S Gladwin
Chief Executive
Development Management

Town Hall
Ripley
Derbyshire DE5 3BT
Tel: 01773 570222
Email: enquiry@ambervalley.gov.uk
Web: www.ambervalley.gov.uk

Mr and Mrs Simon Armstrong
Mill House Church Lane
Mugginton
Ashbourne
Derbyshire
DE6 4PL

Mr John Church
John Church Planning Consultancy Ltd
Rose Lea, Church Lane, Rowsley
Church Lane
Rowsley
Matlock
Derbyshire
DE4 2EA

AMBER VALLEY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
SECTIONS 191 AND 192 (as amended by section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING
(GENERAL DEVELOPMENT PROCEDURE) ORDER 2015: ARTICLE 29

CERTIFICATE
OF
EXISTING LAWFUL USE OR DEVELOPMENT

The **Amber Valley Borough Council** hereby certify that on 3rd June 2026 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):

It is clear from the evidence submitted and confirmation from the council tax and billing department at Amber Valley Borough Council that the annex has been used as a separate dwelling house for 10 or more years.

S Gladwin

Simon Gladwin

Chief Executive
Date

First Schedule

Application for a Certificate of Lawfulness for the Use of detached outbuilding at Mill House as dwelling, known as Mill House Barn

Second Schedule

Mill House Church Lane Mugginton

Notes

1. This certificate is issued solely for the purpose of section 191/192 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
Site layout Plan			09.04.2026

