**Simon Gladwin**
**Chief Executive**
**Development Management**

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Derbyshire DE5 3BT
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Email: enquiry@ambervalley.gov.uk
Web: www.ambervalley.gov.uk

Mr Ben Tee
242 Cromford Road
Langley Mill
Nottingham
Derbyshire
NG16 4HB

Business Unit: **DEVELOPMENT CONTROL**
Our Ref: KATJAG-AVA/2026/0577
Your Ref: 2249
Date: 12 October 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 proposed construction of 4m rear single storey extension to detached dwelling** |
| **Location** | **242 Cromford Road Langley Mill Derbyshire** |
| **Applicant** | **Mr Ben Tee** |

**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 USE OR DEVELOPMENT**

The **Amber Valley Borough Council** hereby certify that on 12/10/2026 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 proposed development complies with the General Permitted Development Order, Schedule 2, Class A (enlargement of a dwellinghouse) 2015.

Signed:



Simon Gladwin
***Chief Executive***
Date 12/10/2026

**First Schedule**

**Application for a Lawful Development Certificate for proposed construction of 4m rear single storey extension to detached dwelling**

**Second Schedule**

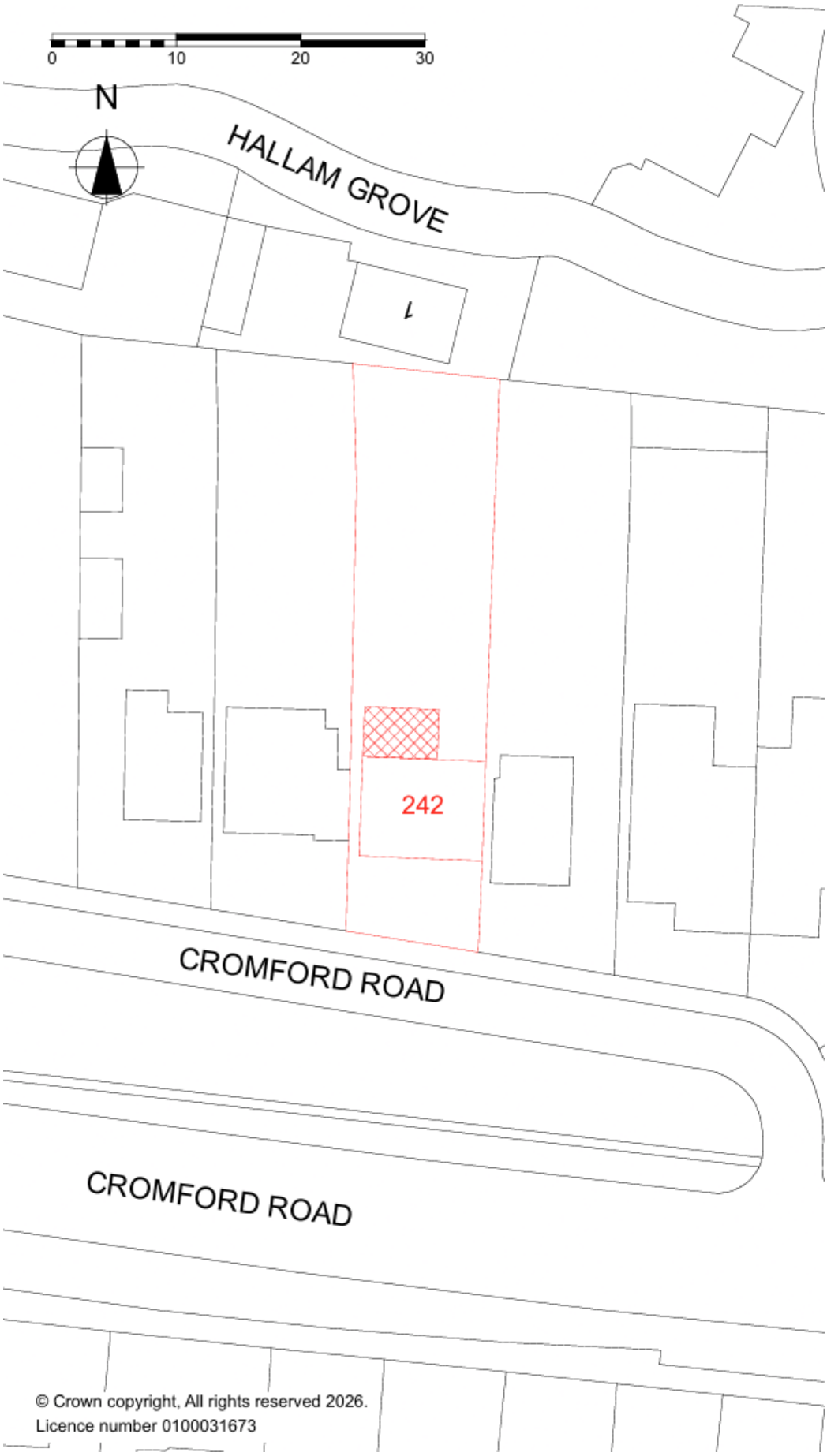
**242 Cromford Road Langley Mill Derbyshire**

**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 | Version | Date Received |
|---|---|---|---|
| Elevations and floo plans | 26/0901 – 201<br>26/0901 – 202<br>26/0901 – 401 | -<br>-<br>- | 14/09/2026<br>14/09/2026<br>09/09/2026 |
| Site layout Plan | 26/0901 – 001 | - | 14/09/2026 |

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