



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1280/96

F Oakley
35 Ringshall
Little Gaddesden
Berkhamsted
Herts
HP4 1ND

Mr P. Burdess
31 Ringshall
Little Gaddesden
Berkhamsted
Herts
HP4 1ND

DEVELOPMENT ADDRESS AND DESCRIPTION

35 Ringshall, Little Gaddesden, Berkhamsted, Herts

FIRST FLOOR SIDE EXTENSION AND REPLACEMENT OUTHOUSE

Your application for *full planning permission (householder)* dated 07.10.1996 and received on 08.10.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

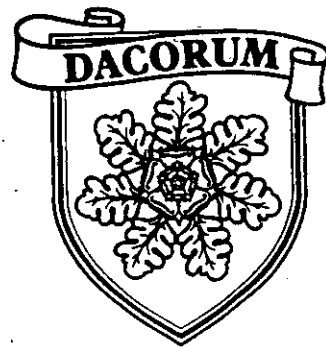
Director of Planning

Date of Decision: 03.12.1996

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1280/96

Date of Decision: 03.12.1996



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. Notwithstanding the notation on Plan No. 311/P/L/07A, all rainwater goods to the house shall be in cast iron painted black and thereafter retained in this material.

Reason: In the interests of preserving the character and appearance of the building.

3. The materials used externally shall match both in colour and texture to those on the existing building of which this development shall form a part.

Reason: In the interests of preserving the character and appearance of the building.

4. The windows on the ground floor on the rear elevation and on the first floor side and rear elevation of the extension hereby permitted shall match exactly the existing windows on the front elevations of the main house including the chamfer detailing around the windows and the lattice detailing.

Reason: In the interests of preserving the character and appearance of the building.

5. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, or any amendment thereto, no development comprised in Part 1 of Schedule 2 to that Order, shall be carried out without the prior written approval of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.



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

The Dacorum Borough Council hereby certify that on 4 October 1996 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 was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

1. Planning permission (ref. W/2099/62 [8045/1]) dated 24 October 1962, was granted for the change of use of 59 Marlowes, Hemel Hempstead to doctors' surgery, consulting room and waiting room on the ground floor self contained flat and office, storage on first floor, access, garaging and car parking.
2. The property subsequently came to be used as a veterinary surgery in 1963.
3. Use as a doctors' surgery and as a veterinary surgery both fell within Class XV of the Town and Country Planning (Use Classes) Order 1963. A further planning permission would not have been required, therefore, for the use of the property as a veterinary surgery.
4. The use is therefore 'lawful' by virtue of the 1962 planning permission, and because the use has been in existence for more than ten years such that the time within which enforcement action could be taken, as referred to in S.171 B (3) of the Town and Country Planning Act 1990, has expired.

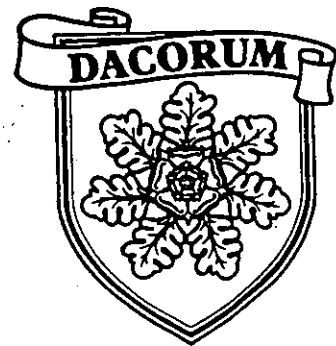
Signed:

Director of Planning

On behalf of Dacorum Borough Council

Date: 7.11.96

Reference: 4/1281/96



FIRST SCHEDULE

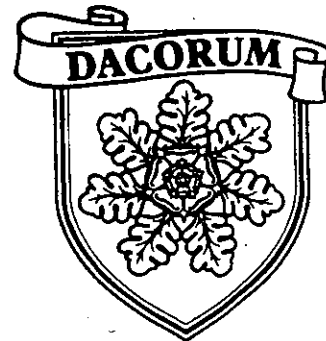
Use of the ground floor of the premises specified in the Second Schedule as a veterinary surgery within Class D1 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)

SECOND SCHEDULE

59 Marlowes, Hemel Hempstead

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.



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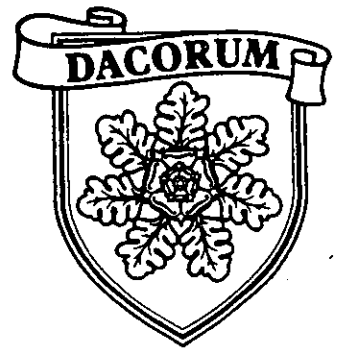
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