

## **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 ISSUED**

#### E/2024/0042, Land at 131 Craig Walk, Bowness on Windermere, LA23 3AX

Alleged making of a material change of use of the Land to use as short-term holiday letting accommodation.

The lawful use of the property appears to be as a House of Multiple Occupation. The owner believes the lawful use is as a C3 unfettered dwelling. In either event a breach of planning control has occurred as the property is currently being used as a short-term holiday letting accommodation which sleeps up to 12 people. Due to the harm to the amenity of the area and the loss of permanent residential accommodation an enforcement notice was issued on 3 September 2025.

#### E/2024/0243, Land at The Old Bank House, Lake Road, Ambleside, LA22 0AD

Alleged operational development consisting of building operations to install replacement window frames.

Old Bank House is located within the Ambleside Conservation Area and is identified as a building of special character Conservation Area Appraisal and Management Plan. The building contains retail units with flats above. The traditional timber window frames in the flats have been replaced with new frames of different designs and modern materials. The new frames harm the character of the building and the wider area. An enforcement notice was issued on 10 September 2025.

### **INVESTIGATIONS CLOSED**

#### E/2021/0044, Land near West View, Gallowbarrow, Hawkshead, Ambleside, LA22 0NW

Alleged untidy land and siting of residential caravan

Reason for closure: Breach - Notice complied with

The siting of a static caravan for residential purposes on agricultural land was in breach of planning control. The siting of the caravan was contrary to the Development Plan and so it was considered expedient to take enforcement action. An enforcement notice was served with a compliance period of 12 months. The caravan and associated buildings have been removed from the land. The breach has been resolved.

#### E/2021/0102, Smithy Cottage, Blindcrake, Cockermouth, CA13 0QP

Installation of windows without submitting details in compliance with condition on 7/2020/2006

Reason for closure: Breach - Not expedient to enforce

We received concerns that works to a building with planning permission to be improved were not taking place in accordance with the plans and conditions on the permission. Our investigations found the development had been carried out in general accordance with the approved plans. The window arrangement in the rear elevation was slightly different but this would have been acceptable as a non-material variation. A condition on the permission did require details of the window frames to be agreed prior to their installation. Window frames have been installed without agreement, in breach of the condition, but the frames are acceptable therefore it is considered not expedient to take further action.

E/2021/0144, Land to north of Lanthwaite Green, Buttermere, Cockermouth, CA13 9UY  
Alleged erection of building

Reason for closure: Breach - Notice complied with

Our investigation found that an agricultural building had been erected on the land without planning permission. A breach of planning control had occurred. An enforcement notice was issued on 11 April 2025 requiring its removal. The building has now been removed and the breach resolved.

E/2021/0168, Laundrette, Alexandra Road, Windermere, LA23 2DA

Alleged change of use of fireplace showroom to laundrette and installation of ventilation system on roof slope

Reason for closure: Breach - Not expedient to enforce

We received concerns about a new commercial laundrette that had opened within what was a former fireplace showroom and repair shop in Windermere. The new use amounts to a material change of use requiring planning permission. Extraction flues have also been installed in the valley roof slope in breach of planning control.

The main concern about the new use was the noise from new flues. These have now been fitted with sound reducing equipment. No further concerns have been received. The new use and the erection of the flues is now considered to be acceptable and it is not expedient to take further action.

E/2021/0260, Kates Cottage, Roger Ground, Ambleside, LA22 0QG

Alleged works not in accordance with approved plans on 7/2016/5882

Reason for closure: No Breach - Immune (S171B)

We received concerns about whether a new garage had been built in accordance with the planning permission. Our investigations revealed that there were minor differences from the approved plans. The changes were considered acceptable so the case was not prioritised. In reviewing our cases it has been established that the building has been complete for over four years and so is now immune from enforcement action.

E/2021/0330, Land at The Garth, Near Sawrey, Ambleside, Cumbria, LA22 0JZ

Alleged non-compliance with plans on 7/2018/5052

Reason for closure: Breach - Not expedient to enforce

Our investigations revealed that the house had not been constructed in accordance with approved plans but the changes were minor and given the context of approved modern design and limited views it was considered not expedient to take any further action.

