S Gladwin
Chief Executive
Development Management

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Mr Matt Smith
The Stackyard
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Matlock
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DE4 5QF

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/2026/0534**) which was valid on the 20 August 2026 for permission for **Variation of condition 2 of AVA/2025/0367 to Conversion of 2 no. curtilage listed redundant agricultural barns into 2 no. holiday lets at The Stackyard Dethick 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:**

Conditions/Reasons

1. The development hereby permitted shall be begun before the expiration of three years from 31st March 2026

   Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning 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

   Drg 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.

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Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policies EN15 and 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.

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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:
   o Full size sections through the roof showing all methods of insulation and internal finishes,
   o Details of rafters, including any replacement rafters,
   o Details and sectional drawings through the eaves, showing wall-plate, any additional battens / fillets,
   o Ventilation with all air gaps and vapour checks,
   o Sarking boards or sarking felt, if appropriate, and provisions for bats,
   o 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.

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

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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.

12. Prior to the commencement of works, a Barn Owl survey should be undertaken by a suitably qualified person (ecologist) no more than 3 days before development commences. The survey must identify the status of barn owl occupation and provide recommendations of required mitigation measures.
    The results of the Survey, shall be accompanied by a Species Enhancement Plan, including *an integral or external nesting feature installed within the property to provide nesting provision for Barn Owls* submitted to and approved in writing by the Local Planning Authority. Approved measures shall be implemented in full and maintained thereafter. The Plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:
    - 2 x universal nest boxes / swift boxes on buildings at eaves level avoiding southern elevations
    - External bat boxes on buildings
    - an integral or external nesting feature installed within the property to provide nesting provision for Barn Owls details of which should be provided prior to any above ground development commencing.

    Reason: To improve the biodiversity of the local area in accordance with policy EN8 of the Adopted Amber Valley Borough Local Plan 2026.

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13. The conversion of Buildings B1 and B2 shall be in line with the following mitigation licence which has been obtained from Natural England.
Licence ref: 2026-90811-EPS-MIT
Date Issued: 17.08.2026
Valid from: 18.08.2026
Expiry date:15.11.2031
Works shall proceed strictly in accordance with the approved mitigation, which should be based on the proposed measures outlined in Phase II Bat Survey Report produced by BJ Collins (October 2025) and amended as necessary based on any further correspondence with Natural England or update surveys. Such approved mitigation will be implemented in full in accordance with the timetable of works included within the licence and followed thereafter. A copy of the results of any monitoring works will be submitted to the Local Planning Authority.

    Reason: To ensure the development does not have an adverse impact upon species specifically protected under the schedules of the Wildlife and Countryside Act 1981 in accordance with policy EN8 and to improve the biodiversity of the local area in accordance with policy EN8 of the Adopted Amber Valley Borough Local Plan 2026.

14. The Development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on drawing 11612-08.

    Reason: To ensure conformity with submitted details in accordance with policy IN1 of the Adopted Local Plan 2026.

15. Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the Local Planning Authority to safeguard bats and other nocturnal wildlife. The lighting shall be undertaken fully in accordance with the approved details.

    Reason : To ensure the development does not have an adverse impact upon species specifically protected under the schedules of the Wildlife and Countryside Act 1981 in accordance with policy EN8 and to improve the biodiversity of the local area in accordance with policy EN13 of the Adopted Amber Valley Borough Local Plan 2026.

16. The development shall be carried out in accordance with the approved phase 1 / desktop investigation and risk assessment (PHASE 1 GEOENVIRONMENTAL DESK STUDY**,** Earth Environmental & Geotechnical Ltd September 2026)

    1. The development hereby permitted must not be occupied or first brought into use until the site has been remediated in accordance with the approved RMS and a written

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Verification Report (VR) confirming that all measures outlined in the approved RMS have been successfully carried out and completed has been submitted to and agreed in writing by the Local Planning Authority.

The results of the investigation(s) shall be provided to and approved by the Local Planning Authority.

Reason: In order to ensure the safety of the development, in accordance with paragraphs 183 and 184 of the National Planning Policy Framework.

17. The approved written scheme of investigation (**Archaeological Project Design Historic Building Recording (Level 3) & Archaeological Monitoring and Recording** – **Archaeological Research Services Ltd June 2026**) for both historic building recording and archaeological monitoring for the programme and methodology for the site investigation and recording is agreed and includes the nomination of a competent person(s) or organisation to undertake the agreed works. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI.
o The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material shall be reported to the Local Planning Authority. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the approved document.

Reason: To ensure that any features of archaeological/historic interest are protected and recorded in accordance with policy EN6 of the Adopted Amber Valley Borough Local Plan 2026.

18. The living unit(s) hereby approved shall be used as holiday accommodation only and shall not be occupied as permanent residential accommodation independent of the tourism industry. No unit(s) shall be occupied continuously by any person for a period exceeding 21 days in any calendar year.

Reason: This accommodation is only acceptable having regard to the Local Planning Authority's policies for tourism and the protection of the countryside. By its location, design and level of amenity provision it would not normally be acceptable for permanent residential use in accordance with policy ED8 of the Adopted Amber Valley Borough Local Plan 2026.

19. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, including all boundary treatments. All planting, seeding or turfing indicated on the approved landscaping

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scheme shall be carried out prior to the development being brought into use. Any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the satisfactory overall appearance of the completed development and to help assimilate the new development into its surroundings in accordance with policy EN15 of the Adopted Amber Valley Borough Local Plan 2006.

Notes
Attention is drawn to the attached notes:

1. In relation to condition 16 regarding the outcome of the phase 1 report:- The investigations and risk assessments must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' or any subsequent guidance which replaces it and must be undertaken by competent persons.
2. No building conversion shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist no more than 48 hours prior to clearance. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.
3. In regard to condition 15 details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers should be submitted. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of lightspill to any sensitive ecological zones/features. The Strategy should refer to Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023) and explain how proposals have been designed in compliance with this document. Such approved measures will be implemented in full.
4. In relation to condition 3 the existing pointing undertaken on the ranges of farm buildings is not acceptable as sample panels.
5. Due to the nature of farms it would be advised to keep a watching brief for potential hotspots of contamination and assess for visual/olfactory evidence of contamination during any groundworks. If any unforeseen contamination is found during

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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. NPPF s.197: Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

6. Barn owls get extra legal protection against disturbance when nesting under Schedule 1 of the Wildlife & Countryside Act 1981. Barn Owls are afforded a special level of protection against intentional or reckless disturbance whilst nesting

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:

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In detail:

The development complies with the provisions of the development plan for the locality and raises no unresolved issues in relation to the location of the site, privacy, amenity, character and design, landscape or heritage features and highway safety.

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 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.