



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
ORDER 1988

ARTICLE 26A

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

The Dacorum Borough Council hereby certify that on 7 March 1994 the operations 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 were lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

The works referred to at (a) and (b) of the First Schedule constitute permitted development by virtue of Class A of Part 2 of Schedule 2 to the Town and Country Planning General Development Order 1988 (as amended).

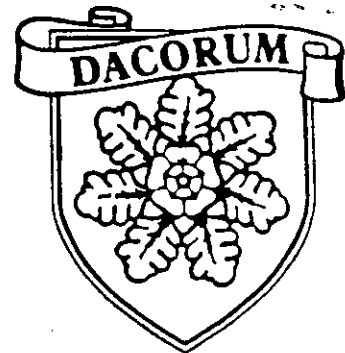
Signed:

Director of Planning

On behalf of Dacorum Borough Council

Date: 18 May 1994

Reference: 4/0314/94



FIRST SCHEDULE

Within the curtilage of Keepers Cottage, The Green, Little Gaddesden, in the position shown by a blue line on Plan 1 attached to this certificate, the carrying out of the following:

- (a) erection of a brick boundary wall, 1.4 m tall at its highest point, as shown on Drawing No. 12/01 attached to this Certificate; and
- (b) erection of a wooden panelled fence, 1.8 m tall at its highest point, and such fence being attached to the brick wall in (a) above.

SECOND SCHEDULE

The land and buildings (comprising a dwellinghouse and its curtilage) at Keepers Cottage, The Green, Little Gaddesden and outlined in red on Plan 1 attached to this Certificate.

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 operations specified in the First Schedule taking place on the land described in the Second Schedule were lawful, on the specified date and, thus, were 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 operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operation 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.