. All works in proximity to the protected Lime should follow best practice guidance for working near RPAs, including hand digging where necessary and avoiding heavy machinery within the buffer zone.

2 In regard to Condition 5, the existing joints shall only be raked out to a depth of approximately 25mm and repointed to match the existing property.

Reasons for Permission

In granting permission for this development, the Borough Council has taken into account all material planning considerations arising from the views of statutory and other consultees and public representations about the application, Government guidance as detailed in the National Planning Policy Framework and relevant Neighbourhood Plans, and policies of the Amber Valley Borough Local Plan 2022-2040;

SS3 - Settlement Hierarchy
H1 - Housing Development Within Urban Areas &
EN4 - Heritage Assets
EN15 - Quality and Design of Development
IN1 - Transport

Date: 8 April 2026

Signed

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In detail:

The development complies with the provisions of the development plan for the locality and raises no unresolved issues in relation to privacy, amenity, sunlight/daylight, character and design, landscape or heritage features and highway safety.

The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. In accordance with Paragraph 39 of the NPPF the local planning authority has approached the decision-making process in a positive way to foster the delivery of sustainable development and has worked proactively with the applicant/agent to secure a development to improve the economic, social and environmental conditions of the area.

Date: 8 April 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.