

Date 19 December 2000
Your Ref
Our Ref 4/01947/00/TCA
Contact Jackie Ambrose
Extn 2521

MR C BROWN
17 BOXWELL ROAD
BERKHAMSTED
HERTS
HP4 3EX



The Borough of Dacorum
is twinned with
Neu-Isenburg Germany
Civic Centre Hemel Hempstead
Herts HP1 1HH
(01442) 228000 Switchboard
(01442) 228521 Directline

Dear sir/madam

**WORKS TO TREES IN THE CONSERVATION AREA:
17 BOXWELL ROAD, BERKHAMSTED, HERTS, HP4 3EX**

Thank you for your letter of 24 October 2000 notifying the Borough Council of your intention to carry out the above works.

The Council have no objections to your proposals for the following reason(s):

1. The Horse Chestnut tree has numerous pruning wounds and has limited public amenity value. Its removal will not adversely affect the character or appearance of this part of the Berkhamsted Conservation Area, as there are no public views of the tree.

This decision, which was made on 18 December 2000, allows you to progress these works. If the works covered by your notification are not carried out within two years of the date of your letter you will need to send a further notification to the Council.

Yours faithfully

A handwritten signature in black ink that reads 'David Noble'.

**David Noble
Development Control Manager**

**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 30 October 2000 the operations described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged black 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:

The proposed triple detached garage falls within the limits set out in Schedule 2 Part 1 Class E of the Town and Country Planning (General Permitted Development Order) 1995. The proposed development does not, therefore, require planning permission.

Dave Noble

Signed:

Development Control Manager

On behalf of Dacorum Borough Council

Date: 13 December 2000

Reference: 4/01949/00/LDP.

FIRST SCHEDULE

ERECTION OF A TRIPLE DETACHED GARAGE

SECOND SCHEDULE

63 TRING ROAD, WILSTONE, TRING, HERTS, HP234PE

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.