E/2021/0378, Site of the former Moota Motel, Cockermouth, CA13 0QB

Alleged large scale land clearance (7/2021/2247)

Reason for closure: Breach - Retrospective permission

We received concerns earthworks being carried out on the former Moota hotel site. The ground works were investigations to enable a drainage strategy, which was required by condition on the outline planning permission, to be prepared.

The drainage strategy was agreed under the reserved matters application and the development has now been carried out in accordance with the permission. There is no breach of planning control.

E/2021/0384, Lloyd Motors South Lakes, Kendal Road, Lindale, Grange-Over-Sands, LA11 6QR

Non compliance with condition 3 on 7/2017/5539 - landscaping (lack of low planting and failure to replace dead trees)

Reason for closure: Breach - Resolved

The landscape planting carried out to comply with condition 3 on planning permission 7/2017/5539 had failed. The condition requires died and diseased plants to be replaced, but this had not been done. In 2025 permission was granted for a new car storage compound. The new permission site includes the failed area of landscaping and includes details of replacement planting. This replacement planting is secured by condition 4 on 7/2025/5164. The breach has been regularised.

E/2022/0074, Field View, Applethwaite, Keswick, CA12 4PN

Alleged change of use of field to garden and hardstanding

Reason for closure: Breach - Not expedient to enforce

We received concerns around a garden extension into an agricultural field in Applethwaite. Our investigation revealed that there was a breach of planning control and invited the owner to submit a retrospective application and suggested remedial works including reducing an area of hardstanding and construction of a local stone wall to firmly delineate the area of the extended garden. The boundary wall has been erected and the hardstanding reduced but we have not received a retrospective application. The material change of use of the land to garden is acceptable on its planning merits and it is considered not expedient to take further action

E/2022/0099, 4 Station Terrace, Embleton, Cockermouth, CA13 9XL

Alleged formation of new vehicular access

Reason for closure: Breach - Resolved

A new access was created onto a classified highway without the necessary permission. An application was submitted, refused and dismissed on appeal. We then served an enforcement notice. The enforcement notice has not been fully complied with but the works as carried out remedy the reason for notice being issued, as there is no longer an access onto the highway. Therefore no further action is warranted.

E/2022/0153, Finsthwaite House, Finsthwaite, Ulverston, LA12 8BN

Alleged formation of pool

Reason for closure: Breach - Not expedient to enforce

We received concerns about a new swimming pool which had been installed within the grounds of a Grade II listed house. Our investigation revealed that a swimming pool had been installed without the necessary permission. The pool as constructed is acceptable and appropriate to the setting of the listed building and therefore it is not expedient to take any further action.

E/2022/0183, The Old Sawmill, Nether Wasdale, CA20 1ET

Alleged non-compliance with condition 2 (plans) of planning permission 7/2019/4055, specifically failure to provide paved and tarmac surfacing to facilitate disabled access as shown on approved drawing HT1185.1.103

Reason for closure: Breach - Resolved

The development had been implemented, but it failed to comply with several planning conditions imposed through planning permission 7/2019/4055. These conditions required further details to be agreed either prior to the first use of the development or within a specific timeframe; no details had been received. A breach in planning control had occurred. An application for the approval of details has now been submitted and approved. The breach has been resolved. The site is being monitored to ensure the approved details are implemented.

E/2022/0196, The Ennerdale Centre, The Gather, Ennerdale, Cleator, CA23 3AR

Alleged breach of Condition 1 of planning permission 7/2021/4084 (amendment to 7

Reason for closure: Breach - Retrospective permission

We received concerns about The Gather not operating within their permitted hours and controls. Our investigation revealed there were occasional breaches on the opening hours condition. Planning permission was granted in 2024 to revise the opening hours condition. No further concerns have been received so it appears that this matter has been resolved.

