

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



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 PROCEDURE) ORDER 1995

ARTICLE 24

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT for existing use or development

The Dacorum Borough Council hereby certifies that on 25 July 2000 the uses described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged red and cross-hatched black 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:

The use of the building for the manufacture of window frames and the use of the forecourt yard area partly for storage in connection with the window frame manufacturing use and partly as a builder's yard have been in existence for more than ten years, and the period within which enforcement action could have been taken has therefore expired.

Diana Nobby

Signed:

Development Control Manager

On behalf of Dacorum Borough Council

Date: 13 December 2000

Reference: 4/01446/00/LDE

FIRST SCHEDULE

Use of the building for the manufacture of window frames

Use of not more than 40% of the forecourt yard area shown cross-hatched black on the plan attached to this Certificate for storage purpose ancillary to the use of the building for the manufacture of window frames, such storage not to exceed 1.5 metres in height

Use of not more than 60% of the forecourt yard area for the purposes of a builder's yard for the storage of building materials and ancillary items of equipment, such storage not to exceed 1.5 metres in height

SECOND SCHEDULE

THE FACTORY, HOGPITS BOTTOM, FLAUNDEN, HEMEL HEMPSTEAD, HERTS

Notes

1. This Certificate is issued solely for the purposes of section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the uses 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 uses described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any uses which are materially different from those described or which relate to any 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.