

Date
Your Ref 18 June 1999
Our Ref
Contact 4/00735/99/TCA
Extension Teresa Mattick
2521

BARROW & HOLDING
58 GLEBVIEW ROAD
HEMEL HEMPSTEAD
HERTS
HP1 1TB



DACORUM BOROUGH COUNCIL

twinned with Neu-Isenburg
Germany

Civic Centre Hemel Hempstead
Herts HP1 1HH
(01442) 228000 Switchboard
(01442) 228521 Directline

Dear Sir/Madam

**WORKS TO TREES IN THE CONSERVATION AREA:
52 CROSS OAK ROAD, BERKHAMSTED, HERTS, HP4 3HZ**

Thank you for your letter of 21 April 1999 notifying the Borough Council of your intention to carry out the above works.

The Council have no objections to your proposals for the following reasons:

1. The trees have no amenity value and are not worthy of preservation by way of a Tree preservation Order.
2. The two Norway Spruce trees have stem diameters which are less than 75 mm, and they, together with the hedges, are therefore exempt from the notification requirements.

This decision, which was made on 11 June 1999, allows you to progress these works.

Yours faithfully

Director of 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

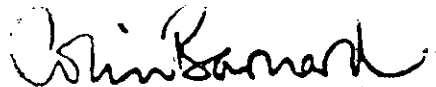
ARTICLE 24

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT
for existing use or development

The Dacorum Borough Council hereby certifies that on 21 April 1999 the matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged red and blue 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 property known as Harford House, Cheverells Green, Markyate, Hertfordshire has been occupied in breach of the conditions referred to in the First Schedule hereto for more than ten years and the time within which enforcement action could be taken, as set out in s.171B (3) of the 1990 Act, has expired.

Signed:



Director of Planning

On behalf of Dacorum Borough Council

Date: 30 June 1999

Reference: 4/00736/99/LDE

FIRST SCHEDULE

THE OCCUPATION OF THE BUILDING REFERRED TO IN THE SECOND SCHEDULE BELOW WITHOUT COMPLIANCE WITH CONDITION 3 OF PLANNING PERMISSION 4/1126/76 GRANTED ON 9 DECEMBER 1976 AND CONDITION 3 OF PLANNING PERMISSION 4/0686/77 GRANTED ON 28 JULY 1977

SECOND SCHEDULE

HARFORD HOUSE, CHEVERELLS GREEN, MARKYATE, ST. ALBANS, HERTS, AL3

Notes

1. This Certificate is issued solely for the purposes of section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the matter 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 matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any matter which is materially different from that described or which relates to any 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.