S Gladwin
Chief Executive
Development Management

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Ms Charis Anderson
8 Herbert Road
London
SW19 3SH

Our Ref : CG-PDR/2026/0032
Your Ref :
Date : 29 September 2026
Ask For : Carol Grant
Direct Dial : 01773 841506
Email : carol.grant@ambervalley.gov.uk

Dear Ms Anderson,

Proposal	**Application to determine if prior approval is required for a change of use of part of the existing three-storey mid-terrace building from Class E to Class C3, provision of 2 self-contained residential units (1x1-bedroom flat at first floor rear, and 1x 2-bedroom duplex flat at first floor front and second floor)**
Location	**103 High Street Alfreton Derbyshire DE55 7DP**
Applicant	**Mr Axel Gossart**
Agent	**Ms Charis Anderson**

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 & Block Plans Drg no Sheet 1A
Proposed First Floor Plans Dr g no Sheet 3 A
Proposed Second Floor Plans Drg no Sheet 4 A
Proposed Roof Plan, Drg no Sheet 5 A
Proposed Elevations Drg no Sheet 7A

Received on 4th September 2026.

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

3. The development hereby permitted shall not be occupied until the provision of secure, covered, and accessible cycle parking, and bin storage/collection facilities have been provided.

Reason: In the interest of highway safety and furthering travel by sustainable modes.

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