DEVELOPMENT SERVICES
Town Hall Ripley
Derbyshire DE5 3BT
Tel: 01773 570222 Fax: 01773 841523
Minicom: 01773 841490
E-Mail: development@ambervalley.gov.uk
Web: www.ambervalley.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 142

Suffix:

Property Name: Woodbank House

Address Line 1: The Common

Address Line 2: Crich

Address Line 3: Derbyshire

Town/city: Matlock

Postcode: DE4 5BW

Description of site location must be completed if postcode is not known:

Easting (x): 435125

Northing (y): 353279

Description

Applicant Details

Name/Company

Title

Mr

First name

Nigel

Surname

Shaw

Company Name

Address

Address line 1

142 Woodbank House, The Common

Address line 2

Crich

Address line 3

Town/City

Matlock

County

Derbyshire

Country

Postcode

DE4 5BW

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

James

Surname

Boon

Company Name

James Boon Architects

Address

Address line 1

Cromford Creative

Address line 2

Cromford Mills

Address line 3

Mill Lane

Town/City

Cromford

County

Country

GB

Postcode

DE4 3RQ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposed works

Extension and renovation works to the Coach House at Woodbank House, Crich.

Has the work already been started without consent?

◯ Yes
⊘ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

◯ Don't know
◯ Grade I
◯ Grade II*
⊘ Grade II

Is it an ecclesiastical building?

◯ Don't know
◯ Yes
⊘ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

◯ Yes
⊘ No

Demolition of Listed Building

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- [x] Yes
- [ ] No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- [ ] Yes
- [x] No

b) Demolition of a building within the curtilage of the listed building

- [x] Yes
- [ ] No

c) Demolition of a part of the listed building

- [ ] Yes
- [x] No

Please provide a brief description of the building or part of the building you are proposing to demolish

The total volume of the host listed building (Woodbank House) is 700 m3. No part of this building shall be demolished as part of the proposed works.

The curtilage listed buildings affected by the works are the Coach House, the redundant privy and boundary wall.

The Coach House has a volume of 96 m3 of which approx 3 m3 shall require demolition works to complete the alteration works.
The redundant privy has a volume of approx 15 m3 which will be totally demolished to facilitate the construction of the extension.
Approx 7 m3 of the existing boundary wall shall also need to be demolished to facilitate the construction of the extension.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

It will be necessary to demolish part of the Coach House to form a new opening through this to the new extension. The floor will also need to be removed to allow underpinning works and a breathable insulation layer to be incorporated. The existing stone flags shall be put back once this has taken place. The redundant privy and part of the boundary wall shall need to be demolished to facilitate the construction of the extension to the Coach House. Further details are provided in the supporting Design and Heritage Statement.

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- [ ] Yes
- [x] No

Materials

Does the proposed development require any materials to be used?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
External walls

Existing materials and finishes:
Masonry

Proposed materials and finishes:
Masonry - type, tooling, colour & coursing to match existing. For further information please refer to the accompanying drawings and Design and Heritage Statement.

Type:
Roof covering

Existing materials and finishes:
Plain clay Rosemary tiles

Proposed materials and finishes:
Plain Clay Rosemary tiles to match existing to the Coach House Standing seam Zinc roofing to the extension. For further information please refer to the accompanying drawings and Design and Heritage Statement.

Type:
Rainwater goods

Existing materials and finishes:
None present

Proposed materials and finishes:
Coach House to be cast aluminium (black). Extension to be PPC aluminium in dark grey. For further information please refer to the accompanying drawings and Design and Heritage Statement.

Type:
Windows

Existing materials and finishes:
None present.

Proposed materials and finishes:
Coach House - timber windows with slimline type double glazed units in colour to match existing. Extension - PPC aluminium windows and rooflights with double glazed units. Colour to match existing.

Type:
External doors

Existing materials and finishes:
Timber - solid, vertical plank with dark green painted finish.

Proposed materials and finishes:
Timber - solid, vertical plank shutter doors (with dark green painted finish to match ext'g) set infront of PPC aluminium doors in colour to match existing. Extension - PPC aluminium doors in colour to match existing. For further information please refer to the accompanying drawings and Design and Heritage Statement.

Type:
Ceilings

Existing materials and finishes:
Timber - butter planks nailed to the underside of the roof structure

Proposed materials and finishes:
Coach House - Lime plaster finish over the new/existing roof structure on a breathable insulation layer. Extension - gypsum plaster finish to all ceiling areas. For further information please refer to the accompanying drawings and Design and Heritage Statement.

Type:
Internal walls

Existing materials and finishes:
Limewash on masonry

Proposed materials and finishes:
Coach House - Lime plaster finish on a breathable insulation layer Extension - gypsum plastered walls For further information please refer to the accompanying drawings and Design and Heritage Statement.

Type:
Floors

Existing materials and finishes:
Natural flagg stones

Proposed materials and finishes:
Coach House - the existing flag stone flooring is to be re-used Extension - floor finishes to be confirmed. For further information please refer to the accompanying drawings and Design and Heritage Statement.

Type:
Internal doors

Existing materials and finishes:
None.

Proposed materials and finishes:
Coach House and extension doors to be timber with a painted finish.

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
Masonry

Proposed materials and finishes:
Masonry in stone to match existing. Tooling to match existing For further information please refer to the accompanying drawings and Design and Heritage Statement.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Existing drawings:
2512 (02) 01 Existing Site Plan
2512 (02) 02 Existing Plan & Elevations
2512 (02) 03 Existing Sections & Elevations
2512 (02) 04 Site Location Plan
2512 (02) 05 Site Analysis
2512 (02) 06 Existing Elevations

Proposed drawings:
2512 (08) 01 Block Plan
2512 (08) 02 Proposed Plans & Roof
2512 (08) 03 Proposed Elevations
2512 (08) 04 Proposed Elevations
2512 (08) 05 Proposed Sections

Design and Heritage Statement - dated February 2026

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

◯ Yes
⊘ No

Is a new or altered pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

◯ Yes
⊘ No

Parking

Will the proposed works affect existing car parking arrangements?

◯ Yes
⊘ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

⊘ Yes
◯ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Please refer to tree 'T1' marked up on the accompanying 'Vegetation Plan' reference 2512 (08) 06. This tree is the only tree considered to be within a likely falling distance of the proposed development.

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

◯ Yes
⊘ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☑ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

ALEXS-COR/2025/0094

Date (must be pre-application submission)

28/10/2025

Details of the pre-application advice received

Overall, the advice provided was supportive of the application. Please refer to the details provided in the accompanying Design and Heritage statement.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

⊘ Yes
◯ No

Is any of the land to which the application relates part of an Agricultural Holding?

◯ Yes
⊘ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.**
**** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

James

Surname

Boon

Declaration Date

01/05/2026

☑ Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

James Boon

Date

15/05/2026