S Gladwin
Chief Executive
Development Management

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TOWN AND COUNTRY PLANNING ACT 1990

In pursuance of the powers vested in the Amber Valley Borough Council under the above Act and Orders and taking into account Government policy and guidance and the policies of the Amber Valley Borough Local Plan 2022-2040, and with reference to your application (**Office Code: AVA/2025/0526**) which was valid on the 23 July 2025 for permission for **Proposed demolition of coach store, replacement extension, new porch, alteration of flat-roofed building and restoration and addition of windows and doors at Firs Farm Nether Lane Hazelwood**

In the manner described in the application and shown on the accompanying plan(s) and drawing(s) **NOTICE IS HEREBY GIVEN** that permission for the proposed development is **GRANTED subject to the following conditions:**

Conditions/Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason To comply with the requirements of Section 91(1) of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out only in accordance with the details and specifications shown on the amended drawings:

   2430_004 Proposed Block Plan Rev F
   2430_005 Proposed Site Plan Rev F
   2430_015 Proposed Ground Floor Plan Rev J
   2430_016 Proposed First Floor Plan Rev H
   2430_017 Proposed Elevations Rev J

Date: 7 August 2026

Signed

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2430_018 Proposed Elevations Rev J
2430_030 Proposed Ground Floor Finishes Rev A
2430_040 Proposed Parapet Details

received on 02.06.2026; and

2430_050 Windows and Doors - Main House EW-01 Rev A
2430_051 Windows and Doors - Main House EW-02 Rev A
2430_052 Windows and Doors - Main House EW-03 Rev A
2430_053 Windows and Doors - Main House EW-04 Rev A
2430_054 Windows and Doors - Main House EW-05 Rev A
2430_055 Windows and Doors - Main House EW-06 Rev A
2430_056 Windows and Doors - Main House EW-07 Rev A
2430_057 Windows and Doors - Main House EW-08 Rev A
2430_058 Windows and Doors - Main House EW-09 Rev A
2430_059 Windows and Doors - Main House EW-10 Rev A
2430_060 Windows and Doors - Main House EW-11 Rev A
2430_061 Windows and Doors - Main House EW-12 Rev A
2430_062 Windows and Doors - Main House EW-13 Rev A
2430_063 Windows and Doors - Main House EW-14 Rev A
2430_064 Windows and Doors - Main House EW-15 Rev A
2430_065 Windows and Doors - Main House EW-16 Rev A
2430_066 Windows and Doors - Main House EW-17 Rev A
2430_067 Windows and Doors - Main House EW-18 Rev A
2430_068 Windows and Doors - Main House EW-19 Rev A
2430_069 Windows and Doors - Main House EW-20 Rev A
2430_070 Windows and Doors - Main House EW-31 Rev A
2430_071 Windows and Doors - Main House EW-32 Rev A
2430_072 Windows and Doors - Main House ED-01 Rev B
2430_073 Windows and Doors - Main House ED-02 Rev B
2430_074 Windows and Doors - Main House ED-03 Rev B
2430_075 Windows and Doors - Main House ED-04 Rev B

received on 31.03.2026.

Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policies EN4, EN10 and EN15 of the Adopted Amber Valley Borough Local Plan 2022-2040.

3. A Level 3 Historic England Building Record shall be undertaken for the Farmhouse (coach-house and flat roofed extension).

Date: 7 August 2026

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A. No development shall take place until a written scheme of investigation (WSI) for historic building recording has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:
o the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
o the programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material.

B. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: In order to provide an historic record of the built heritage of the site in accordance with policy EN6 of the Adopted Amber Valley Local Plan 2022-2040.

4. Prior to commencement of development, full detailed sections through the porch roof at a scale of 1:5 showing the supporting post and struts / brackets, joints and method of construction, trussed roof construction, and fascia / bargeboards / verge of the porch shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the agreed details.

   Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policy EN4 of the Adopted Amber Valley Borough Local Plan 2022-2040.

5. Prior to commencement of development, full details of all cast metal rainwater goods, including the manufacturer / source for the hoppers, manufacturer's details and sections of rainwater pipes, method of fixing and paint finish and colour to the flat roof, extension and porch shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the agreed details.

   Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policy EN4 of the Adopted Amber Valley Borough Local Plan 2022-2040.