E/2022/0230, White Lodge Hotel, Lake Road, Windermere, LA23 2JJ

Alleged non-compliance with condition 4 on planning permission 7/2021/5279 (Construction hours condition)

Reason for closure: Breach - Resolved

A breach of planning control was identified in respect of working hours. A Breach of Condition Notice was served. We have monitored the site and we have no reason to believe that the notice has not been complied with. The breach has been resolved.

E/2022/0241, Hog House, High Arnside Farm, Coniston, LA21 8DW

Alleged breach of condition on 7/2020/5823 - new patio area, boundary wall and fence

Reason for closure: Breach - Not expedient to enforce

Planning permission was granted to convert a small agricultural barn into glamping accommodation. A condition required details of the doors and windows to be agreed before installation. Windows and doors have been installed without prior approval, but they are acceptable. A fence and small area of hardstanding have also been installed without planning permission. The hardstanding is acceptable and the fence causes very little harm, so it is not expedient to take any further action.

E/2022/0246, Neaum Crag House, Loughrigg, Ambleside, LA22 9HG

Alleged replacement balcony and felling of a mature conifer which is protected under woodland TPO28

Reason for closure: No Breach - Not planning matter

We received concerns about the erection of a new balcony. We previously investigated this matter under E/2019/0352. The balcony was found to be in breach of planning control but it was determined that it was not in the public interest to take enforcement action.

This complaint also alleged that a tree had been felled as part of those works to erect the balcony. We examined photos taken by the complainant, our photos from the previous investigation and aerial photos. We have not been able to establish that there was a tree in this location. As such we would not be able to pursue any further formal action against a potential offence under the TPO legislation.

E/2023/0250, Headquarters, Blencathra Street, Keswick, CA12 4HW

Non-compliance with enforcement notice E/2022/0121 – use as a dwelling

Reason for closure: Breach - Resolved

In September 2022 we issued an enforcement notice after a material change of use of a hairdressers to a dwellinghouse took place. The use as a dwelling ceased in compliance with the notice. We received concerns that the property was being advertised as a holiday let again. The owner was advised to remove the property from Airbnb and cease any use as a dwelling. The property has been monitored, and it appears that it is no longer advertised or in use as holiday accommodation. The notice is being complied with.

E/2024/0119, Field Head Farm, Outgate, Ambleside, LA22 0PY

Alleged creation of parking, change of access track material, and construction of building

Reason for closure: Breach - Retrospective permission

Works had been undertaken at this site to create a parking area and patio. Operational development and a material change of use of the land had occurred in breach of planning control. Retrospective planning permission has been granted and so the breaches have been regularised.

E/2024/0141, 12, Derwent Street, Keswick, CA12 5AN

Alleged new dwellinghouse (two to three)

Reason for closure: No Breach - Not development

The initial concern related the sub-division of 12 Derwent Street into two dwellings. Internal works have started, but the property is not being occupied so no development has occurred. We have a planning application which propose the use of the property as two dwellings.

Additional concerns about the proposed use of The Annex at the rear of no.12 as a holiday let have been received. The Annex is an unfettered dwelling so its use as a holiday let would not result in a breach of planning control.

E/2024/0188, 14, Rayrigg Rise, Bowness-on-Windermere, Windermere, LA23 3DR

Alleged conversion of dwelling into separate dwellings, used for holiday accommodation  
Reason for closure: Breach - Notice complied with

We received concerns that a property had been subdivided to provide two holiday letting properties. Our investigations revealed this was the case. We served an enforcement notice. The unauthorised use has now stopped and the premises is now being let as a single two-bedroomed property. The breach of planning control has been resolved.

E/2024/0226, Lane End Cottage, Gawthwaite, Ulverston, LA12 8EU

Alleged erection of bus shelter

Reason for closure: Breach - Resolved

We received complaints that a bus shelter had been built. There is no planning history for the site, and it is not permitted development. A breach in planning control had occurred. The bus shelter has been removed so the breach has been resolved.

