	NORTH HERTFORDSHIRE DISTRICT COUNCIL 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 2015 : Article 24 **CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT**	Town Planning Ref.No. 18/01087/LDCE

Correspondence Address:
Mr Henry Doble
The Old Market Office
10 Risbygate Street
Bury St Edmunds
IP33 3AA

Applicant:
Mr Peter Cave

Date of Receipt of Application: 24.04.2018

Site: **Jacks Hill Park, Jacks Hill, Graveley, Hitchin, Hertfordshire, SG4 7EG,**

Description of development: Continued use of buildings and yard area at lands adjacent to Jacks Hill Caravan Park for use in conection with storage and operation of coach business

The North Hertfordshire District Council, in pursuance of their powers under the above-mentioned Act and the associated Orders and Regulations, hereby CERTIFY that on the date of receipt of the application the matter described above in respect of the afore-mentioned land and edged in red on the plan attached hereto, would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended).

The reason for this determination is as follows :-

The Council is satisfied that, on the balance of all probabilities, sufficent evidence has been provided to establish that the use of the buildings and yard contained within the red line plan submitted with the application as a coach depot (Sui Generis) has been occuring for a continuous period of ten years or more.

Signed:



Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Simon Ellis
Development & Conservation Manager

Date: 16 May 2018

NOTES

1. The 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*/operations*/matter specified taking place on the land described 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*/operations*/matter described and to the land specified and identified on the attached plan. Any use*/operations*/matter which is/are materially different from that/those described or which relate(s) 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.