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

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning 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: 103

Suffix:

Property Name:

Address Line 1: High Street

Address Line 2:

Address Line 3: Derbyshire

Town/city: Alfreton

Postcode: DE55 7DP

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

Easting (x): 441178

Northing (y): 355792

Description:

Applicant Details

Name/Company

Title

Mr

First name

Axel

Surname

Gossart

Company Name

Address

Address line 1

9 Charles Avenue, Chilwell

Address line 2

Beeston

Address line 3

Town/City

Nottingham

County

Country

GB

Postcode

NG9 5EE

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- [x] Yes
- [ ] No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The proposal is to install 2 new windows at ground-floor level on the rear elevation of the existing commercial premises at 103 High Street, Alfreton.
The purpose of the windows is to improve natural light and ventilation to the rear part of the commercial unit so the space is more practical and usable for commercial/business purposes.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The proposal is considered to fall within Schedule 2, Part 7, Class A of the GPDO 2015. Class A allows alterations to commercial, business and service premises, subject to the relevant limits and conditions. The proposed works comply because they are ground-floor alterations to an existing Class E commercial premises and would be used as part of that commercial premises.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Select the use class that relates to the existing or last use.

E(g)(i) - Offices - Except where not suitable in a residential area

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(g)(i) - Offices - Except where not suitable in a residential area

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposed rear ground-floor windows are modest and practical alterations to the existing commercial unit. They would improve the natural light, ventilation and usability of the rear part of the premises for commercial/business use. The works would not affect the shopfront, would not be visible from the main road frontage, would not create an extension, and would not change the use of the property. For these reasons, the applicant respectfully asks Amber Valley District Council to confirm that the proposed works are lawful under permitted development rights (Schedule 2, Part 7, Class A of the GPDO 2015) and to issue a Lawful Development Certificate for Proposed Development.

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?

- [ ] Yes
- [x] No

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
- [x] No

Interest in the Land

Please state the applicant's interest in the land

◯ Owner
◯ Lessee
◯ Occupier
⊘ Other

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

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

Have they been informed of the application?

⊘ Yes
◯ No

Declaration

I/We hereby apply for Lawful development: Proposed use 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

Axel Gossart

Date

08/07/2026