



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.