Simon Gladwin
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Development Management

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Charles Nash
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Business Unit : **DEVELOPMENT CONTROL**
Our Ref : KATJAG-AVA/2026/0524
Your Ref : 1986
Date : 25 September 2026
Ask For : Katja Graham
Direct Dial : 01773 841595
Email :katja.graham@ambervalley.gov.uk

Dear Sir/Madam

Proposal **Application for a Lawful Development Certificate for a proposed installation of 16 solar PV panels**
Location **Doun Lodge Horsley Road Horsley**
Applicant **Charles Nash**

AMBER VALLEY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
SECTION 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 DEVELOPMENT

The **Amber Valley Borough Council** hereby certify that on 25/09/2026 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 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

The proposal complies with Schedule 2 Part 14 Class A of the General Permitted Development Order subject to the following:

- As no sectional plans were submitted with the application showing the solar photovoltaic panels in situ within the roof, it is not possible to assess the projection against Part 14 Class A of the GPDO. Therefore, subject to panels not protruding further than 0.2 metres beyond the roof slope when measured from the perpendicular

with the external surface of the pitched roof slope, it is considered acceptable and a Certificate of Lawfulness can be granted.

Signed:



Simon Gladwin
Chief Executive
Date 25/09/2026

First Schedule

Application for a Lawful Development Certificate for a proposed installation of 16 solar PV panels

Second Schedule

Doun Lodge Horsley Road Horsley

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. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under section 172 of the 1990 Act on that date.
3. 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.
4. 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	Versio	Date Received
Elevations and floor plans	Elevations as Proposed J-D326420E – 05 Roof Plan as Proposed J-D326420E – 06	- -	10/08/2026 10/08/2026
Site layout Plan	J-D326420E - 01	-	10/08/2026


The Knoll
Greenways
Farm
Well
The Willows
Sabele
Overdale
Green Acres
Doun Lodge
Abbey Farm
Slurry Bed
Path (um)
War Memi
THE DOVECOTE
FTL
71.6m
91.7m
The
Path (um)
Cottage
Cottage
95.7m
Horsley C of E (C)
CHURCH STREET
99.7m
99.4m
St Clement's Church
Luccombe House
Horsley Village Hall
The Gables
El Sub Sta
Recreation Ground
Play Area
FRENCH LANE
The Cottage
The Sycamores
Horsley
Pond