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FAO: Mr Mark Wimpenny

Contact: Nick Hayhurst
Tel: 01946 598331
Date: 05th September 2025

Dear Sir/Madam,

**TOWN AND COUNTY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015 (AS AMENDED).**

APPLICATION REF: 4/25/2279/0N1
LOCATION: HILL FARM, HOLMROOK
PROPOSAL: PRIOR APPROVAL APPLICATION FOR
REPLACEMENT/RENEWAL OF EXISTING HARD STANDING BETWEEN
EXISTING AGRICULTURAL BUILDINGS

I write with reference to the Notice of Intention Application received by the Authority on 11/08/2025.

It is confirmed that in this instance, the prior approval of Cumberland Council **will not be required** and you may therefore proceed with the development.

This confirmation is conditional upon the following:

1. The development must be carried out entirely in accordance with the details submitted.
2. The development must be carried out within a period of five years from the date in which the application was received.
3. You are required to notify the Local Planning Authority, in writing and within seven days, of the date on which the development is substantially completed.
4. If within a period of ten years from the substantial completion of the development, the building permanently ceases to be used for agricultural purposes (and planning permission for an alternative use has not been

granted within three years) the building must be removed unless the Authority has otherwise agreed in writing and the land must be, so far as is practicable, restored to its former condition.


Reason:

To ensure compliance with Schedule 2, Part 6 Class A of the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended).

It is highlighted that this approval refers only to the planning aspect and does not grant any consent which may be required under the Building Regulations or any other regulations.

I trust that the above is both clear and acceptable.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'N. S. Hayhurst', with a stylized flourish at the end.

Nick Hayhurst
Head of Planning and Place
Inclusive Growth and Placemaking