

# Dacorum Borough Council Planning Department

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



## 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

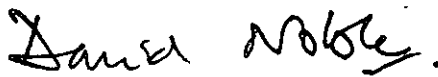
### ARTICLE 24

## CERTIFICATE OF LAWFUL USE OR DEVELOPMENT for proposed use or development

The Dacorum Borough Council hereby certifies that on 25 July 2000 the operations described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and coloured 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 reason:

1. The proposed loft conversion constitutes permitted development, as it falls within the limits set out in Schedule 2 Part 1 Class B of the Town and Country Planning (General Permitted Development Order) 1995.

Signed:



Development Control Manager

On behalf of Dacorum Borough Council

Date: 16 October 2000

Reference: 4/01487/00/LDP

## **Hertfordshire Structure Plan Review 1991 - 2011**

Policies 1, 2, 6, 25 and 29

### **Dacorum Borough Local Plan**

#### **Part 3 General Proposals**

Policies 1, 7, 8, 9, 10, 49, 51 and 59

#### **Part 5 Environmental Guidelines**

Sections 1, 2, 3, 6 and 10

### **Dacorum Borough Local Plan 1991 - 2011 Deposit Draft**

#### **Part 3 General Proposals**

Policies 1, 7, 8, 9, 10, 11, 52, 55, 59 and 64

#### **Part 4 Area Proposals**

Development in Residential Areas - Character Area HCA 18 Belswains

#### **Part 5 Environmental Guidelines**

Sections 1, 2, 3, 6 and 10

### **INFORMATIVES:**

(a) The provision of level thresholds for the front and rear doors will facilitate disabled access.

(b) The provision of a side gate between the flank wall of the side extension and the common boundary with No.29 will improve the security of the site.

## **FIRST SCHEDULE**

**LOFT CONVERSION**

## **SECOND SCHEDULE**

**12 YORK WAY, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP2 4JT**

### **Notes**

1. This Certificate is issued solely for the purposes 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 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.