S Gladwin
Chief Executive
Development Management

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Mr Adam Wilson
Wilson Architects Ltd
15 Newland
Lincoln
LN1 1XG

Our Ref : CG-PDR/2026/0027
Your Ref :
Date : 10 September 2026
Ask For : Carol Grant
Direct Dial : 01773 841506
Email : carol.grant@ambervalley.gov.uk

Dear Mr Wilson,

Proposal	**Application to determine if prior approval is required for a proposed conversion of part of first and second floor into 4no. one bedroom flats including new stairwell under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**
Location	**28 Market Street Heanor Derbyshire DE75 7NR**
Applicant	**Mr Rhys Wright**
Agent	**Wilson Architects Ltd**

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2 Part 3 Class (MA)

Amber Valley Borough Council as Local Planning Authority hereby grants Prior Approval for the development described in the submitted application and any subsequent details. The Prior Approval is subject to the compliance with the following conditions:

1. The development shall be completed within three years of the date of this decision.

Reason: To comply with the requirements of MA.2 (d) Class MA, Part 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

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

Location Plan Drg no 26-014-P-001

Proposed First and Second Floor Plans Drg no 26-014-P-110B

Proposed Elevations Drg no 26-014-P-120

Reason: To ensure that the development takes the form envisaged by the Local Planning Authority

Advisory Notes

1. If any unforeseen contamination is found during excavations Environmental Health must be notified immediately. This may include obvious visual or olfactory residues, asbestos including asbestos containing materials such as roofing, buried drums, drains, interceptors, additional fuel storage tanks or any other unexpected hazards that may be discovered during site works. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

2. In order to reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during construction, work on site should not occur outside the following hours: -

Monday - Friday - 7.30 a.m. - 18.00 p.m.,

Saturday - 8.30 a.m. - 13.00 p.m.

No work on Sundays & Bank Holidays.

3.The development is within the town centre area and will subject to reasonable disturbance from noise, dust, odour, vibration and light associated with the existing town centre activities, including from patrons, pedestrians and vehicles. Such activities may extend throughout the day and night time period.

Yours faithfully,

S Gladwin
Chief Executive