Simon Gladwin
Executive Director (Operations)
Development Management

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Web: www.ambervalley.gov.uk

Mr P Harwood-Stone
Harwood-Stone Design
81A Newbold Road
Newbold
S41 7PU

Business Unit : **DEVELOPMENT CONTROL**
Our Ref : Carol G - AVA/2026/0450

Your Ref :
Date : 14 September 2026
Ask For : Carol Grant
Direct Dial : 01773 841343
Email : carol.grant@ambervalley.gov.uk

Dear Paul,

Proposal **Application for a Lawful Development Certificate for proposed conversion of an existing building to a House in Multiple Occupation for up to 6 persons (C4 HMO)**

Location **36 High St, Heanor, Derbyshire DE75 7EX**
Applicant **Tom Miller**
Agent **Harwood Stone Design**

AMBER VALLEY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
SECTIONS 191 AND 192 (as amended by section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) 2015: ARTICLE 39

General Permitted Development Order 2015

CERTIFICATE
OF
PROPOSED LAWFUL USE OR DEVELOPMENT

The **Amber Valley Borough Council** hereby certify that on 10 September 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 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The proposed development by conversion of the existing dwelling for use by up to six people sharing communal facilities is considered to be permitted development in accordance with the provisions of Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Signed:



Simon Gladwin
Executive Director (Operations)
Date

First Schedule

Application for a Lawful Development Certificate for proposed conversion of an existing building to a House in Multiple Occupation for up to 6 persons (C4 HMO)

Second Schedule

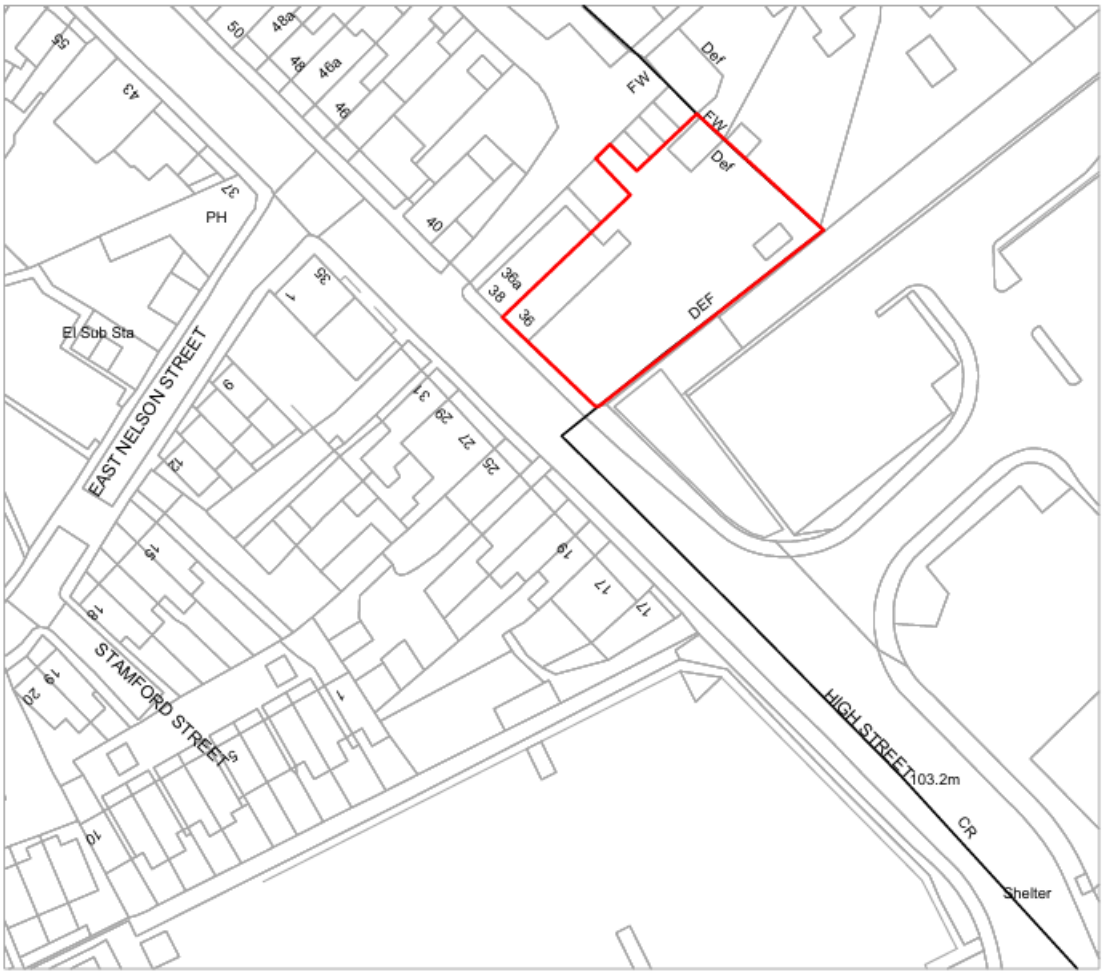
36 High St, Heanor, Derbyshire DE75 7EX

Notes

1. This certificate is issued solely for the purpose of section 191/192 of the Town and Country Planning Act 1990 (as amended).
2. 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.
3. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operations is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

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

Plan Type	Reference	Version	Date Received
Elevations	26/041		29.07.2026
Floor plans	26/042		29.07.2026
Location Plan	26/043		29.07.2026


EAST NELSON STREET
STAMFORD STREET
HIGH STREET
PH
El Sub Sta
FW
Def
DEF
36a
38
36
40
103.2m
CR
Shelter