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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**

SRE Associates
10 Parklands Drive
Cockermouth
CA13 0WX
FAO: Mr Simon Blacker

APPLICATION No: 4/24/2157/0E1

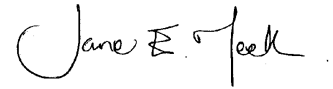
**LAWFUL DEVELOPMENT CERTIFICATE SEEKING CONFIRMATION THAT A
MATERIAL COMMENCEMENT HAS BEEN MADE FOLLOWING PLANNING
APPROVAL 4/18/2461/001 - OUTLINE APPLICATION FOR A SINGLE DWELLING**

BRANDLE HOW, GILGARRAN

Gilgarran Estates

The use/operations/matter described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this certificate would be lawful within the meaning of 191 (Existing) of the Town and Country Planning Act 1990 (as amended), for the following reason:

Based on the information submitted the material works which have been undertaken on the site to create an access in accordance with the approved plans constitutes a material operation as set out in Section 56, Part 4(d) of the Town and Country Planning Act 1990. These works are sufficient to constitute a material commencement of the planning permission approved for the erection of a dwelling on the application site.



Jane Meek
Assistant Director

Thriving Place and Investment

02nd July 2024

FIRST SCHEDULE:

Lawful Development Certificate seeking confirmation that a material commencement has been made following planning approval 4/18/2461/0o1 - outline application for a single dwelling

SECOND SCHEDULE:

Brandle How, Gilgarran

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.