



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0212/93

T Hopcroft
Willow Farm
Cote
Bampton
Oxon
OX18 2EG

Faulkners
49 High Street
Kings Langley
Herts
WD4 9HU

DEVELOPMENT ADDRESS AND DESCRIPTION
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6 St Albans Hill, Hemel Hempstead, Herts

(CERTIFICATE OF LAWFUL DEVELOPMENT) USE OF PREMISES AS OFFICES

Your application for a *lawful development certificate* dated 15.02.1993 and received on 16.02.1993 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 26.04.1993

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/0212/93

Date of Decision: 26.04.1993

The land edged red on Plan No. 2 comprises a single planning unit which has been used for a period in excess of ten years for the purposes of a plumber's business. Although the use of the land for such purposes has included incidental and ancillary uses, such as office, workshop, storage and vehicle parking, none of these uses has constituted a primary use in its own right, nor have separate planning units been established consisting of these individual uses.

The use of the land and buildings for a plumber's business constituted a composite or mixed use, and this primary use of the land does not fall within any of the use classes set out in the Town and Country Planning (Use Classes) Order 1987.