E/2024/0272, Fern Howe, Braithwaite, Keswick, Cumbria, CA12 5SZ

Alleged erection of building

Reason for closure: Breach - Not expedient to enforce

A garden building measuring 8.5m in length and 4.2m in width had been erected to the west of Fern Howe within the curtilage of the property. The development has occurred without planning permission, so a breach in planning control has occurred. However, it is not considered expedient to take action as the development does not materially affect the character of the area nor does it have an unacceptable impact of the amenity of adjoining residents or users due to overlooking or other adverse impacts.

E/2025/0052, Riverside, Crosthwaite Road, Keswick, CA12 5PG

Conditions on application 7/2024/2140 state non-opening windows - opening windows have been installed

Reason for closure: Breach - Retrospective permission

A window installed in a rear extension was in breach of condition 3 of planning permission 7/2024/2140 as the window could be opened, and the condition stated it should be non-opening. A retrospective planning application (ref: 7/2025/2129) to allow a restrictor to be placed on the window to allow limited opening was submitted and subsequently approved. The breach has been resolved.

E/2025/0055, New Dungeon Ghyll Hotel, Great Langdale, Ambleside, LA22 9JX

Alleged - Digital white boards approximately 4' x 3' erected either side of the road

Reason for closure: Breach - Resolved

Two advertisement boards had been sited adjacent to the road leading to the New Dungeon Ghyll Hotel. The signs were in breach of advertisement regulations. Both the boards have now been removed and the breach resolved.

E/2025/0066, Field to the north of Outrun Nook, Crook, LA8 9HS

Alleged use of part of field as a waste site for dumping of slate, concrete, stone, rubble etc. which is encroaching onto the road

Reason for closure: Breach - Resolved

The owners of a piece of agricultural land were using it to store building materials and other paraphernalia. This resulted in a material change of use of the land which was in breach of planning control. The land has now been cleared and restored to agricultural use. The breach has been resolved.

E/2025/0076, Eagle's Head Public House, Satterthwaite, Cumbria, LA12 8LN

Alleged unauthorised car port

Reason for closure: Breach – Resolved

A timber framed building, for use as a car port, has been erected in breach of planning control. A retrospective planning application, 7/2025/5351, was submitted and subsequently approved with conditions. The breach of planning control has been resolved.

E/2025/0086, Former NatWest Bank, Cheapside, Ambleside, LA22 0AD

Alleged inappropriate signage

Reason for closure: Breach - Not expedient to enforce

The use of this building changed from a bank to a public bar. Various advertisements for the premises have been placed on and around the building. Most of the advertisements benefit from deemed consent but at our request, some of the brightly coloured advertisements have been removed, to improve the amenity of the area. One advert is being displayed in contravention of the regulations. It has been sited on the north-eastern elevation of the property to conceal unsightly plaster work. The advert is muted in colour and blends with the part of the building it is displayed on. It is not considered to be in the public interest to pursue further enforcement action in respect of this advert.

E/2025/0091, End of Crow Wood, Brigsteer, LA8 8AW

Alleged - removal of wall and building of large driveway

Reason for closure: Breach - Retrospective permission

Development had been undertaken without planning permission in respect of the creation of a new access, driveway and car port. Retrospective planning permission has now been granted to regularise the breach of planning control.

E/2025/0093, Troutbeck Bridge Swimming Pool, Troutbeck Bridge, Windermere, LA23 1HP

Alleged non-compliance with planning permission 7/2024/5052, construction of 18 hole adventure golf course, re-landscaping of existing car park and upgrade of front elevation of health club

Reason for closure: Breach - Resolved

The concerns related to landscaping and parking signage. Our investigation found that the landscaping of the site only has to be completed within 12 months of substantial completion of the development. The development has only been completed for a short time and the owner is aware of the required timescale. There is currently no breach in relation to the landscaping condition. Our investigation found that the car park signage had not been installed as required by condition 7. A breach in planning control had occurred. The signage has now been put in place in full accordance with the condition. The breach has been resolved.

The investigation also found a banner advertisement displayed in breach of the advertisement regulations. Following our request the unauthorised advertisement has been removed.

