



PLANNING

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 191

as amended by section 10 of the
Planning and Compensation Act 1991

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT
PROCEDURE) ORDER 1995

ARTICLE 24

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

The Dacorum Borough Council hereby certify that on 7 January 1998 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto 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:

The use of the land edged red as residential garden is lawful within the meaning of s.191(2)(a) of the Town and Country Planning Act 1990 because this use has been in existence for more than ten years and the time within which enforcement action could be taken, as referred to in s.171B(3) of the 1990 Act, has expired.

Signed:

Director of Planning

On behalf of Dacorum Borough Council

Date: 26 February 1998

Reference: 4/0011/98LDE

FIRST SCHEDULE

The use of the land referred to in the Second Schedule as residential garden.

SECOND SCHEDULE

Mauldens End, Hogpits Bottom, Flaunden, Hemel Hempstead, Herts.

Notes

1. This Certificate is issued solely for the purpose of section 191 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 operation 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.