6. Notwithstanding the hereby approved drawings, all new cast-metal gutters shall be fixed on rise-and-fall brackets unless otherwise agreed in writing with the Local Planning Authority.

Date: 7 August 2026

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Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policy EN4 of the Adopted Amber Valley Borough Local Plan 2022-2040.

7. Prior to commencement of development, samples of stone for the parapet coping and new extension and a specification for new coursed stone, including heights of coursing, source of stone and a lime mortar specification shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the agreed details.

   Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policy EN4 of the Adopted Amber Valley Borough Local Plan 2022-2040.

8. Prior to any alterations to the flat roof, full details of the proposed finish, all materials, specification and flashings to the new flat roof, accompanied by working construction drawings at a scale of no less than 1:5, shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with these details.

   Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policy EN4 of the Adopted Amber Valley Borough Local Plan 2022-2040.

9. Prior to commencement of development, samples of the proposed roof tiles, which shall be either a reclaimed Staffordshire blue plain clay tile or a new Dreadnought blue plain clay tile, shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out using the approved materials.

   Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policy EN4 of the Adopted Amber Valley Borough Local Plan 2022-2040.

10. The verge to the pitched roof of the new stone extension shall be finished in a plain close mortared verge without the use of bargeboards.

    Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policy EN4 of the Adopted Amber Valley Borough Local Plan 2022-2040.

Date: 7 August 2026

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11. Prior to commencement of the demolition of the coach-house, detailed drawings at a scale of no less than 1:10 of the glazed link and the glazed window openings shall be submitted to and approved in writing by the Local Planning Authority; this shall include: vertical and horizontal sections through the masonry openings, lintel, the depth of rebate for the window, details of the specification for all windows, including sub-cills, and details of the roof glazing for the link structure. The development shall be carried out in accordance with the agreed details.

    Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policy EN4 of the Adopted Amber Valley Borough Local Plan 2022-2040.

12. Prior to the demolition of the coach-house, full details of the specification for the proposed 'conservation rooflight' shall be submitted to and approved in writing by the Local Planning Authority; this shall include sections through the roof and the flashing demonstrating that the rooflight will be finished flush with the plane of the tiled roof. The development shall be carried out in accordance with the agreed details.

    Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policy EN4 of the Adopted Amber Valley Borough Local Plan 2022-2040.

13. The development hereby permitted shall be carried out only in accordance with the details and specifications set out in the Arboricultural Survey Report and Method Statement (produced by John Booth Arboricultural Consultants, January 2025) received on 22.07.2025.

    Reason: To ensure that the trees on the site are satisfactorily protected during the period when construction works take place on the site in accordance with policy EN7 of the Adopted Amber Valley Borough Local Plan 2022-2040

14. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping. All planting, seeding or turfing indicated on the approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Date: 7 August 2026

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Reason: To ensure the satisfactory overall appearance of the completed development and to help assimilate the new development into its surroundings in accordance with policy EN7 of the Adopted Amber Valley Borough Local Plan 2022-2040.

15. Prior to the installation of external lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the Local Planning Authority to safeguard bats and other nocturnal wildlife. Such approved measures will be implemented in full.

    Reason: To ensure the development does not have an adverse impact upon species specifically protected under the schedules of the Wildlife and Countryside Act 1981 in accordance with saved policies EN8 and EN9 of the Adopted Amber Valley Borough Local Plan 2022-2040.

16. Prior to building works commencing, a bat and bird box plan shall be submitted to and approved in writing by the Local Planning Authority. Such approved measures will be implemented in full and maintained for the life of the development.

    Reason: In the interests of ensuring measurable net gains to biodiversity in accordance with policy EN8 of the Adopted Amber Valley Borough Local Plan 2022-2040, and in accordance with the National Planning Policy Framework and Schedule 7A Town and Country Planning Act (inserted by the Environment Act 2021).

Notes
Attention is drawn to the attached notes:

1 Based on the information provided, roosting bats are considered unlikely to pose a constraint to the development. However, individual bats can roost in small cavities / crevices (~1cm in width), and works should proceed with caution and vigilance for unexpected bat presence. If bats are subsequently discovered, work should cease, and further advice be sought from a suitably qualified ecologist or organisation without delay.

No building works shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist no more than 48 hours prior to clearance. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

2 The lighting strategy required by Condition 15 should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of lightspill to any sensitive ecological

Date: 7 August 2026

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zones/features. The Strategy should refer to Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023) and explain how proposals have been designed in compliance with this document.