E/2025/0102, Land west of Brackenrigg, Lowick Green, Lowick, LA12 8DY

Erection of timber building

Reason for closure: Breach - Resolved

A concrete base and building had been installed on common ground in breach of planning control. The base and building have now been removed and the breach has been resolved.

E/2025/0109, Mecklin, Irton, Holmrook, CA19 1UZ

Alleged construction of outbuilding in field to the east of Mecklin

Reason for closure: Breach - Not expedient to enforce

A small timber building had been constructed on agricultural land for the storage of equipment and materials used in connection with the maintenance of the land. Development had occurred in breach of planning control. We have assessed the development and consider it causes no harm to the local amenity or surrounding area and is acceptable on its planning merits. It is not in the public interest to take any further action.

E/2025/0142, Kitty House Holiday Cottage, Troutbeck, Penrith, Cumbria, CA11 0SS

Alleged change of roof slate from Welsh to Spanish

Reason for closure: Breach - Not expedient to enforce

Kitty House comprises a former farmhouse and two adjoining holiday lets. Permitted development rights were removed by condition under planning permissions 7/1999/3032 and 7/2002/3010 for the parts of the property used for holiday letting accommodation. Our investigation found that the slates to a large part of roof had been replaced with an alternative product, including those parts used as holiday accommodation and part of the farmhouse. The re-roofing of part of the building amounts to development.

The main farmhouse, which forms around half of the roof area, has no restrictions on permitted development rights and so the re-roofing of this part of the building is permitted development and not in breach of planning control. The re-roofing of the holiday lets amounts to a breach of planning control, as the relevant permitted development rights have been removed. As part of the development is not a breach it is not considered expedient in the public interest to take formal action against part of the roof as the development which is within control causes no material harm or adverse impact on the amenity of the site or the surrounding area and is acceptable on its planning merits.

E/2025/0147, 11a, Quarry Brow, Bowness-On-Windermere, Windermere, LA23 3DW

Alleged construction of timber building to the side of the dwelling

Reason for closure: Breach - Not expedient to enforce

A patio area has been installed. The ground works undertaken amount to development. The property does not benefit from permitted development rights as it is a flat, so the development is in breach of planning control. The area concerned was previously a garden with a tarmac surface and the use has not changed. It is considered that the

works undertaken are not harmful to the surrounding amenity and it is not considered to be in the public interest to take any further enforcement action.

E/2025/0150, Various locations, including A593 and A5075, Ambleside

Display of advanced advertisements - Coniston Vintage Shop

Reason for closure: Other

We have investigated a concern relating to the display of posters advertising a temporary shop. The posters were not displayed on the land to which the advertisements related, so they were displayed in contravention of the Advertisement Regulations. A notice was served under section 225 of the Town and Country Planning Act 1990 and the posters were then removed by the Authority.

E/2025/0151, Various locations, including A593 and A5075, Ambleside

Display of advanced advertisements - Himalayan Craft Fair

Reason for closure: Other

We have investigated a concern relating to the display of posters advertising a temporary commercial craft fair. The posters were not displayed on the land to which the advertisements related, so they were displayed in contravention of the Advertisement Regulations. A notice was served under section 225 of the Town and Country Planning Act and the posters were then removed by the Authority.

E/2025/0153, Various locations, including verge of A591, Ings

Display of estate agent for sale advertisements

Reason for closure: Other

We have investigated a concern relating to the display of estate agent boards within the Lake District National Park. We have determined that there are several examples where these boards are not being displayed on the land or buildings to which the advertisement relates. A notice was served under section 225 of the Town and Country Planning Act, and a number of boards were subsequently removed by the Authority. Guidance on Advertisement Regulations was also sent to the relevant Estate Agents.

E/2025/0154, Oakdene, Beechwood Close, Bowness on Windermere, LA23 3AB

Alleged construction of staircase not in accordance with planning permission

7/2024/5140

Reason for closure: No Breach - Permitted development

The staircase is permitted under Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1. The concrete platform is a base for a building incidental to the enjoyment of the dwelling and the owner is aware of the requirements of permitted development.

