



TOWN AND COUNTRY PLANNING ACT 1990.

SECTION 192

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 proposed use or development

The Dacorum Borough Council hereby certify that on 4 May 1999 the use and 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 would have been lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

- (1) *Both the existing use and the proposed use fall within Class C3 of the Town and Country Planning (Use Classes) Order 1987 and therefore no material change of use is proposed.*
- (2) *Under Section 55(2)(a) of the Town and Country Planning Act 1990, the carrying out for the maintenance, improvement or other alteration of any building or works which:*
 - (i) affect only the interior of the building, or*
 - (ii) do not materially affect the external appearance of the building;**does not involve development of land.*

Signed:

Director of Planning

On behalf of Dacorum Borough Council

Date: 11 June 1999

Reference: 4/0821/99

FIRST SCHEDULE

Use of building as a five bedroomed dwellinghouse and internal alterations as shown on Drawing No. 4132/A.

SECOND SCHEDULE

67 St Agnells Lane, Hemel Hempstead, Herts.

Notes

1. This Certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use and operations specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date, and, thus, would not have been 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 and operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use and operations which are materially different from those described or which relate 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.