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 Ross Bhardwaj
4 Brothers Properties Ltd
Brothers House
98-100 Wilsthorpe Road
Long Eaton
Nottingham
NG10 3LE

Mr David Brotherhood
Paul Gaughan Building Consultants Limited
Unit E14
Langham Park Ind Est, Lows Lane
Stanton By Dale
Ilkeston
DE7 4RJ

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/2026/0366**) which was valid on the 11 June 2026 for permission for **Change of use of former office building & car park to create self-storage building Class E (B8 storage) along with drive up storage units and containers at Asher House Asher Lane Business Park Asher Lane Hammersmith.**

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 DB/RB/26/255/02 Rev B and DB/RB/26/255/01 Rev A received on 02.07.2026

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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 EN15 of the Amber Valley Borough Local Plan 2026.

3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details and/or samples of the materials and finishes to be used for the external elevations and roof of the proposal, and the development shall be carried out with those materials.

   Reason: To ensure the satisfactory appearance of the completed development in accordance with policy EN15 of the Adopted Amber Valley Borough Local Plan 2026.

4. The development hereby permitted shall not be brought into use until the access, parking, and turning facilities have been provided as shown on drawing number DB/RB/26/255/01 Rev A to the satisfaction of the Local Planning Authority. Such facilities shall be maintained for the life of the development.

   Reason: To ensure conformity with submitted details and in the interest of highway safety.

5. The development hereby permitted shall not be brought into use until sheltered, secure, and accessible cycle parking has been provided as shown on drawing RHC-26-095-01 (Appendix D of the Highway Technical Note). The cycle storage facility shall be maintained for this purpose for the life of the development.

   Reason: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (2024).

6. Other than during the development/construction phase, Heavy Goods Vehicles (HGVs) with a maximum weight exceeding 3.5 tonnes shall be permitted on site only between 07:00 and 19:00 daily.

   Reason: To protect the amenity of the surrounding area in accordance with policy EN10 of the Adopted Amber Valley Borough Local Plan 2026.

7. The site shall be secured at all times with access available only via a secure gate code. The site shall be monitored by a member of staff and CCTV at all times.

   Reason: To protect the amenity of the surrounding area in accordance with policy EN10 of the Adopted Amber Valley Borough Local Plan 2026.

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8. No additional permanent external lighting shall be operated until full details of its design, location, illuminance levels, orientation and operating times have first been agreed with the Local Planning Authority. All works shall be fully implemented in accordance with the approved scheme before use commences.

   Reason: To protect the amenity of the surrounding area in accordance with policy EN10 of the Adopted Amber Valley Borough Local Plan 2026.

Notes

Attention is drawn to the attached notes:

1 An application site within a defined coal mining High Risk Area is at risk from hazards associated with coal and coal mining. Wherever coal resources and/or coal mine features are present, particularly at shallow depth, there is potential for mine gas exposure. The risk of exposure to mine gas is greater where there is evidence of shafts, adits, voids, fractures, fissure, faults or otherwise unconsolidated ground. Should an application site in a High Risk Area overlay identified, shallow mine workings (<30m bgl) or deeper workings in association with shifts/adits or discontinuous geology, the applicant is advised to seek further technical advice and to consider whether the risks posed by mine gas should be re/evaluated.

Reasons for Granting 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 the policies of the Amber Valley Borough Local Plan 2022-2040:

SS1 - Presumption in favour of Sustainable
ED1 - Development Within Existing Business &
EN15 - Quality and Design of Development
EN10 - Pollution
EN11 - Derelict, Unstable & Contaminated Land
EN8 - Biodiversity
IN1 - Transport

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In detail:

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

The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. In accordance with DM3 of the NPPF.

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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 six months 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. **Cadent Gas own and operate the gas infrastructure within the area of your development. Contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com. Alternatively you can register on www.beforeyoudig.nationalgrid.com**
3. **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.**
4. **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.**
5. **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.**
6. **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

7. **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.**
8. **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.**
9. **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".**
10. **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.**
11. **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.