



Planning applications refused 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

7/2026/2013 Full Planning application

Lynwood, Blindcrake, Cockermouth, CA13 0QP

Replacement dwelling

7/2026/2092 Full Planning application

Lane Rigg House, The Heads, Keswick, CA12 5ES

Installation of an external flue for a wood burning stove

Lane Rigg House is a large, detached property constructed of stone and render, with a pitched slate roof. The principal elevation has a traditional stone and slate appearance with dormers, contributing positively to the character of Keswick Conservation Area.

By virtue of its height and prominence on the roofscape of the building, the proposed flue would appear as an incongruous addition on an otherwise traditional elevation, detracting from the character and appearance of the building and visual amenity of the wider Conservation Area. By failing to demonstrate that

alternative, less harmful solutions were not available, the applicant has failed to provide clear and convincing justification for the harm caused to a designated heritage asset, which is required within the NPPF.

The proposals therefore fail to conserve or enhance the appearance of the existing building or wider conservation area. For the purposes of the NPPF the proposals would result in less than substantial harm to the significance of the Conservation Area. This harm is not outweighed by public benefits of the development.

The proposal would therefore fail to conserve or enhance the character, authenticity, integrity, setting and views of the historic environment, contrary to the requirements of Lake District National Park Local Plan 2020-2035 Policies 01 (National and international significance of the Lake District), 02 (Spatial strategy), 06 (Design and development) and 07 (Historic environment), the Lake District Design Code SPD and the National Planning Policy Framework.

WESTMORLAND & FURNESS

7/2025/3127 Full Planning application

Grange Farm, Bampton Grange, Penrith, CA10 2QR

Demolition of existing side and rear single-storey extensions with replacement single-storey and partial two-storey extension.

Grange Farm is a Grade II listed building of aesthetic, historic and evidential value largely due to its vernacular character, appearance and form, use of local materials and retention of key historical features which illustrate the evolution of the property as dual domestic and agricultural use. It lies within the Bampton Grange Conservation Area and the English Lake District World Heritage Site.

The removal of the lean-to extension and external staircase leading up to the former grain loft would significantly harm the legibility of the building's agricultural past. The extension that would replace it would not respond to the appearance and character of the main dwelling through the use of large areas of glazing, the hipped roof and the overall form and design. This aspect of the proposed development would be incongruous and would detract from the appearance and character of the listed building and would not preserve or enhance the character

of the Bampton Grange Conservation Area. As harm has been identified to an historic farmhouse and the settlement of Bampton Grange less than substantial harm would be caused to the English Lake District World Heritage site also.

No clear and convincing justification has been provided for the harm identified, nor would the harm be outweighed by public benefits. The application is therefore contrary to the provisions of the Lake District National Park Local Plan 2020-2035, in particular Policy 01: National and international significance of the Lake District National Park, 02: Spatial Strategy, 06: Design and development and 07: Historic Environment, and the National Planning Policy Framework.

7/2025/3128 Listed Building Consent application

Grange Farm, Bampton Grange, Penrith, CA10 2QR

Demolition of existing side and rear single-storey extensions with replacement single-storey and partial two-storey extension

Grange Farm is a Grade II listed building of aesthetic and historic illustrative value largely due to its vernacular character, appearance and form, use of local materials and retention of key historical features which illustrate the evolution of the property as dual domestic and agricultural use.

The removal of the lean-to extension and external staircase leading up to the former grain loft would significantly harm the legibility of the building's agricultural past. The replacement wrap around extension would not respond to the appearance and character of the main dwelling by virtue of the use of large areas of glazing, the hipped roof and the overall form and design. This aspect of the proposed works would be incongruous and detract from the special interest of the listed building.

Internally, original fabric of the building would be altered through the creation of a doorway from 'bedroom 1' and the first floor of the proposed extension, and the removal of the side walls which enclose the stove in the existing kitchen. These alterations would be a harmful erosion of its historic illustrative value.

The proposed works would harm the historic illustrative and aesthetic value of the building. No clear and convincing justification has been provided for this harm,

nor would it be outweighed by public benefits. The application is therefore contrary to the provisions of the Lake District National Park Local Plan 2020-2035, in particular Policy 07: Historic Environment, and the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

7/2026/3047 Full Planning application

Grange House Farm, Bampton Grange, Penrith, CA10 2QU

Conversion of buildings to four holiday lets and demolition of modern agricultural buildings

In this open countryside location the reuse of buildings for business or residential use is supported by Local Plan policies only where, amongst other things, the building in question contributes positively to landscape character and/or the historic environment.

The modern blockwork and sheet metal roof barn does not contribute to the landscape character or historic environment, and therefore its conversion is contrary to Policy 02 (Spatial strategy) of the Lake District National Park Local Plan 2020-2035.