E/2025/0155, Land near Gilpin Cottage, Lyth, LA8 8DQ

Alleged erection of gates, fences and stable block

Reason for closure: Breach - Not expedient to enforce

A building has been erected in an equestrian setting, adjacent to approved stable buildings. The building is behind a dense hedge and is not visible to the public. The building is not considered to be harmful to the surrounding amenity and it is not

considered to be in the public interest to pursue further enforcement action in respect of it.

E/2025/0156, Hare & Hounds, Bowland Bridge, LA11 6NN

Alleged siting of static caravan in pub car park and being rented out  
Reason for closure: No Breach - Not development

The caravan is being used in association with the business at The Hare and Hounds Inn, to provide staff accommodation. The use of the land in connection with the existing business does not result in a material change of use, so no development has occurred.

E/2025/0160, 3 Broadfield, Troutbeck Bridge, Windermere, LA23 1HX

Alleged - operating as a vehicle repair garage  
Reason for closure: Breach – Resolved

Our initial investigation found that vehicle repairs were taking place at a residential property, however the use stopped following our first visit. The level of the use had not been confirmed so we did not determine if a breach of planning control had occurred or not. If there was a breach it has now been resolved.

E/2025/0162, Building near Rydal Road car park, Ambleside

Alleged erection of advertisements not in accordance with advertisement regulations  
Reason for closure: Breach - Resolved

A concern was raised regarding banner advertisements that had been placed in various locations in Ambleside and Bowness-on-Windermere in relation to a commercial event, Amblesfest, in Ambleside. The adverts were being displayed in contravention of the Advertisement Regulations. Following advice, the advertisements were quickly removed and the breach resolved.

E/2025/0170, The Albert, Queens Square, Bowness on Windermere, LA23 3BY

Alleged - A timber structure is being built on the second level of the outside seating area of the pub  
Reason for closure: Breach - Not expedient to enforce

The external seating area related to this concern was granted planning permission in February 2017. A pergola structure has been erected over the seating area in breach of planning control, but it is set back from the road and is considered not to cause harm to the surrounding amenity or neighbouring properties. It is therefore not in the public interest to pursue further enforcement action in this case.

E/2025/0178, Claremont House, Compston Road, Ambleside, LA22 9DJ

Alleged mixed use of Claremont House as short term holiday accommodation and as a HMO, not in accordance with planning approval 7/2025/5213  
Reason for closure: Breach - Resolved

On 6 June 2025, permission was granted for the use of Claremont House to be a house of multiple occupancy (HMO). Prior to this date, the property was used as holiday let accommodation. In July the property was used as an HMO and as a holiday let in respect of a booking that had been made in May 2025. The owner of the property had failed to cancel holiday let bookings once the planning permission for use as an HMO had been granted. It is understood the mixed use of the building has ceased.

E/2025/0181, Sawrey House Hotel, Near Sawrey, Ambleside, LA22 0LF

Alleged use of hotel car park for overnight use by camper vans

Reason for closure: Breach - Resolved

Our investigation found that the hotel car park was being used by campervans for overnight stays. Based on the information available it appeared that the use may have resulted in a material change of use of the land in breach of planning control. However, the use has now stopped, and the breach has been resolved.

E/2025/0184, Vertical Skills, 2 Tilberthwaite Avenue, Coniston, LA21 8ED

Alleged unauthorised works

Reason for closure: Breach - Not expedient to enforce

Our investigation found that a fence had been erected to the front of the property which was approximately 1m in height. The erection of the fence is permitted development under Part 2 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015. Additionally, a canopy has been erected to the front of the shop. The development has occurred without planning permission, in breach of planning control. However, it is not considered expedient in the public interest to take formal action as the development causes no material harm or adverse impact on the amenity of the site or the surrounding area and is acceptable on its planning merits.

E/2025/0187, Windermere Business Centre, Oldfield Court, Windermere, LA23 2HJ

Alleged installation of vents in party wall and working hours being breached

Reason for closure: No Breach - Has permission/consent

Work at this site is in its final stages. There is no evidence that the hours of work detailed in the construction method statement are not being adhered to. Several small vents have been installed at this site. They are cemented into the stone wall and the colours blend with the stonework. The vents do not materially affect the external appearance of the building and therefore are not development. There is no breach.

