Simon Gladwin
Executive Director (Operations)
Development Management

Town Hall
Ripley
Derbyshire DE5 3BT
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Email: enquiry@ambervalley.gov.uk
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Julie Mccann
21 Bowler Street
Ripley
Derbyshire
DE5 8HZ

Business Unit: **DEVELOPMENT CONTROL**
Our Ref: ALEXS-AVA/2026/0628
Your Ref:
Date: 9 October 2026
Ask For : Alex Shaw

Email : alex.shaw@ambervalley.gov.uk

Dear Mrs Mccann,

Proposal	**Application for a Lawful Development Certificate for a proposed detached garage.**
Location	**21 Bowler Street Ripley Derbyshire**
Applicant	**Julie Mccann**

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 9.10.2026 the development 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, is lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

The application complies with the provisions of Town and Country Planning (General Permitted Development) England) Order 2015 Schedule 2, Part 1, Class C and is therefore permitted development.

Signed:

S Gladwin

Simon Gladwin
Chief Executive
Date 9.10.2026

First Schedule

Application for a Lawful Development Certificate for a proposed detached garage.

Second Schedule

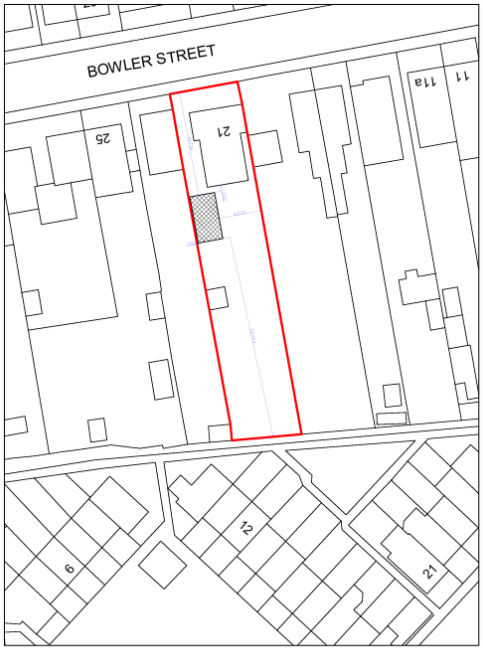
21 Bowler Street Ripley Derbyshire

Notes

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the development 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 development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any development 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	2221BS 001 Rev C	V1	07.09.2026
Site layout Plan	2221BS 001 Rev C	V1	07.09.2026



Proposed Block Plan (1:500)