**S Gladwin**
**Chief Executive**
**Development Management**

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# TOWN AND COUNTRY PLANNING ACT 1990

## (PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) 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/2026/0535**) which was valid on the 26 August 2026 for permission for **Conversion of 2 no. curtilage listed redundant agricultural barns into 2 no. holiday lets including part demolition and rebuild of the south-east, south-west gable end walls and part of the north-west side wall of the smaller of the twin span barns at The Stackyard Dethick**

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:**

1. The works for which this consent is granted shall be begun before the expiration of three years from the date of this consent. 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 amended drawings:
Proposed Elevations – un-numbered
Proposed floor plan – un-numbered

Received on 20th August 2026

Drawing no11612-08 received on 23.01.2026 and additional amended drawings 11612-06A, 11612-07A and Valian Air source heat pump details received 25.02.2026.

Date: 13 October 2026

Signed

Simon Gladwin
Chief Executive

Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policy EN4 of the Adopted Amber Valley Borough Local Plan 2026.

3. Notwithstanding the submitted details, full details of the lime mortar pointing for all buildings shall be submitted to and approved in writing by the Local Planning Authority. This shall be based on 1-metre square trial pointing panels undertaken on site. The development shall be undertaken in accordance with the approved details.

Reason: To ensure the works are carried out in the best interests of the long-term preservation of the historic buildings on accordance with policy EN4 of the Adopted Local Plan 2026.

4. Notwithstanding the submitted details, full details of the ventilation of the buildings, including all means of mechanical extraction and, if appropriate, Mechanical Ventilation with Heat Recovery (MVHR), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken fully in accordance with the approved details.

Reason: To ensure the works are carried out in the best interests of the long-term preservation of the historic buildings on accordance with policy EN4 of the Adopted Local Plan 2026.

5. Notwithstanding the submitted details, and prior to occupation, full details of the internal treatment of the solid fuel burning stove, including the provision of any baffle / additional internal walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken fully in accordance with the approved details.

Reason: To ensure the works are carried out in the best interests of the long-term preservation of the historic buildings on accordance with policy EN4 of the Adopted Local Plan 2026.

6. Notwithstanding the submitted details, the estate fencing to be erected on site as a property boundary division shall be IAE Sterndale, unless otherwise agreed with the Local Planning Authority.

Reason: To ensure the works are carried out in the best interests of the long-term preservation of the historic buildings on accordance with policy EN4 of the Adopted Local Plan 2026.

Date : 13 October 2026

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7. Prior to the construction of the internal wall and fire break with the adjoining property, full details of the internal wall and provision for the repair of the existing stone buttress and supporting wall to the tie beam shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken fully in accordance with the approved details.

Reason: To ensure the works are carried out in the best interests of the long-term preservation of the historic buildings on accordance with policy EN4 of the Adopted Local Plan 2026.

8. The repair of the roof structure, and all structural repairs, as shown on drawings Proposed Elevations – un-numbered
Proposed floor plan – un-numbered
Received on 20th August 2026 shall be undertaken fully in accordance with those approved details.

Reason: To ensure the works are carried out in the best interests of the long-term preservation of the historic buildings on accordance with policy EN4 of the Adopted Local Plan 2026.

9. Prior to the commencement of development, a detailed specification and sectional drawings for the roof to the Threshing Barn shall be submitted to and approved in writing by the Local Planning Authority; this shall include but not be limited to:

- Full size sections through the roof showing all methods of insulation and internal finishes,
- Details of rafters, including any replacement rafters,
- Details and sectional drawings through the eaves, showing wall-plate, any additional battens / fillets,
- Ventilation with all air gaps and vapour checks,
- Sarking boards or sarking felt, if appropriate, and provisions for bats,
- Details of all flashings at the junction with the existing adjoining corrugated sheet roof to the north and the wall abutments with the attached buildings (B2) to the south.

The development shall be undertaken fully in accordance with the approved details.

Reason: To ensure the works are carried out in the best interests of the long-term preservation of the historic buildings on accordance with policy EN4 of the Adopted Local Plan 2026.

Date : 13 October 2026

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10. The development shall be undertaken fully in accordance with the approved detailed drawings by Boam Joinery Ltd sheets 1-7 (received 11.09.2026) which provide 1:10 elevations and full-size sections through all new or replacement windows and doors and the information provided on the letter dated 08.10.2026 which provides details of the depth of outer reveals and all cills.

Reason: To ensure the works are carried out in the best interests of the long-term preservation of the historic buildings on accordance with policy EN4 of the Adopted Local Plan 2026.

11.Prior to the commencement of the adaptation and conversion works, full details of the internal and external floor make-up to all ground level rooms shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following:
• A sectional drawing to scale showing details of recycled foam glass and a build-up of all levels and materials including at the junction with the external walls
• Sectional drawings through the threshing barn to show both the internal finished floor levels and the external finished ground levels, and any mitigation measures to prevent penetrating damp
• Details of the reinstatement of stone flags, including any stone flags found on excavating the threshing barn floor.

The development shall be undertaken fully in accordance with the approved details.

Reason: To ensure the works are carried out in the best interests of the long-term preservation of the historic buildings on accordance with policy EN4 of the Adopted Local Plan 2026.

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

1. In relation to condition 3 the existing pointing undertaken on the ranges of farm buildings is not acceptable as sample panels.

**Reasons for 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 relevant Neighbourhood Plans, and policies of the Amber Valley Borough Local Plan 2022-2040;

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EN4 – Heritage Assets

**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.

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**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 twelve weeks 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. **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.**
3. **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.**
4. **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.**
5. **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**

6. **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.**
7. **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.**
8. **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".**
9. **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.**
10. **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.**