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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**

Mr Zac Stephenson  
127 Hawcoat Lane  
Barrow in Furness  
LA14 4HS

**APPLICATION REFERENCE 4/25/2350/0E1**

**LAWFUL DEVELOPMENT CERTIFICATE TO CONFIRM THAT A MATERIAL  
COMMENCEMENT HAS BEEN MADE TO PLANNING PERMISSION 4/17/2053/0F1  
DEMOLITION OF EXISTING ROYAL BRITISH LEGION CLUB & PROPOSAL TO  
BUILD 3 NO TERRACED DWELLINGS**

**86 WELLINGTON STREET, MILLOM**

**Mr Zac Stephenson**

The use 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:

Section 56, Part 4(aa) of the Town and Country Planning Act 1990 states that a 'material operation' means any work of demolition of a building, this therefore does not require all the permitted demolition to be undertaken to constitute a material start.

Based on this, and the information submitted as part of this application, the material works which have been undertaken on the site to partly demolish the former Royal British Legion Club in accordance with the approved plans constitutes a material operation as set out in Section 56, Part 4(aa) of the Town and Country Planning Act 1990.

These works were commenced within the timescale specified on the decision notice and the pre commencement conditions have previously been discharged.

These works are sufficient to constitute a material commencement of the planning permission approved for the demolition of the existing Royal British Legion Club and for the erection of three terrace dwellings on the application site.



Nick Hayhurst  
Head of Planning and Place  
Thriving Places

05<sup>th</sup> December 2025

#### **FIRST SCHEDULE:**

A Material Commencement Has Been Made To Planning Permission 4/17/2053/0f1  
Demolition Of Existing Royal British Legion Club & Proposal To Build 3 No Terraced  
Dwellings

#### **SECOND SCHEDULE:**

86 Wellington Street, Millom

#### **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.

