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AMBER VALLEY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
SECTIONS 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 USE

The **Amber Valley Borough Council** hereby certify that on 30th January 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:

The evidence/information provided by the applicant demonstrates clearly and unambiguously the land/buildings contained in the Plan were used for ancillary and incidental residential use in relation to the residential building known as Tudor Lodge for a continuous period of more than 10 years.

S Gladwin

Simon Gladwin

Chief Executive
Date 17/06/2026

First Schedule

Application for a Lawful Development Certificate for an existing use of outbuilding as incidental residential use.

Second Schedule

Tudor Lodge Drive 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).

FIRST SCHEDULE

Use of the building stated in the Second Schedule and outlined in red on the attached Plan for ancillary and incidental residential use in connection with the residential building known as Tudor Lodge. In particular for private garage, utility space and a garden tool store use.

SECOND SCHEDULE

Stone Arch Building at Tudor Lodge, Lodge Drive, Derbyshire, Belper, DE56 2TP

Notes:

For avoidance of doubt, lawfulness of use specified in the First Schedule extends to the extent of use of the Stone Arch Building and not the roof area.

1. **This certificate is issued solely for the purpose of section 191 of the Town and Country Planning Act 1990**

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.**

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

Plan Type	Reference	Version	Date Received
Elevations and floor plans	2513 02 (12)	-	30/01/2026
Site layout Plan	2513 (02) 02	A	30/01/2026

