

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR J MORSE
32 COW ROAST
TRING
HERTS
HP23 5RF

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01775/00/FHA

**32 COW ROAST, TRING, HERTS, HP235RF
DETACHED SINGLE GARAGE**

Your application for full planning permission (householder) dated 03 October 2000 and received on 05 October 2000 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'David Noble'.

Development Control Manager

Date of Decision: 09 November 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01775/00/FHA

Date of Decision: 09 November 2000

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. The materials to be used in the construction of the external surfaces of the garage hereby permitted shall match in size, colour and texture those used on the existing building.

Reason: To ensure a satisfactory appearance to the development.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) the garage hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwelling and it shall not be converted or adapted to form living accommodation.

Reason: In the interests of highway safety.

4. The existing hedge on the western boundary of the site shall be protected and retained during the construction of the garage. Any parts of the hedge that, within a period of five years from the commencement of the development, die, are uprooted, removed, cut down or destroyed shall be replaced by hedging plants of a species, size and maturity to be approved by the local planning authority.

Reason: In the interests of the visual amenity of the Chilterns Area of Outstanding Natural Beauty.

NOTE:

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991 - 2011
Policies 1 and 2

Dacorum Borough Local Plan
Part 3 General Proposals

Policies 3, 8 and 20

Part 5 Environmental Guidelines

Section 10

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 3, 9 and 23

Part 5 Environmental Guidelines

Section 10

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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 04 October 2000 the matter described in the First Schedule hereto in respect of the building specified in the Second Schedule hereto and contained within the area edged red on the plan attached to this Certificate was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

The building referred to in the Second Schedule has been occupied for a period of more than ten years without compliance with Condition 2 of planning permission 4/0795/87 granted on 11 August 1987, and the period within which enforcement action could be taken has expired.

Signed:

Daniel Noble

Development Control Manager

On behalf of Dacorum Borough Council

Date: 22 December 2000

Reference: 4/01776/00/LDE

FIRST SCHEDULE

The occupation of the building referred to in the Second Schedule below without compliance with Condition 2 of planning permission 4/0795/87 granted on 11 August 1987.

SECOND SCHEDULE

The building identified as "Chiltern Farm" within the site edged red on plan 1111/02 (attached to this certificate) comprising Chiltern Farm, Cholesbury Road, Wigginton, Tring, Hertfordshire.

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 matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was 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 matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any matter which is materially different from that described or which relates 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.