3 The bat and bird box plan required by Condition 16 should incorporate roosting opportunities for bats within the converted building, in line with recommendations made in the Preliminary Roost Assessment produced by Wildlife Consultants (July 2025).

A minimum of two universal nest boxes (swift bricks) shall also be incorporated, close to eaves level and avoiding south-facing elevations.

A statement of good practice including photographs shall be submitted to the local planning authority, demonstrating that the enhancements have been selected and installed in accordance with the approved Plan.

Reasons for Permission

In granting permission for this development, the Borough Council has taken into account all material planning considerations arising from the views of statutory and other consultees and public representations about the application, Government guidance as detailed in the National Planning Policy Framework and relevant Neighbourhood Plans, and policies of the Amber Valley Borough Local Plan 2022-2040;

SS1 - Presumption in favour of Sustainable
SS3 - Settlement Hierarchy
SS9 - Countryside
H3 - Adjacent to Other Villages & Settlements
EN1 - Climate Change
EN4 - Heritage Assets
EN6 - Archaeology
EN7 - Landscape Character & Features
EN8 - Biodiversity
EN9 - Biodiversity Gains
EN10 - Pollution
IN1 - Transport

In detail:

The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. In accordance with Paragraph 39 of the NPPF the local planning authority has approached the decision-making process in a positive way to foster the delivery of

Date: 7 August 2026

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sustainable development and has worked proactively with the applicant/agent to secure a development to improve the economic, social and environmental conditions of the area.

The development complies with the provisions of the development plan for the locality and raises no unresolved issues in relation to privacy, amenity, sunlight/daylight, character and design, landscape or heritage features and highway safety.

Date: 7 August 2026

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NOTES

1. **If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78/79 of the Town and Country Planning Act 1990, within twelve weeks of the date of this notice. The Secretary of State has power to allow a longer period for the giving of a notice but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been granted by the Local Planning Authority or could not have been so granted otherwise that subject to the conditions imposed on them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order.**
2. **If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County/District in which the land is situated, a purchase notice requiring that council to purchase his interests in the land in accordance with the provisions of Section 180 of the Town and Country Planning Act 1990.**
3. **In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 137 and 138 of the Town and Country Planning Act 1990.**
4. **This permission relates to planning controls only. Any other statutory consent necessary including submission under the building regulations must be obtained from the appropriate Authority.**
5. **If it is intended to give notice of appeal in accordance with Paragraph 1 above, this should be done on the appropriate form obtainable from: -**

   The Planning Inspectorate
   3/23 Hawk Wing, Temple Quay House,
   2 The Square
   Temple Quay
   Bristol
   BS1 6PN
   (Tel. No. 0117 372 8000)
   www.planning-inspectorate.gov.uk

6. **If the condition of consent or reasons for refusal, make reference to a Division of the Department, the appellant may, if he so wishes, require the attendance of a representative from the Department by notification to the Local Planning Authority. Such a representative would not be liable to cross-examination on questions of departmental policy, but only on matters of fact and expert opinion in relation to the appeal site.**
7. **Where a vehicle is habitually drive across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may after being given due notice by the appropriate authority, be required to pay the cost of construction of a carriage crossing or the strengthening of a footway, as the authority considers it necessary, or may be required to comply with conditions imposed by the authority.**
8. **In the case of building or premises to which the public are to be admitted whether on payment or otherwise, attention is drawn to Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and the associated Code of Practice (BS5810:1979). In the case of premises to which the Offices, Shops and Railway Premises Act 1963 or the Factories Act 1962 applies, attention is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act and to the same code of practice. In the case of Educational Buildings, attention is drawn to Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1978 and to the Design Note 18 "Access for the Physically Disabled Educational Buildings".**
9. **If the development site is crossed by an electric line or is within 15 metres (50ft) of the nearest part of a line (measure horizontally along the ground) or if there is reason to believe that it may be crossed by an underground electric cable, the applicant should contact the Electricity Board to ascertain if and what special safety precautions are necessary.**
10. **The grant of planning permission does not entitle developers to obstruct a public right of way. Development on so far as it affects a right of way, should not be started, and the right of way should be**

kept open for public use, until the necessary order under Section 247 and 257 of the Town and Country Planning Act 1990 for the diversion of extinguishment of the right of way has been made and confirmed.