Delegated decisions on enforcement matters by the Head of Development Management acting under delegated authority

In 2024/25 we received 278 complaints of alleged breaches of planning control. Often breaches of planning control are resolved without formal enforcement action - for example the owner or occupier may voluntarily remedy the breach. Sometimes it may be appropriate to regularise the breach with a retrospective permission. In some cases it may be necessary to take formal action. In other cases it may not be expedient to pursue formal action even though voluntary resolution or regularisation cannot be achieved.

Enforcement notices served

E/2021/0375, Land at Rosgill, Shap, CA10 2QX

Two stables, fencing and a hardstanding have been developed in a field and facilitate the material change of use of the land from agriculture to the keeping of horses. Planning permission for the use and operational development was refused in August 2025 due to the harm to the character and appearance of the area. We issued an enforcement notice on 11 March 2026. The notice requires the use to return to agriculture and the operational development to be removed. An appeal against the refusal of planning permission has been made.

Investigations closed

E/2020/0285, Church House Inn, Torver, Coniston, LA21 8AZ

Alleged change of use from Public House to guesthouse/self-catering accommodation
Reason for closure: No Breach - Not development

Whilst the pub is not operational, the pub rooms remain available for that use and we are advised the property actively retains its licence. The guest bedrooms are let and are acessed via the pub. The studio, which has been used both as a form of staff accomodation and letting room, is currently ancilliary to the main use. The external storage is related to the ongoing works to the building and land and there is no material change of use. No breach of planning control has been identified.

E/2022/0284, Black Bush field, Stock Lane, Grasmere, LA22 9SJ

Alleged construction of track and hardstanding and change of use to storage
Reason for closure: Breach – Notices complied with

Engineering operations including the construction of a road and area of hardstanding, and the change of use of agricultural land to an access road and area of hardstanding for storage had taken place without planning permission. Breaches of planning control had occurred which were considered harmful. Two enforcement notices were served which set out the requirements to resolve the breaches. These requirements have been substantially complied with. The use of the land has been returned to agriculture and there is no longer a visible track or hardstanding. There was a requirement to reinstate a stone boundary wall. A boundary fence has been installed instead of a wall, but as the fence could be installed as permitted development and it provides a boundary between the land and the brewery no further action is considered necessary. The breaches of planning control have been resolved.

E/2024/0269, 10 Landing Close, Lakeside, Ulverston, Cumbria, LA12 8AP
Alleged change of use of dwelling to holiday letting accommodation - party house
Reason for closure: Breach - Resolved

10 Landing Close is an unfettered house which was previously rented out as short-term holiday letting accommodation sleeping up to 11 people. We were investigation to determine if a material change of use had occurred, but the owner has decided to now occupy the property as his family home. The current occupation is as a C3 dwellinghouse and there is no breach of planning control.

E/2025/0216, Beckstones Farm, Grizebeck, Kirkby-In-Furness, LA17 7XS
Alleged - demolition of agricultural building and engineering operations
Reason for closure: Breach - Resolved

Following investigation it appears to the Authority that an agricultural building has been demolished and a concrete panel retaining wall erected. These are acts of development for which prior approval and planning permission were required. As no application had been submitted a breach of planning control had occurred. A partial retrospective planning application was subsequently submitted and approved. The breach has been regularised.

E/2025/0238, Easedale House, Southey Street, Keswick, CA12 4HL
Alleged breach of B&B class C1 regulations
Reason for closure: No Breach - Immune (S171B)

The property known as Easedale House, which was formally a guest house, is being used as eight self-contained apartments (C3). This is a material change of use which required planning permission. No permission has been approved; a breach of planning control has occurred. The unauthorised change of use to dwellings occurred in 2015 and therefore is now immune from enforcement action.

E/2026/0009, Crake Valley Holiday Park, Water Yeat, Blawith, LA12 8DL

Alleged - Breach of planning application 7/2023/5715 re location of gas tank

Reason for closure: Breach - Not expedient to enforce

A concern was raised regarding the siting of a gas tank not in accordance with the approved plans. Our investigation found that a gas tank has been sited in a slightly different location to that shown on the plans approved under permission 7/2023/5715. A breach of planning control has occurred.

However, it is not considered expedient to take action as the development is acceptable on its planning merits, does not materially affect the character of the area nor does it have an unacceptable impact of the amenity of nearby residents.

E/2026/0010, 7, Summerscales, Gosforth, Cumbria, CA20 1FF

Alleged breach of occupancy condition

Reason for closure: No Breach - Has permission/consent

Following communication with Castles and Coasts Housing Association, it appears to the Authority that the occupation of the property by the current occupants is in accordance with the terms of the S106 Agreement and no breach has occurred.

E/2026/0029, 3 Cringlemire, Holbeck Lane, Windermere, LA23 1LX

Alleged - groundworks/installation of level parking space for motorhome under and up to the stem of a Beech tree protected by T1 of TPO: 123

Reason for closure: Other

Previously investigated under case reference E/2019/0044 which concluded it was not expedient to take action against the operational development.

E/2026/0033, 22, Station Street, Keswick, Cumbria, CA12 5HJ

Alleged erection of sheds and concrete bases

Reason for closure: Other

This matter is being investigated under E/2026/0034. This case has been closed as a duplicate.

E/2026/0037, 10 Sweden Park, Ambleside, LA22 9EY

Alleged use of house as airbnb holiday let

Reason for closure: No Breach - Not development

The dwelling is an unfettered dwelling which can sleep up to six persons. The occupation as a holiday let has not resulted in a material change of use of the property, and no breach of planning control has occurred.

E/2026/0045, Unadopted Road, The Row, Lyth Valley, Kendal, LA8 8DD

Alleged untidy land

Reason for closure: Other

This matter is being investigated under E/2026/0031. This case has been closed as a duplicate.