



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 13 May 1997 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 were 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 Furze Cottage, Wick Road, Wigginton has been occupied in breach of Condition 2 attached to planning permission 4/1101/76 granted on 18 November 1976 for a period of more than ten years. The use of the property for the purposes set out in the First Schedule is therefore lawful within the meaning of s.191(2)(a) of the Town and Country Planning Act 1990 because it 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: 21 November 1997

Reference: 4/0763/97LDE

FIRST SCHEDULE

The occupation of the building referred to in the Second Schedule below without compliance with Condition 2 of planning permission 4/1101/76 granted on 18 November 1976.

SECOND SCHEDULE

The land edged red on the 1/2500 scale plan, attached to this Certificate, comprising Furze Cottage, Wick Road, Wigginton, Hertfordshire.

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.