E/2025/0190, 15 Craig Walk, Bowness-on-Windermere, LA23 2ES

Alleged erection of flagpole and flag in back garden

Reason for closure: Breach - Resolved

We received a complaint that a flagpole had been erected in a residential garden. Due to the type of flag that was being displayed (Liverpool FC) an application for express advertisement consent was needed. However, without any involvement from us, the flagpole was removed.

E/2025/0196, Shireburn, Elleray, Windermere, LA23 1AW

Non-compliance with local occupancy condition

Reason for closure: No Breach - Not development

We have previously investigated compliance with the occupancy condition on this property and found no breach. The property has recently been sold and is currently unoccupied. The new owners are aware of the local occupancy condition. They have not yet occupied the property so there can be no breach.

E/2025/0199, Land at Church Croft, Pooley Bridge, CA10 2NL

Installation of gate in fence

Reason for closure: No Breach - Permitted development

Our investigation found that the gate is permitted development under Schedule 2 Part 2 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015. There is no breach of planning control.

E/2025/0201, Junction of the A66 by the Sportsman Inn, Troutbeck, Cumbria, CA11 0SG

Alleged display of large advertisement

Reason for closure: Breach - Resolved

A large advertisement was erected at a junction off the A66 close to the Sportsman Inn, Troutbeck. The advert was for lodges at Whitbarrow Village and so did not relate to activities on the land. The advert was displayed in contravention of the Advertisement Regulations. Following advice the advert was quickly removed.

E/2025/0203, Land on Westmorland Way, Pooley Bridge, Penrith, CA10 2LT

Alleged unauthorised roadside sign

Reason for closure: Breach – Resolved

A concern was raised regarding a large advertisement that had been placed on land adjacent the U3159 road, advertising a local cafe. The advertisement was being displayed in contravention of the Advertisement Regulations. Following advice, the advertisement was quickly removed and the breach resolved.

E/2025/0207, Field to the north of Church Beck Close, Coniston, Cumbria, LA21 8HY

Alleged dumping of material and storage of items in the field

Reason for closure: No Breach - Permitted development

The land is being used temporarily for the storage of builder's materials and equipment in connection with and for the duration of operations being carried out on land adjacent to the field. This temporary use is permitted development. No breach of planning control has occurred.

E/2025/0211, 14 Rayrigg Road, Bowness on Windermere, Cumbria, LA23 3DR

Alleged - property still being advertised on Airbnb but as a single unit

Reason for closure: Other

This matter was being investigated under E/2024/0188.

E/2025/0212, 12, Derwent Street and Annex, Keswick, CA12 5AN

Alleged use of property as an Airbnb

Reason for closure: Other

This matter was being investigated under E/2024/0141.

E/2025/0219, Muddy Duck, Old Smithy, Caldbeck, Wigton, CA7 8EL

Alleged untidy land

Reason for closure: No Breach - Has permission/consent

Our investigation found that building materials, plant and machinery was being stored on land to the north of the Muddy Duck adjacent to Gill Beck. The land is within the boundary of the Muddy Duck and the materials and machinery being stored are in relation to ongoing works as part of planning permissions 7/2022/2094 and 7/2023/2196. The storage of materials and machinery on the land is permitted development whilst the work is ongoing. There is no breach in planning control.

E/2025/0220, 4, Elim Mews, Windermere, LA23 2JY

Alleged alterations without planning permission and change of use to holiday let  
Reason for closure: No Breach - Not development

A desk-based investigation found the property is being used as short-term holiday letting accommodation. 4 Elim Mews has no occupancy controls. The property is being used within the definition of a dwellinghouse, therefore no material change of use has taken place. The works to the garage appear to be internal and do not constitute development.

E/2025/0221, 4, Elim Mews, Windermere, LA23 2JY

Alleged extension of living space into garage and use of property as a holiday let without planning permission,  
Reason for closure: Other

Duplicate case opened in error.