

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 5 October 1992 the matters 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:

1. The change of use referred to at paragraph 1 of the First Schedule does not constitute development within the meaning of Section 55 of the Town and Country Planning Act 1990 (as amended).
2. The works referred to at paragraphs 2(a) and 2(b) of the First Schedule constitute permitted development by virtue of Class E of Part 1 of Schedule 2 to the Town and Country Planning General Development Order 1988 (as amended).

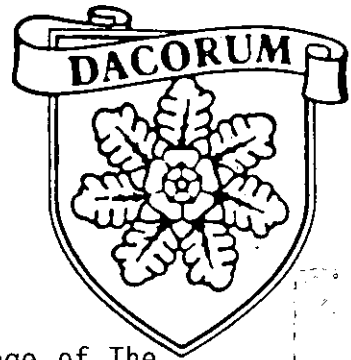
Signed:

Director of Planning

On behalf of Dacorum Borough Council

Date: 13 January 1993

Reference: 4/1262/92



FIRST SCHEDULE

1. The use of the existing stables within the curtilage of The Barn, Hogpits Bottom, Flaunden as an ancillary residential annex whilst the land remains in single family occupation as a single planning unit.
2. Works to the existing stables within the curtilage of The Barn, Hogpits Bottom, Flaunden (and shown on Drawing No. 351/D/SK.2 attached to this Certificate) comprising of:
 - (a) the formation of new doors and windows in the west elevation
 - (b) alterations to the interior of the building.

SECOND SCHEDULE

The land and buildings (comprising a dwellinghouse and its curtilage) at The Barn, Hogpits Bottom, Flaunden and edged red on Plan Reference 4/1262/92LD (1:2500 scale)

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 matters 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 matters 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 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.