



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/2021/0360, Land at Askill, Fangs Brow, Loweswater

A yurt has been sited in a field and is being occupied as glamping accommodation. Planning permission was granted in February 2025 to re-site the yurt in a lower section of the field. The income from the accommodation supports the farm. As the yurt had not been re-sited to the approved location we issued an enforcement notice on 28 January 2026 to secure its removal.

E/2025/0012, Land at Middle Foulshaw, Levens

Agricultural land at Middle Foulshaw has been sold and is being occupied by two businesses. Part of the land is being used as a depot by a landscape gardener and a larger part is being used as a builders depot. The new use includes storage and processing of materials. Areas of hard standing have also been laid. The land is in the open countryside and in flood risk zone 3. The use of the land has been found to

be unacceptable and contrary to policies of the Local Plan, so an enforcement notice requiring the use to cease and the restoration of the land was issued on 21 January 2026.

Planning Contravention Notices Issued

E/2020/0179, The Old Forge, Hodge Close, Coniston

Alleged change of use of annex to a dwelling

We have issued a planning contravention notice to gather information about how the annex is being occupied. The information will help us to confirm if a material change of use has occurred.

Investigations closed

E/2020/0296, Land opposite Unit 1 Rothay Holme Industrial Estate, Rothay Road, Ambleside, Cumbria, LA22 0EE

Alleged non-compliance with an enforcement notice for the material change of use of land for the storage of building materials, equipment, machinery and shipping containers

Reason for closure: Breach - Notice complied with

This land is subject to an enforcement notice issued in 2019 which requires the use of the land for storage to cease. The land was intermittently being used for storage in contravention of the notice. We have monitored and recent visits have shown the land to be clear. The land's perimeter is now secured by Heras fencing to prevent fly tipping. The enforcement notice is again being complied with.

E/2022/0037, The Howe, Howe Farm, Mosser, Cockermouth, CA13 0RA

Alleged subdivision of dwelling to form two dwellings and conversion of outbuilding to a dwelling

Reason for closure: Appeal - Notice quashed

The Howe has been sub-divided into three dwellings. We found that one of the new dwellings was immune from formal action, but an enforcement notice was issued in relation to the other new dwelling. The notice was issued in September 2024. Due to the limited size of the new dwelling the Inspector decided it was not suitable to provide local need housing, but granted permission for it to be occupied for short-term holiday letting accommodation. The breach has been regularised.

E/2022/0170, Oakwood, Plantation Bridge, Kendal, LA8 9JA

Alleged change of use of property to holiday let

Reason for closure: Breach - Notice complied with

We received concerns about the use of a property as a nine-bed holiday let, sleeping up to 16 people. Due to the change in the character of the use we concluded a material change of use from a dwellinghouse to a unit of short stay letting accommodation had occurred in breach of planning control. We served an Enforcement Notice which was upheld on appeal. The property no longer appears to be in use as a holiday let and as such the requirements of the notice have been complied with.

E/2023/0043, Bell Cottage, Glenridding, Penrith, CA11 0QR

Alleged material change of use of dwelling to mixed use of dwelling & holiday letting accommodation

Reason for closure: Breach - Resolved

A building had been erected in the garden at Bell Cottage which was being used as holiday letting accommodation. No planning permission had been granted for this use, and it does not benefit from permitted development. A breach in planning control had occurred. Following advice, the owner submitted a retrospective planning application, ref: 7/2025/3170, which was approved with conditions on 4 February 2026 and therefore the breach in planning control has been regularised.

E/2023/0140, Woodside, Cartmel Fell, Windermere, LA23 3PB

Alleged breach - Alterations to outbuilding to create additional accommodation and change of use of property to holiday letting accommodation

Reason for closure: Breach - Not expedient to enforce

Woodside is an unfettered 4-bedroom dwelling with outbuilding. Following an assessment of the site-specific details, we have concluded its use as short-term holiday letting accommodation has not resulted in a material change of use of the property.

The physical alterations to the outbuilding materially affect the external appearance of the building and therefore amount to operational development which would normally require planning permission. A breach of planning control has occurred. We have assessed the development against the policies in the Lake District National Park Local Plan 2020-2035 and consider it is acceptable on its planning merits. Further enforcement action is not considered necessary.

E/2023/0159, Fairfield Cottage, Eskdale, Holmrook, CA19 1UA

Alleged breach of occupancy condition

Reason for closure: No Breach - Has permission/consent

It has been alleged that Fairfield Cottage is not being occupied in accordance with the Planning Obligation attached to permission 7/1994/4029. From information provided by the current occupants, it appears that Fairfield Cottage is their principal home and they both have paid employment within Cumbria. From the evidence presented we have concluded that the property is being occupied in accordance with the Planning Obligation. No further action is required.

E/2025/0255, Clarewood, Lonsties, Keswick, CA12 4TD

Alleged breach - non compliance with condition 3 on 7/2025/2124 - parking not in compliance with Construction Method Statement

Reason for closure: Breach - Resolved

Construction vehicles were parking on Lonsties road instead of within the site as detailed in the approved construction method statement. This was in breach of condition 3 on 7/2025/2124. Measures have been put in place to prevent on-street parking by construction vehicles. The breach has been resolved.

E/2025/0295, Broad Rayne, Crosthwaite, Kendal, LA8 8JL

Alleged shed to the rear of Broad Rayne erected without planning consent

Reason for closure: Breach - Not expedient to enforce

A timber building had been erected to the northwest of the dwellinghouse in the rear garden. The building does not benefit from permitted development rights by virtue of its height and there is no planning permission granted for the development. 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/2026/0006, 1 Birch Row, Threlkeld, Keswick, CA12 4RX

Alleged - built single storey extension down length of house and porch at the back of house

Reason for closure: Breach - Not expedient to enforce

We received concerns about a new porch and side extension that had been constructed to a domestic property in Threlkeld as well as ongoing internal works. We visited and concluded that the porch was to the rear and was permitted development, the side extension is in breach of planning control but is acceptable due to its very limited public visibility. It is not expedient to take further action. The internal works are not development.

E/2026/0014, 68, Fisherbeck Park, Ambleside, LA22 0AJ

Alleged - alterations to the house to extend the basement/undercroft

Reason for closure: No Breach - Permitted development

We found no evidence of the extension of the ground floor. Internal works have taken place to convert the ground floor garage into additional living accommodation, but this does not require planning permission. The external alteration works are permitted development and therefore there is no breach in planning control.

E/2026/0016, Bridge, Stock Ghyll, Ambleside, Cumbria

Alleged erection of banner on railings

Reason for closure: Breach - Resolved

A concern was raised regarding a banner advertisement that had been placed at Stock Ghyll, Ambleside in relation to a commercial business. The advert was being displayed in contravention of the Advertisement Regulations. Following advice, the advertisement was quickly removed and the breach resolved.

E/2026/0019, End of Howrahs Path, Portinscale, Cumbria

Alleged area of hardstanding Portinscale Bridge (end of Howrahs Path)

Reason for closure: Other

This matter is already being investigation under E/2025/0176. This case has been closed as a duplicate.

E/2026/0021, You & Me, Royal Square, Bowness on Windermere, LA23 3DB

Alleged - signage

Reason for closure: No Breach - Not development

A concern was raised regarding an advertisement being displayed on a building (previously the You & Me restaurant) in Royal Square, Bowness on Windermere. Our investigation found that the sign has been removed and so there is no breach in advertisement control.