S Gladwin
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AMBER VALLEY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
SECTION 191 (as amended by section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING
(GENERAL DEVELOPMENT PROCEDURE) ORDER 2015: ARTICLE 39

CERTIFICATE
OF
EXISTING LAWFUL DEVELOPMENT

The **Amber Valley Borough Council** hereby certify that on the use described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate, was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

From the evidence submitted, it is considered that on the balance of probability, that the detached garage has been in situ for a period of four years before 25 April 2024, meaning it is immune from enforcement action. Therefore, a certificate of lawfulness should be given.

Signed:

S Gladwin

Simon Gladwin

Chief Executive
Date 19/05/2026

First Schedule

Application for a Lawful Development Certificate for an existing use in relation to the erection of garage in the curtilage of a Listed Building.

Second Schedule

70 Long Row Belper Derbyshire

Notes

1. This certificate is issued solely for the purpose of section 191 of the Town and Country Planning Act 1990 (as amended).

This decision is based on the following submitted plans/documents:

Plan Type	Reference	Version	Date Received
Elevations and floor plans	-	-	-
Site layout Plan	PP-14774251v1	-	23/03/2026
Planning Statement from ProView Planning – March 2026	-	-	23/03/2026

