



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

I P BUTLER
34 THE FOXGLOVES
HEMEL HEMPSTEAD
HERTS
HP1 2DD

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01373/97/RET

34 THE FOXGLOVES, HEMEL HEMPSTEAD, HERTS, HP1 2DD
GARAGE CONVERSION

Your application for retention of development already carried out dated 18 August 1997 and received on 28 August 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 24 September 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01373/97/RET

Date of Decision: 24 September 1997

No conditions.

NORTHGATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER

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 29 August 1997 the 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. The works referred to at 1 of the First Schedule constitute an integral part of the main use of the planning unit as a single dwellinghouse and do not therefore involve any material change of use of the land.
2. The works referred to at 2 of the First Schedule constitute permitted development by virtue of Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.
3. The works referred to at 3 of the First Schedule constitute permitted development by virtue of Class F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

Signed:



Director of Planning

On behalf of Dacorum Borough Council

Date: 24.09.97.

Reference: 4/1374/97LDP.

FIRST SCHEDULE

1. Conversion of existing garage to reception room;
2. Alterations to front elevation of garage as detailed on drawing no. 321/1;
3. Formation of hardstanding as detailed on drawing no. 321/1.

SECOND SCHEDULE

The land and buildings (comprising a dwellinghouse and its curtilage) at 30 Merling Croft, Northchurch.

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 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 operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations which are 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.