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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 REF: 4/24/2417/0E1**

**LAWFUL DEVELOPMENT CERTIFICATE TO CONFIRM THAT A MATERIAL  
COMMENCEMENT HAS BEEN MADE TO PLANNING PERMISSION 4/19/2125/001 -  
OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR A SINGLE  
DWELLING**

**LAND ADJACENT TO 6 ROSE GARDENS, 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 foundations have been laid in accordance with the approved plans and constitutes a material operation as set out in

Section 56, Part 4(c) of the Town and Country Planning Act 1990. These works are sufficient to comprise a material commencement of development.



Nick Hayhurst  
Head of Planning and Place  
Inclusive Growth and Placemaking

26<sup>th</sup> February 2025

#### **FIRST SCHEDULE:**

Lawful Development Certificate to confirm that a material commencement has been made to planning permission 4/19/2125/0o1 - outline application with all matters reserved for a single dwelling.

#### **SECOND SCHEDULE:**

Land Adjacent to 6 Rose Gardens, 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 and identified on the attached plan. 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.