

DEVELOPMENT CONTROL COMMITTEE – 2 APRIL 2025

PLANNING APPLICATIONS APPROVED BY THE HEAD OF DEVELOPMENT MANAGEMENT ACTING UNDER DELEGATED AUTHORITY

If Members wish to raise an issue with any of the following items please contact the Head of Development Management before Committee

CUMBERLAND

7/2024/2106 Listed Building Consent application
Howbeck House, Hesketh Newmarket, Wigton, CA7 8JN

Alterations to listed building including basement and ground floor works, roof repairs, door and window alterations and replacement, lintel and render repairs and replacement, rainwater goods and drainage repairs and alterations, installation of swift boxes

7/2024/2124 Full Planning application
Askill, Fangs Brow, Loweswater, CA13 0SU

Retrospective permission for the re-siting of a yurt for use as holiday letting accommodation throughout the year and the re-use of an existing corrugated shed to provide w.c. and shower facilities.

7/2024/2240 Full Planning application
Askill, Fangs Brow, Loweswater, CA13 0SU

The demolition and replacement of the existing livestock sheds inclusive of underground effluent storage; The roofing over of the existing midden and silage clamp; The provision of effective rainwater collection and storage; The renovation of the bale storage area; and The re-alignment of the existing retaining walls and associated access track serving the farm buildings

7/2024/2252 Full Planning application
Rocklyn, Bassenthwaite, Keswick, CA12 4RG

To replace a polycarbonate plastic panel roof on the conservatory with a lightweight insulated roof

7/2024/2260 Full Planning application
Hazelcroft, Braithwaite, Keswick, CA12 5ST

Replacement sun room

7/2024/2263 Full Planning application
Blindcrake Village Hall, Blindcrake, Cockermouth, Cumbria, CA13 0QP

Installation of solar PV panels and battery; installation of air source heat pump and replacement windows and doors with double-glazed/insulated - change in proposed materials

7/2025/2003 Full Planning application
Stonethwaite Farm, Borrowdale, Keswick, CA12 5XG

Removal of oil tank and oil heating system. Installation of an LPG boiler with flue through roof, installation of a below ground bulk LPG tank

7/2025/2004 Listed Building Consent application
Stonethwaite Farm, Borrowdale, Keswick, CA12 5XG

Removal of oil tank and oil heating system. Installation of an LPG boiler with flue through roof, installation of a below ground bulk LPG tank

7/2025/2007 CLEUD - Certificate of Lawfulness of Existing Use or Development
Greengates, Sunderland, Cockermouth, CA13 9SS

Continued use of the annex to short-term holiday let or ancillary accommodation to the residential use of the dwelling

7/2025/2014 Full Planning application

Stonethwaite Farm Campsite, Stonethwaite, Borrowdale, Keswick, CA12 5XG

Laying in of below ground services to Stonethwaite Campsite with small lean-to plant room

7/2025/2017 Full Planning application

1 Southey Yard, Southey Street, Keswick, Cumbria, CA12 4EF

Change of use of unit from workshop/storage to gym and sports therapy clinic

7/2025/2022 Full Planning application

Montbell, Market Square, Keswick, CA12 5BE

Replacement shop front

7/2025/2023 Advertisement Consent Application

Barclays Bank Plc, Market Square, Keswick, Cumbria, CA12 5BE

Non-Illuminated Hanging Signage

T/2025/0008 Tree Work in Conservation Area

Upper Fitz Park, Station Road, Keswick, Cumbria, CA12 4NF

T002 Horse Chestnut - Fell; T003 Common Lime - Crown lift over footpath and remove dead branches; T014 Tulip tree - Remove dead wood and hung up branches; T015 Norway Maple - Remove dead branches from crown and inspect decay of limb over Station Road; T010 Atlas Cedar - Remove hung up branches and dead wood; T084 Atlas Cedar - Remove hung up branches and dead wood; T007 Scots Pine - Fell; T009 Laburnum - Fell dead stems; T011 Cherry - Remove dead wood; T012 Sessile Oak - Remove dead wood; T087 Larch - Remove hanging branches; T088 Holly - Fell; T089 Willow - Remove cracked and split limb; T004 Lawson Cypress - Remove dead stem; T013 Larch - Remove hanging branch

T/2025/0009 Tree Work in Conservation Area

Hope Park, Golf Kiosk And Putting Green, Lake Road, Keswick, Cumbria, CA12 5DG

T025 Common Lime - Crown lift over footpath to 2.5meters and prune back from street lighting by 1 meter, remove dead wood; T022 Sycamore - Remove dead wood; T028 Silver Birch - Fell; T018 Sessile Oak - Prune branches back from street light by 1.5 meters; T021 Western Hemlock - Crown lift over footpath to 2.5 meters and remove dead wood; T043 Beech - Reduce branch over footpath by 2.5 meters; T023 Sycamore - Remove dead wood; T024 Sycamore - Remove dead wood; T026 Common Lime - Remove dead wood and prune back from light by 1.5 meters; T027 Sycamore - Remove dead wood over footpath; T099 Birch - Remove hanging branches; T102 Cedar - Remove hanging branches; T029 Ash - Remove dead wood; T030 Ash - Fell; T074 Sessile Oak - Remove dead branches over footpath; T099 Birch - Remove hanging branch; T102 Cedar - Remove hanging branch

7/2024/4018 Full Planning application
Underwood Cottage, Bootle, Millom, LA19 5UH
Conversion of single storey stone built redundant coach house and attached modern stable into overnight self catered accommodation.

7/2024/4064 Outline planning application
Stoneleigh, Gosforth, Seascale, CA20 1JA
Outline planning for 2 proposed housing plots on land adjacent to Stoneleigh

7/2025/4003 Full Planning application
High House Annexe, Irton, Holmrook, CA19 1UL
Change of use from a dwelling used for short term holiday letting accommodation to a local occupancy dwelling

7/2025/4004 CLPUD - Certificate of Lawfulness of Proposed Use or Development
Land between Mandalay and Smithy Wood Farm, Waberthwaite, Millom, LA19 5YL
Continued implementation of planning permissions 7/2018/4009 (erection of 3 bedroom house) and 7/2021/4137 (erection of 4 bedroom house)

7/2025/4005 S73 (Amend/Delete Condition)
West View, Main Street, Bootle, LA19 5TF
Construction of rear extension and alterations to dwelling. Construction of a detached garage and greenhouse. Alterations to office, first floor flat and workshop - variation of condition 2 (plans) of planning permission 7/2024/4061 to amend design of garage.

WESTMORLAND & FURNESS

7/2023/3017 Full Planning application
Existing redundant telephone exchange building and surrounding land, Howtown, Penrith
Demolition of existing disused telephone exchange building and erection of single 2 bed residential property as manager's accommodation ancillary to the adjacent Howtown Hotel

7/2023/3159 Confirmation of compliance with condition attached to planning permission
Howgate Foot, Askham, Penrith, CA10 2PU
Approval of details reserved by condition 6 (foul drainage and surface water drainage) on planning application 7/2021/3132 (as amended by application 7/2023/3023) - Change of use of barn to a dwelling including associated operations

7/2024/3080 S73 (Amend/Delete Condition)
West Lodge, Watermillock, Penrith, CA11 0JS
Alterations and renovations - vary condition 10 (Habitat management plan) on planning permission 7/2021/3209 in accordance with revised Habitat Management Plan

7/2024/3128 Listed Building Consent application
Denny Hill, Bampton, Penrith, Cumbria, CA10 2RJ
Proposed retrospective re-roofing, the addition of rooflights, replacement of two windows as well as internal alterations

7/2024/3133 Listed Building Consent application
2, Bampton Grange, Penrith, CA10 2QP
Replacement bathroom

7/2024/3146 Full Planning application
Ogilvie House, Glenridding, Penrith, CA11 0PJ
Installation of replacement external lighting and extension of hardstanding

7/2024/3153 Full Planning application
Millses, Dockray, Penrith, Cumbria, CA11 0JY
Erection of Garden Shed with attached wood store

7/2025/3007 Listed Building Consent application
Green Bank, Hartsop, Penrith, CA11 0NZ
Installation of new multi-fuel stove, fireplace and chimney pot and cowl

7/2025/3008 Full Planning application
Peel Cottage, Troutbeck, Penrith, CA11 0SJ
2 storey extension to provide additional accommodation /disabled facility

7/2024/5465 Full Planning application
Wordsworth Hotel, Grasmere, Ambleside, LA22 9SW
Demolition of the existing ancillary stores/outbuildings attached to the kitchen areas, and construction of a single storey extension to consolidate and form a cellar with service room and additional guest rooms. Reconstruction and extension of the former swimming pool facade to create new guest rooms. Re-model of staff accommodation block to form improved facilities, which will include alterations to the external elevations to form additional doors and window openings.

7/2024/5532 Full Planning application
Red Lion Hotel, Red Lion Square, Grasmere, Ambleside, LA22 9SS
Construction of two pitch roof dormers to the rear of the hotel

7/2024/5533 Listed Building Consent application
Red Lion Hotel, Red Lion Square, Grasmere, Ambleside, LA22 9SS
Construction of two pitch roof dormers to the rear of the hotel

7/2024/5542 Full Planning application
Former Bank, Church Bridge, Coniston, LA21 8EN
Change of use of former bank building to a dwelling with external alterations

7/2024/5544 Full Planning application
Meadow Brow, Grasmere, Ambleside, LA22 9RR
Covering of existing hardstanding to form enclosed garden plant and machinery store - Retrospective

7/2024/5556 Full Planning application
Pine Lodge, Old Hall Road, Troutbeck Bridge, Windermere, LA23 1JA
Internal and external re-model, including rear single storey extension

7/2024/5600 Full Planning application
Beech Hill Hotel, Newby Bridge Road, Windermere, Cumbria, LA23 3LR
Refurbishment and first floor extension to an existing 1960's structure, to provide additional bedroom accommodation

7/2024/5614 Full Planning application
The Old Mill, Winster, Windermere, Cumbria, LA23 3NN
Refurbishment, extensions and alterations, including demolition of existing garage. Replacement of septic tank by package treatment plant

7/2024/5650 Outline planning application
Annexe, St Andrews, Ecclerigg, Ambleside Road, Windermere, LA23 1LJ
Outline application for replacement of a substandard wooden dwellinghouse with a self-build contemporary dwellinghouse & associated works (Scale & appearance reserved)

7/2024/5683 Full Planning application
Broadoak Farm, Crosthwaite, Kendal, LA8 8JL
Change of use from agricultural to equestrian use

7/2024/5697 Confirmation of compliance with condition attached to planning permission
Brown Horse Inn, Winster, Windermere, LA23 3NR
Approval of details reserved by condition 8 (landscaping) on planning permission 7/2022/5413 amendment to design and appearance of fenestration condition 2 (plans) on planning permission ref 7/2021/5048 for proposed use of land for the siting of 8 pods to form additional letting accommodation

7/2024/5702 S73 (Amend/Delete Condition)
Wilson Arms, Torver, Coniston, LA21 8BB
4 no. timber Shepherd's Huts for holiday accommodation - variation of conditions 2, 3, 6 & 8 on planning permission 7/2019/5353 to make changes to the landscaping, additional track and access to the shepherd huts

7/2024/5714 S73 (Amend/Delete Condition)
Saunderpot Haw, Haverthwaite, Ulverston, LA12 8AB
Demolition of temporary office structure. Replace with sustainable, low carbon, single storey office development - variation of condition 2 (plans) on planning permission 7/2022/5478 to cover the racked material store with an open fronted, steel frame, green clad agricultural building

7/2024/5720 CLEUD - Certificate of Lawfulness of Existing Use or Development
Park Cliffe, Birks Road, Windermere, LA23 3PG
2 no. existing caravans

7/2024/5721 Full Planning application
Park Cliffe, Birks Road, Windermere, LA23 3PG
Retention of three camping pods on land to the south-east of Reception Building (retrospective)

7/2024/5722 Full Planning application
Park Cliffe, Birks Road, Windermere, LA23 3PG
Retention of caravan, camping pod & shepherds hut on land to the northeast of Reception Building

7/2024/5723 Full Planning application
Park Cliffe, Birks Road, Windermere, LA23 3PG
Retention of three camping pods (one rotated 90 degrees to that approved under 7/2010/5490) (retrospective)

7/2024/5730 Full Planning application
Low Brow House, Brow Foot Lane, Staveley, Cumbria, LA8 9JQ
Refurbishment and extension to existing letting property

7/2024/5731 Outline planning application
Springfield Quarry, Colton, Ulverston, Cumbria, LA12 8HE
New detached dwelling house on the site of existing static caravan

7/2024/5735 S73 (Amend/Delete Condition)
2 Hillside Cottages, Storrs Park, Windermere, Cumbria, LA23 3QR
Replacement two storey extension, porch and garage. Alterations to turning area and widening site entrance - variation of condition 2 (plans) of planning permission 7/2022/5641 to amend approved plans.

7/2025/5011 S73 (Amend/Delete Condition)
Strawberry Syke, Stoney Lane, Witherslack, Grange-over-sands, Cumbria, LA11 6SN
Single storey extension to form bedroom to ground floor with terrace roof to rear of dwelling & first floor extension to form office to side of dwelling - variation of condition 2 (plans) of planning permission 7/2022/5244 to amend approved plans.

7/2025/5012 Full Planning application
Chalet Over The Lake, Hen Rock & Lindeth Dock, Storrs Park, Windermere, LA23 3LB
Removal of existing jetties. Replacement with reconfigured and extended jetties.

7/2025/5016 Full Planning application
High View, Sun Hill Lane, Troutbeck Bridge, Windermere, LA23 1HJ
To provide a new independant class room to serve the existing nursery with sanitary provision

7/2025/5022 S73 (Amend/Delete Condition)
Kendal Fell Quarry, Underbarrow Road, Kendal, LA9 5RR
Proposed quarry workshop building - variation of condition 2 (plans) of planning permission 7/2023/5276 to adjust finished floor level

7/2025/5024 S73 (Amend/Delete Condition)
Kendal Fell Quarry, Underbarrow Road, Kendal, LA9 5RR
Proposed quarry storage building variation of condition 2 (plans) on planning permission 7/2020/5126 adjust the finished floor level of the proposed building

7/2025/5025 S73 (Amend/Delete Condition)
Farley, Cornbirthwaite Road, Windermere, LA23 1DJ
Extensions and alterations - variation of condition 2 (plans) on planning permission 7/2024/5105 to change the size of the two storey extension

7/2025/5032 S73 (Amend/Delete Condition)
Lands Field, Yewdale Road, Coniston
Creation of coach and car park, public bus stop, erection of building to accommodate e-bike hire, toilet and information facilities, and associated infrastructure and landscaping - variation of conditions 4 and 7 of planning permission 7/2024/5172 in relation to operational timescales for the site

7/2025/5044 Advertisement Consent Application
10, Crescent Road, Windermere, Westmorland And Furness, LA23 1EA
Fascia and projecting sign

7/2025/5062 Non material amendments
Iving Howe, Little Langdale, Ambleside, LA22 9NX
Non-material amendment to planning application 7/2023/5543 (Extensions and alterations) to change 1 window to a door and alterations to the bay window glazing configuration

T/2025/0001 TPO application
Lodge 16, Aynsome Manor Park, Grange over Sands, LA11 6HH
Works of crown lifting by 3m, over all the properties and phone lines around the park - 3 years rolling consent

T/2025/0002 TPO application
Chalet 3, Lake Bank, Water Yeat, Ulverston, LA12 8EZ
Reduce canopy on 1 x Oak tree (T1) by 3-4m

T/2025/0010 TPO application
Oakburn, Thornbarrow Road, Windermere, LA23 2DQ
Thuja tree (listed as T3 in application) - Fell to ground level.

T/2025/0012 TPO application
Neaum Crag, Burnmoor Tarn, Skelwith Bridge, Ambleside, Cumbria LA22 9HG
One dead oak - remove the overhanging branches and leave the main stems at a height of 5m

T/2025/0014 Tree Work in Conservation Area
Old Mill, North Road, Ambleside, Cumbria, LA22 9DT
1. Dawn redwood - slight crown uplift by up to 3m from ground, reduction of lateral branches over building by up to 2.5m. 2. Ginko - slight crown uplift by up to 3m, reduction of crown to balance by up to 2m. 3. silver birch - crown uplift by up to 2.5m, slight crown reduction. 4. Ginko - crown thin and balance by up to 2m. 5. Birch - crown reduction away from building by up to 2.5m and balance, Ivy

remove. 6. Pine - reduce weight over building of up to 2m. 7 Birch - slight reduction to balance crown up to 2m. 8. Oak - crown reduction of up to 3m as tree is encroaching on boundary. 9. Cherry - crown reduction by up to 3m and reduce weight towards building. 10. Pendulous birch - reduce and balance crown by up to 1.5m

T/2025/0021 Tree Work in Conservation Area

The Gables, Old College Lane, Windermere, LA23 1BY

Sweet Chestnut tree (listed as T1 in notification) - Reduce and reshape by approx 2m.

Scots Pine tree (listed as T2 in notification) - Fell to ground level.

T/2025/0022 Tree Work in Conservation Area

Land adjacent Former St John's Ambulance, Stockghyll Lane, Ambleside, Cumbria, LA22 0QY

Beech tree (marked as Beech tree in notification) - Fell to ground level.

T/2025/0023 Tree Work in Conservation Area

St Martins Church, Lake Road, Off St Martins Place, Bowness-On-Windermere, LA23 3DE

TR1 Willow - fell all stems and treat to prevent regrowth. TR2, TR3 & TR4 Yew - crown clean all deadwood and sever ivy. TG1 Mixed species - prune all overhang back to boundary edge and 1 metre clearance from all street furniture. TG2 Yew - prune branches back to allow 1 metre clearance from Lych gate entrance to church.

T/2025/0024 5 Day Notice (TPO or Conservation Area)

Neaum Crag, Loughrigg, Ambleside, LA22 9HG

Fell 1 oak tree - 5 day notice

T/2025/0025 5 Day Notice (TPO or Conservation Area)

Crake Valley Holiday Park, Water Yeat, Ulverston, LA12 8DL

Fell 5 ash trees - 5 day notice