**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

Mrs Alice Taylor
Brown House Farm
Barnsley Lane
Ashleyhay
Matlock
Derbyshire
DE4 4AH

# 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/2026/0423**) which was valid on the 21 July 2026 for permission for **Variation of condition 2 of AVA/2025/0441 for changes to ground levels at Brown House Farm Barnsley Lane Ashleyhay.**

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 works for which this consent is granted shall be begun before the expiration of three years from 19.11.2025

   **Reason:** To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) 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 following drawings:
   Drawing 868-05 Rev B, 868-16, and 868-17 received 20.06.2025.
   Amended drawings 868-09 Rev D, sheet 1-6 door details and sheet 1-4 window casements received on 24.10.2025.
   Amended drawings 868-34 Rev A, 868-35, 868-36, 868-33 Rev B, 868-31, and 868-07 Rev C and
   internal door specification document received 02.10.2025.

Date : 14 September 2026

Signed

Simon Gladwin
Chief Executive

H25/868 Rev D - Proposed Site Plan – 21.07.2026

**Reason**: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building in accordance with policy EN24 of the Adopted Amber Valley Borough Local Plan 2006.

3. Notwithstanding drawing 868-37 the repositioned window in the lean-to extension shall be the stone mullioned window incorporating diamond lattice leaded light currently located in the hall.

   **Reason**: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building in accordance with policy EN4 of the Adopted Amber Valley Borough Local Plan 2022-2040

4. Notwithstanding the roof plan shown on drawing 868-37 the roof lights shall be flush fitting below the plane of the roof, details of which shall be submitted and approved in writing with the Local Planning Authority prior to installation. The development shall be carried out with the approved details.

   **Reason**: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building in accordance with policy EN4 of the Adopted Amber Valley Borough Local Plan 2022-2040

5. A sample panel of re-laid red and black clay tiles shall be provided on site and approved in writing by the Local Planning Authority prior to re-plastering of the walls. The development shall be carried out with the approved details

   **Reason**: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building in accordance with policy EN4 of the Adopted Amber Valley Borough Local Plan 2022-2040

6. Notwithstanding the hereby approved drawings, prior to commencement of development, full construction drawings of the new roof to the hereby approved porch shall be submitted to and approved in writing by the Local Planning Authority. The details shall show a section through the eaves, and a section through the roof, showing the build-up, insulation, and roof finish, and details of the rainwater goods, (which shall be cast-iron), treatment of verge, and all flashings. The development shall be carried out with the approved details

Date : 14 September 2026 Signed

S Gladwin

Simon Gladwin
Chief Executive

**Reason**: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building in accordance with policy EN4 of the Adopted Amber Valley Borough Local Plan 2022-2040

7. Notwithstanding the hereby approved drawings, full construction drawings of the masonry of the hereby approved porch shall be submitted to and approved in writing by the Local Planning Authority. The details shall provide both a section through the masonry showing the position of the door relative to the external masonry, with the proposed door and a detail of its lintel / wallplate / eaves, and an elevation of the proposed coursed stone to the west elevation of the porch. The development shall be carried out with the approved details

   **Reason**: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building in accordance with policy EN4 of the Adopted Amber Valley Borough Local Plan 2022-2040

8. Prior to commencement of development samples of walling stone and roof materials for the new masonry porch shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out with the approved details

   **Reason**: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building in accordance with policy EN4 of the Adopted Amber Valley Borough Local Plan 2022-2040

9. The hereby approved stone retaining wall shall be a drystone construction, using local stone, unless otherwise agreed in writing with the Local Planning Authority.

   **Reason**: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building in accordance with policy EN4 of the Adopted Amber Valley Borough Local Plan 2022-2040

10. Prior to commencement of development roofing materials and walling materials for the new carport shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out with the approved details

    **Reason**: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building in accordance with policy EN4 of the Adopted Amber Valley Borough Local Plan 2022-2040

11. Notwithstanding the hereby approved drawings, full construction drawings of the new roof to the rear store shall be submitted to and approved in writing by the Local Planning Authority. The details shall provide a section through the eaves, a section

Date : 14 September 2026 Signed

Simon Gladwin
Chief Executive

through the roof, showing the build-up, insulation, form and material of the roof substrate, as well as the sedum finish, and details of the rainwater goods, which shall be cast-iron. The development shall be carried out with the approved details.

**Reason**: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building in accordance with policy EN4 of the Adopted Amber Valley Borough Local Plan 2022-2040

**Notes**

**Attention is drawn to the attached notes:**

**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:

**In detail:**

The development complies with the provisions of the development plan for the locality and raises no unresolved issues in relation to the protection and enhancement of features at the site of architectural and historic importance.

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 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.

Date : 14 September 2026 Signed

Simon Gladwin
Chief Executive

**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.**