Simon Gladwin
Chief Executive
Development Management

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Mr Steve Hunt
Post Office
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DE56 1LH

Business Unit : **DEVELOPMENT CONTROL**
Our Ref : KATJAG-AVA/2026/0286
Your Ref : 22365
Date : 10 June 2026
Ask For : Katja Graham
Direct Dial : 01773 841595
Email : katja.graham@ambervalley.gov.uk

Dear Sir/Madam

Proposal **Certificate of lawfulness for proposed building work to create side gable wall on existing roof and the creation of rear flat roof dormer window for the proposed loft conversion along with 2x opening for rooflights to the front.**
Location **Post Office 58 Mill Lane Belper**
Applicant **Mr Steve Hunt**

AMBER VALLEY BOROUGH COUNCIL

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

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

General Permitted Development Order 2015

CERTIFICATE
OF
PROPOSED 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):

- The proposal complies with Schedule 2 Part 1 Class B of the General Permitted Development Order

Signed:



Simon Gladwin
Chief Executive
Date 10/06/2026

First Schedule

Certificate of lawfulness for proposed building work to create side gable wall on existing roof and the creation of rear flat roof dormer window for the proposed loft conversion along with 2x opening for rooflights to the front.

Second Schedule

Post Office 58 Mill Lane Belper

Notes

1. This certificate is issued solely for the purpose of section 191/192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operations is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

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

Plan Type	Reference	Version	Date Received
Elevations and floor plans	2204ML 001	-	06/05/2026
Site layout Plan			



Proposed Block Plan (1:500)