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TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191, AS AMENDED BY SECTION 10 OF
THE PLANNING & COMPENSATION ACT 1991

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Mrs Susan Bruce
6 Richmond Crescent
St Bees
Cumbria
CA27 0EP

APPLICATION No: 4/23/2151/0E1

**CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE TO CHANGE USE OF
LAND TO EXTEND DOMESTIC CURTILAGE AND ERECTION OF TWO SHEDS
6 RICHMOND CRESCENT, ST BEES**

Mrs Susan Bruce

The Local Planning Authority hereby CERTIFY that on 01st June 2023 the proposed development described in the First Schedule hereto in respect of the land specified in the Second Schedule was lawful within the meaning of Section 191 of the Town and County Planning Act 1990 (as amended), for the following reasons:

1. Based on the evidence submitted for the change of use of the land, it is reasonable to conclude that, on the balance of probability and based on the facts of this case and the relevant planning law, the use of the land as domestic curtilage is lawful.
2. Based on the information submitted as part of this application the proposed outbuildings fall within permitted development rights set out within the Town and Country Planning (General Permitted Development) Order 2015,

Jane E. Meek

24TH July 2023

Jane Meek
Assistant Director
Thriving Place and Investment

FIRST SCHEDULE:.

Certificate of lawfulness for an existing use to change use of land to extend domestic curtilage and erection of two sheds

SECOND SCHEDULE:

6 Richmond Crescent, St Bees

NOTES

1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as Amended)
2. It certifies that the use 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 use described in the First Schedule and to the land specified in the Second Schedule. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.