

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MSC PLANNING
BEECH HOUSE
259 AMERSHAM ROAD
HAZLEMERE
BUCKS
HP15 7QW

MR T JONES
CONIFERS
LONG LANE
BOVINGDON,HEMEL HEMPSTEAD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01738/00/LDE

**HOLBROOK, LONG LANE, BOVINGDON, HEMEL HEMPSTEAD, HERTS, HP3
ONE
STORAGE OF BUILDERS MATERIALS IN EXCESS OF 2 METRES HIGH**

Your application for lawful development certificate (s.191) dated 16 September 2000 and received on 29 September 2000 has been **REFUSED**, for the reasons set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 06 December 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01738/00/LDE

Date of Decision: 06 December 2000

1. The Borough Council is not satisfied from the information provided that the area outlined in red has been used for a period of 10 years as a builder's yard. Furthermore, part of the site is currently being used for the storage of scaffolding, which is a materially different use to that of a builder's yard.

2. Planning permission 4/1268/96FUL was granted on 18 March 1997. The use of the land for the storage of building materials above 2 m in height has not taken place contrary to the requirements of Condition 4 of this permission for a period of 10 years since the imposition of that condition. It is not possible for any activity in breach of this condition to be lawful, because it is not possible for any such activity to have been begun more than ten years from the date of the application for the Lawful Development Certificate.