



**Cumberland  
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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 Gemma Waghorn  
5 Ellerbeck Barns  
Egremont  
CA22 2UA

**APPLICATION REFERENCE 4/26/2122/0E1**

**LAWFUL DEVELOPMENT CERTIFICATE TO CONFIRM THAT A MATERIAL  
COMMENCEMENT HAS BEEN MADE TO PLANNING PERMISSION 4/25/2124/0B1 -  
APPLICATION UNDER SECTION 73 TO VARY CONDITIONS 2, 3, 5, 6, 7 & 10 TO  
REFLECT UPDATED DRAINAGE & HIGHWAY INFORMATION OF PLANNING  
APPLICATION 4/22/2042/0F1 - USE OF LAND FOR SITING OF FOUR GLAMPING  
PODS WITH SMALL DECKING AREA, CONSTRUCTION OF PARKING COMPRISING  
4 SPACES, FOOTWAYS & ASSOCIATED DRAINAGE & MINOR EARTHWORKS TO  
REGRADE THE LAND LEVELS**

**5 ELLERBECK BARNs, EGREMONT**

**Mrs Gemma Waghorn**

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 of the Town and Country Planning Act 1990 (as amended), for the following reason:

The extent of the area removed/worked, and the drain installation which is integral to the approved access are sufficient to constitute a material commencement of the the planning permission approved for use of the land for the siting of four glamping

Pods with small decking areas, construction of parking comprising 4 spaces, footways and associated drainage and minor earth works to regrade the land levels on the application site as set out in Section 56, Part 4 of the Town and Country Planning Act 1990.



Nick Hayhurst  
Head of Planning and Place  
Thriving Places

12<sup>th</sup> June 2026

### **FIRST SCHEDULE:**

Lawful Development Certificate to confirm that a material commencement has been made to planning permission 4/25/2124/0b1 - application under section 73 to vary conditions 2, 3, 5, 6, 7 & 10 to reflect updated drainage & highway information of planning application 4/22/2042/0f1 - use of land for siting of four glamping pods with small decking area, construction of parking comprising 4 spaces, footways & associated drainage & minor earthworks to regrade the land levels

### **SECOND SCHEDULE:**

5 Ellerbeck Barns, Egremont

### **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.