

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
ORDER 1988

ARTICLE 26A

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

The Dacorum Borough Council hereby certify that on 21 November 1994 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 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. Prior to 1990, the building was used for industrial purposes. If this use was a light industrial use, under the terms of the Town and County Planning (Use Classes) Order 1972, then the current lawful use of the building would fall within Class B1 of the Schedule to the Town and County Planning (Use Classes) Order 1987.
2. If the pre-1990 use was a general industrial use, then the current lawful use of the building would fall within Class B2 of the 1987 Use Classes Order. In this case, the Town and County Planning General Development Order provides that a change of use from Class B2 to Class B1 is permitted development.
3. In either case, therefore, a material change of use requiring planning permission would not occur if the building were to be used for Class B1 purposes.

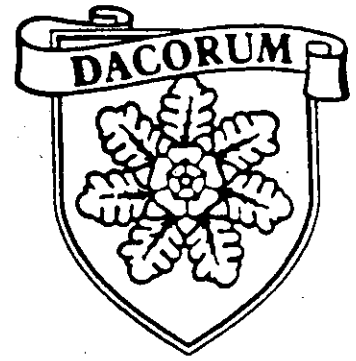
Signed:

Director of Planning

On behalf of Dacorum Borough Council

Date: 27 January 1995

Reference: 4/1500/94LD



FIRST SCHEDULE

Use of the building referred to in the second schedule for purposes falling within Class B1 of the Schedule to the Town and County Planning (Use Classes) Order 1987

SECOND SCHEDULE

Ambassador House (also known as Presstech House), Maxted Road, Hemel Hempstead

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 use 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 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.