



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 17 August 1992 the matters described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged red on the plans 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. The works referred to at 1(a) and 1(b) of the First Schedule constitute permitted development by virtue of Class E of Part 1 of Schedule 2 to the Town and Country Planning General Development Order 1988 (as amended).
2. The works referred to at 1(c) of the First Schedule constitute permitted development by virtue of Class F of Part 1 of Schedule 2 to the Town and Country Planning General Development Order 1988 (as amended).
3. The works referred to at 1(d) of the First Schedule do not constitute development within the meaning of section 55 of the Town and Country Planning Act 1990 (as amended).
4. The change of use referred to at 2 of the First Schedule does not constitute development within the meaning of section 55 of the Town and Country Planning Act 1990 (as amended).

Signed:

Director of Planning

On behalf of Dacorum Borough Council

Date: 5 October 1992

FIRST SCHEDULE

1. Works to the existing garage/storage building within the curtilage of 87 Miswell Lane, Tring (and shown on Dwg Nos 30/91/2 and 30/91/4 attached to this certificate) comprising of:
 - (a) alterations to the fenestration and openings on the north, south and east elevations;
 - (b) the insertion of two rooflights on the north elevation;
 - (c) the formation of a vehicle parking and turning area within the curtilage;
 - (d) alterations to the interior of the building.
2. The use of the existing garage/storage building within the curtilage of 87 Miswell Lane, Tring as an ancillary residential annex comprising a living room and kitchen on the ground floor and a bedroom on the first floor (as shown on Dwg No 30/92/4 attached to this certificate) whilst the land remains in single family occupation as a single planning unit.

SECOND SCHEDULE

The land and buildings (comprising a dwellinghouse and its curtilage) at 87 Miswell Lane, Tring and coloured red on Dwg No 30/91/2 attached to this certificate.

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 matters 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 matters 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 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.

**NORTHGATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER**