

DEVELOPMENT CONTROL COMMITTEE – 2 JULY 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

7/2024/2226 Full Planning application
Snittlegarth Farm, Ireby, Wigton, CA7 1HE

The proposed development is for five floor mounted solar panels to be installed on the north boundary of a currently farmed field. The development would not alter the change of use for the remainder of the parcel, the area under the panels would have to be maintained differently. This will equate to over 400m², the remainder of the site area will be used for offsetting the plantation of trees for BNG purposes

7/2025/2046 Full Planning application
Oak Vale, Braithwaite, Keswick, CA12 5RY

Reconfiguration of 3 existing dwellings to provide 2no. new build local needs dwellings and retain 1no. dwelling within the existing building (resubmission)

7/2025/2059 S73 (Amend/Delete Condition)
The How Rosthwaite, Keswick, CA12 5XB

Internal alterations and remodelling. Remodelling, replacement of windows, removal of chimneys, remodelling the dormer, external insulation, addition of balcony and additional windows - Variation of condition 2 (plans) on application 7/2022/2121 to alter the external appearance of the property, amending window/dormer position and scales, with some internal amendments to the floorplan to coincide with the external appearance and useability

7/2025/2060 Full Planning application
Tree Tops, 1 Larch Grove, Keswick, CA12 4HJ

Side extension and detached garage

7/2025/2061 Full Planning application
Sunny Cottage, Braithwaite, Keswick, CA12 5ST

Construction of a garden studio building in the rear garden

7/2025/2062 CLPUD - Certificate of Lawfulness of Proposed Use or Development

3 Fieldside Grange, Keswick, Cumbria, CA12 4RN

Replace existing doors and windows with upvc units

7/2025/2065 Full Planning application
Scar House, Applethwaite, Keswick, Cumbria, CA12 4PN

Extension & alterations

7/2025/2066 Listed Building Consent application
Scar House, Applethwaite, Keswick, Cumbria, CA12 4PN

Extension & alterations

7/2025/2067 CLPUD - Certificate of Lawfulness of Proposed Use or Development

Croft House, Applethwaite, Keswick, CA12 4PN

Internal re-alignment of 3 dwellings and change of window to door

7/2025/2074 Full Planning application

21, Lakeland Park, Keswick, CA12 4AT

Rear extension to provide a larger kitchen/dining room, toilet and utility. Upstairs alterations to allow a midway bedroom, upstairs bedroom and office space

7/2025/2076 CLPUD - Certificate of Lawfulness of Proposed Use or Development

Oakleigh, Bassenthwaite Lake, Cockermouth, CA13 9YD

Completion of kitchen extension to the rear of the property

7/2025/2077 Full Planning application

Gatesgarth, High Hill, Keswick, Cumberland, CA12 5PB

Extension to form domestic garage

7/2025/2084 Full Planning application

1 Midtown Cottages, High Lorton, Cumbria, CA13 9UQ

New gable window and entrance porch alteration (associated with permitted internal amalgamation of the two properties)

7/2025/2091 Full Planning application

Fellgarth, Applethwaite, Keswick, CA12 4PN

Erection of domestic sunroom to replace existing conservatory

T/2025/0067 Tree Work in Conservation Area

Grange Farm, Blindcrake, Cockermouth, CA13 0QP

T1 - Fell - 5 x medium Cypress trees. T2 - Fell 1 x Ash tree (die back and suppressed). T3 - 1x Cypress tree - Remove 1 x limb and reduce 1 x limb by approx. 4 meters. Limbs are marked on tree with orange spray.

7/2025/4030 S73 (Amend/Delete Condition)

Fell View Garage, Eskdale, Holmrook, CA19 1TN

Dwelling - variation of conditions 2 (plans), 3 (roof material and application), 4 (external wall render system texture and colour), 5 (the composite cladding), 7 (remediation scheme), 9 (ground investigation report) and 10 (finished floor levels of new dwelling) on planning permission 7/2024/4088 to change the design of the dwelling

WESTMORLAND & FURNESS

7/2025/3002 Full Planning application

Winder Hall, Tirril, Penrith, Cumbria, CA10 2LS

New extension to north end, addition of first floor to single storey wing and new entrance porch. Re-configuration of some internal spaces. Reconfiguration of existing garden wall, re-siting of existing gate piers, and landscaping to garden immediately adjacent to house

7/2025/3003 Listed Building Consent application
Winder Hall, Tirril, Penrith, Cumbria, CA10 2LS
New extension to north end, addition of first floor to single storey wing and new entrance porch. Re-configuration of some internal spaces. Reconfiguration of existing garden wall, re-siting of existing gate piers, and landscaping to garden immediately adjacent to house

7/2025/3015 Full Planning application
Denny Hill, Bampton, Penrith, Cumbria, CA10 2RJ
Proposed alterations and extension

7/2025/3016 Listed Building Consent application
Denny Hill, Bampton, Penrith, Cumbria, CA10 2RJ
Proposed alterations and extension

7/2025/3026 Notice of Intention (Agricultural, Q6g)
Lime Kiln, Rosgill, Shap, Penrith, CA10 3NB
Erection of a livestock building

7/2025/3028 Full Planning application
4 Braffin Heights, Penruddock, Penrith, CA11 0FT
Proposed erection of shed

7/2025/3029 CLEUD - Certificate of Lawfulness of Existing Use or Development
Roeking End Barn, Patterdale, Penrith, CA11 0NP
Change of use of land from agricultural to domestic curtilage

7/2025/3031 Listed Building Consent application
The Barn, High Rough Hill, Askham, CA10 2QL
Rebuilding of collapsed, leaning and dangerous drystone wall to garden

7/2025/3032 Full Planning application
Hillside, Helton, Penrith, CA10 2QA
Larger glazed openings and balcony to north gable elevation. Replacement windows in UPVC to match existing timber sash indicated on drawing.

7/2024/5673 S73 (Amend/Delete Condition)
Part OS 1242, Windermere Road, Staveley, Cumbria
Erection of three dwellings - variation of condition 1 (plans) on planning permission 7/2006/5272 to change the design of the dwellings

7/2024/5710 Full Planning application
Above The Bay Guest House, 5 Brackenfield, Bowness-on-Windermere, LA23 3HL
Lower ground floor extension to form gym and other external alterations including over cladding, moving of external staircase, construction of balcony and other external ground works

7/2025/5026 Full Planning application
Hill Side, Canny Hill, Newby Bridge, Cumbria, LA12 8NU
Construction of self-contained annex for live-in carer above the existing detached double garage

7/2025/5052 Listed Building Consent application
Pye Howe, Great Langdale, Ambleside, LA22 9JS
Installation of air source heat pump

7/2025/5070 Listed Building Consent application
Hard Cragg Farmhouse, High Brow Edge, Backbarrow, LA12 8QY
Proposed detached garage and workshop

7/2025/5080 Full Planning application
Hard Cragg Farmhouse, High Brow Edge, Backbarrow, LA12 8QY
Proposed detached garage and workshop

7/2025/5104 Full Planning application
Pepper Barn, Witherslack, Grange-Over-Sands, LA11 6SA
Replace existing deteriorating timber window frames and doors with aluminium framed windows, colour will be in keeping with the surrounding area like the existing ones

7/2025/5110 Full Planning application
Common Head, Crook Road, Staveley, Kendal, LA8 9NG
Erection of a Detached Garage/Workshop with PV panels

7/2025/5125 Notice of Intention (Agricultural, Q6g)
High Rosthwaite, Woodland, BROUGHTON IN FURNESS, LA20 6AG
Agricultural storage building

7/2025/5159 Full Planning application
1, Silver Street, Staveley, Kendal, LA8 9NX
Proposed rear extension & refurbishment to existing side extension

7/2025/5160 Full Planning application
Pye Howe, Great Langdale, Ambleside, LA22 9JS
Installation of air source heat pump (retrospective)

7/2025/5170 Listed Building Consent application
Collinfield, Cartmel Fell, Cumbria LA11 6NS
Addition of four roof lights to rear roof elevations

7/2025/5173 Full Planning application
Rowanthwaite, Chapel Lane, Crook, Kendal, Cumbria, LA8 9HR
New outbuilding (sauna) erected and jetty installed by decking area within curtilage of main house. Outdoor hot tub to be installed on decking area.

7/2025/5188 Full Planning application
Pavilion building, White Platts Recreation Ground, Compston Road, Ambleside, LA22 9DJ
Installation of an in-roof solar PV installation (22no panels).

7/2025/5189 Full Planning application
Whinny Howe, Longmire Road, Windermere, LA23 1NX
Change of use to flexible use as either ancillary accommodation or holiday letting accommodation

7/2025/5191 Listed Building Consent application
Knotts Cottage, Patterdale Road, Windermere, Cumbria, LA23 1NL
Replacement of 2no timber windows rear elevation of Knott Cottage Windermere

7/2025/5192 Full Planning application
Devonshire House, Rothay Road, Ambleside, LA22 0EE
Change of use to four flats (one unfettered, three local occupancy)

7/2025/5194 S73 (Amend/Delete Condition)
Scar Cottage, Brigsteer, Kendal, LA8 8AR
Replacement of outbuilding with annexe variation of condition 2 (plans) on planning permission 7/2024/5608 add additional window and change window to french doors

7/2025/5198 Full Planning application
Bryan Beck Farm, Cartmel Fell, Windermere, LA23 3PB
Proposed plantrooms to house sewage treatment plants, water storage and treatment plant, parking & terraces

7/2025/5199 Listed Building Consent application
Bryan Beck Farm, Cartmel Fell, Windermere, LA23 3PB
Proposed plantrooms to house sewage treatment plants, water storage and treatment plant, parking & terraces

7/2025/5200 Full Planning application
Kendal Fell Quarry, Underbarrow Road, Kendal, LA9 5RR
Vehicular Access to Quarry (Retrospective)

7/2025/5210 S73 (Amend/Delete Condition)
SwitchED2, Ulpha Farm, Meathop, Grange over Sands, Westmorland And Furness, LA11 6RG
New School - variation of condition 2 (plans) of planning permission 7/2020/5604 to change the fenestration

7/2025/5212 Full Planning application
4b, Stonecroft, Ambleside, LA22 0AU
Domestic residential side extension

7/2025/5213 Full Planning application
Claremont House, Compston Road, Ambleside, LA22 9DJ
Change of use (COU) from short term letting to a HMO

7/2025/5215 S73 (Amend/Delete Condition)
Laith Croft, Bell Hill, Lindale, Cumbria, LA11 6LD
Single storey side extension - variation of condition 2 (plans) on planning permission 7/2022/5604 new drawing amendments to approved design

7/2025/5222 S73 (Amend/Delete Condition)
Silver Beck, Grasmere, Ambleside, LA22 9PX

Double & single storey extension - variation of condition 2 (plans) on planning permission 7/2024/5728 to change the design of the fenestration and extension size

7/2025/5224 S73 (Amend/Delete Condition)
High Cross Inn, Broughton-In-Furness, LA20 6ES

Redevelopment of an existing Inn to provide a cafe and self contained holiday lets - Variation of condition 1 (plans) on planning permission 7/2021/5889 to change design

7/2025/5231 S73 (Amend/Delete Condition)
Thornythwaite, Cartmel Fell, Grange-Over-Sands, LA11 6NS

Variation of condition 3 (tree protection) on planning permission 7/2021/5577 - Two storey rear extension. Stair access to lower ground floor kitchen, utility room, bedroom and WC. Upper ground floor with cloakroom and boiler room. First floor to comprise master bedroom with en-suite and walk in wardrobe, two further bedrooms and a bathroom

7/2025/5233 Full Planning application
3 The Ferry House, Far Sawrey, Ambleside, LA22 0LZ

Modification of 3no. windows to form taller openings and alter a set of French doors to a single door

7/2025/5237 S73 (Amend/Delete Condition)
Ellerwood, Storrs Park, Windermere, LA23 3LD

Demolition of part of existing dwelling house, proposed one and two storey extensions with attached double garage, proposed detached single storey summer house, proposed detached single storey garden store, and alterations to entrance drive with external landscaping works - Variation of condition 2 (plans) and condition 4 (window) of planning permission 7/2024/5155 - repositioning of central rooflight and removal of gable window

7/2025/5239 Full Planning application
Holly Park House, 1, Park Road, Windermere, LA23 2AW

Change of use from guest house to a guest house or one self-catering holiday let unit or one dwelling

7/2025/5244 S73 (Amend/Delete Condition)
Bryers Cottage, Far Sawrey, Ambleside, LA22 0LW

Variation of condition 2 (plans) on planning permission 7/2024/5550, erection of dwelling and associated infrastructure following demolition of existing dwelling. Addition of door to plant room, connecting section added between balconies and balustrating to balconies updated

7/2025/5269 Full Planning application
Black Beck Cottage, Black Beck Wood, Windermere, LA23 3LS

Erection of new porch and alterations to an existing dwelling

T/2025/0035 TPO application

Field located between Loughrigg Park & Borrans Road, Ambleside, Cumbria
5 x Ash trees (circled in red in the application) - Reduce height by 3m, as annotated in the submitted photograph. Removed deadwood.

T/2025/0046 Tree Work in Conservation Area

St Annes Court, How Head, Ambleside, Cumbria, LA22 9ED

T1 Yew tree - Crown reduce to create a clearance of up to 2m between the tree and the building.

T2 Holly tree growing within the yew tree - Fell to ground level.

T3 Conifer hedge consisting of approximately 3 main stems to reduce in height down to 2 metres.

T/2025/0058 TPO application

Coach House, Hawkshead, Ambleside, LA22 0QE

T23 Sycamore - fell tree to ground level. T14 - Dead Fir stem - fell. T17 Yew 1 - pollard to 3.5m below roof ridge line into lower bushy growth. T16 Yew no.2 - to crown reduce by up to 2m all round, prune clear of BT wires by 1-2m where appropriate, crown raise over access to 5.5m. T15 Copper Beech - reduce upper crown height 2-3m as appropriate, reduce house side over extended limbs by up to 4m as appropriate, reduce remaining canopy to shape for improved form and aesthetics to blend into above works, pruning as appropriate by removing no more than up to 3m of material, thin crown 10-15%, crown raise over / around BT wires to clear by 2-3m

T/2025/0062 TPO application

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

Willow tree (listed as T1 in application) - Fell to ground level.

T/2025/0066 Tree Work in Conservation Area

Gowan Lea, Station Road, Staveley, Kendal, LA8 9NB

Ash tree (marked as 1 in notification) - Reduce lateral branches by 3m, remove dead wood.

T/2025/0068 Tree Work in Conservation Area

2 Biskey Howe Fold, Bowness on Windermere, LA23 2BF

6x Sycamore trees (marked with circles in notification) - Reduce to 10ft in height.

T/2025/0070 Tree Work in Conservation Area

The Belsfield, Kendal Road, Bowness on Windermere, LA23 3EL

Lime tree (1 in notification) - Fell to ground level.

Cypress tree (2 in notification) - Fell to ground level.

Mixed species group (3 in notification) - Fell to ground level.

3 x Holly trees (4, 5 and 7 in notification) - Fell to ground level.

Sycamore tree (6 in notification) - Fell to ground level.

T/2025/0079 5 Day Notice (TPO or Conservation Area)

Stock Park Mansion, High Stott Park, Ulverston, LA12 8AY

Removal of dead and broken limbs from 1 x Douglas fir tree (part of G2 of TPO 21) - 5 day notice

T/2025/0080 5 Day Notice (TPO or Conservation Area)
Highfield, Rayrigg Road, Windermere, Cumbria, LA23 1EX
Remove 1 dead sycamore - 5 day notice

T/2025/0081 5 Day Notice (TPO or Conservation Area)
Broadgate Meadow, Broadgate, Grasmere, Ambleside, LA22 9TA
Removal of 1 x hanging branch from an Oak tree - 5 day notice

T/2025/0091 5 Day Notice (TPO or Conservation Area)
Tpo'd at Potters Wheel, Old Brown Howe, Water Yeat, LA23 8DW
5 day notice to fell 2 small groups of Ash trees - as highlighted in red.

T/2025/0092 5 Day Notice (TPO or Conservation Area)
Tarn Hows Lodge, Neaum Crag, Ambleside, LA22 9NJ
Removal of a snapped branch - 5 day notice

T/2025/0093 5 Day Notice (TPO or Conservation Area)
Aynsome Manor Park, Aynsome Lane, Cartmel, Grange-Over-Sands, LA11 6HH
Fell 1 x dead Silver birch tree - 5 day notice

T/2025/0094 5 Day Notice (TPO or Conservation Area)
Crag House, Grasmere, Ambleside, LA22 9QA
Fell 1 x beech tree - 5 day notice

T/2025/0098 5 Day Notice (TPO or Conservation Area)
White Platts Recreational Ground, Ambleside, LA22 0EE
Fell 1 x Conifer tree (5 day notice)

T/2025/0099 5 Day Notice (TPO or Conservation Area)
Angle Tarn Neaum Crag, Skelwith Bridge, AMBLESIDE, LA22 9HG
Fell 1 x dead Cherry tree - 5 day notice