The remaining two stone barns do contribute to landscape character and the historic environment, but there is no evidence to demonstrate that they are unsuitable for providing local need or affordable needs housing and, as a consequence, the change of use to a dwellinghouse for holiday letting purposes would fail to contribute to meeting the needs of the local community and fail to help address the imbalances in the local housing market, contrary to the aims of Policies 02 (Spatial strategy), 15 (Housing) and 18 (Sustainable tourism and holiday accommodation) of the Lake District National Park Local Plan 2020 - 2035 and the accompanying Housing Supplementary Planning Document.

The benefits of finding a new use for the buildings and to the local tourism economy are insufficient to outweigh the policy objections.

The proposed new openings in the southeast and southwest elevations of the stone barns would adversely impact on the character of the buildings. The proposals would therefore fail to reinforce local distinctiveness and sense of place

in conflict with the aims of Policies 01 (National and international significance of the Lake District), 02 (Spatial strategy), 05 (Protecting the spectacular landscape), 06 (Design and development) and 07 (Historic environment) of the Lake District National Park Local Plan 2020-2035.

Insufficient information has been presented to demonstrate that the intensification of the vehicular access with the public highway resulting from the proposed four holiday lets would not adversely impact on local highway conditions and highway safety in conflict with Policy 08 (Infrastructure and developer contributions) of the Lake District National Park Local Plan 2020-2035

The proposals would result in the damage or destruction of day roosts present in the building. The development would therefore impact on protected species in conflict with the requirements of the NPPF and Policy 04 (Biodiversity and geodiversity) of the Lake District National Park Local Plan 2020-2035

7/2025/5685 CLPUD - Certificate of Lawfulness of Proposed Use or Development

The Mortal Man Inn, Troutbeck, Windermere, Cumbria, LA23 1PL

Siting of caravan to provide additional holiday letting accommodation

The proposed siting of a caravan for ancillary use in association with the Mortal Man Inn, in the location shown on the submitted plans, would not be lawful as it has not been demonstrated that the land in question is located within the planning unit of the Mortal Man Inn.

Even if it had been demonstrated that the location of the caravan would be located within the same planning unit as the Mortal Man Inn, insufficient information has been provided to demonstrate that the use of the caravan for holiday accommodation would be ancillary or incidental to the primary use as a hotel.

7/2026/5091 Full Planning application

Agricultural Field, High Newton, Grange-over-Sands, Cumbria, LA11 6JP

Installation of a timber-built agricultural storage shed

The site is within an area of exceptionally high landscape value given its location in a National Park and World Heritage Site. The highest level of protection is given to the spectacular landscape of the National Park by development plan

policies. The National Planning Policy Framework states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks which have the highest status of protection in relation to these issues.

The application site lies within the open countryside of the National Park where agricultural development is supported only where necessary. In this case the size of the farmed land does not support the need for a building which is a generic timber shed designed for domestic not agricultural use.

The proposed shed would result in a change to the character of the application site, which is currently open, agricultural land with no other buildings within the field, or within the immediate vicinity. This undeveloped countryside contributes to the tranquillity and scenic beauty of the agro-pastoral landscape. The shed, although of a modest scale, would be visible from public views from the road and would be an incongruous addition to this undeveloped field. The domestic design and materials would have adverse landscape and visual impact from the public road and would not reinforce the importance of local character.

Although the shed is modest in scale, if this type of domestic style development were to be repeated across the National Park, on small parcels of land, the cumulative impact and harm caused could be substantial.

The proposal results in harm to the Outstanding Universal Value of the English Lake District World Heritage Site; and harm to the special qualities of the National Park, including the diverse landscape and the celebrated social and cultural heritage of the National Park. There are no public benefits of sufficient weight to outweigh this harm.

The development is therefore contrary to the provisions of the Development Plan, in particular Policies 01 (National and international significance of the Lake District), 02 (Spatial Strategy), 05 (Protecting the spectacular landscape), 06 (Design and development), and 07 (Historic environment) of the Lake District National Park Local Plan 2020-2035, and the National Planning Policy Framework.

7/2026/5165 Full Planning application

21, Lake Road, Off St Martins Square, Bowness on Windermere, LA23 3DE
Proposed first floor rear lightweight aluminium extension and front signage

The proposed alterations to the front elevation would be harmful to the appearance and the streetscene of this part of Bowness, and would harm rather than preserve or enhance the character of the Conservation Area as a result of a combination of the materials, pattern, colour and opening arrangement of the glazing proposed. The alterations would compound the poor quality of this part of the Conservation Area through the form, materials and opening arrangement, the development would harm rather than preserve or enhance the character of the Conservation Area.

The development is, therefore, contrary to Policies 01, 02, 05, 06 and 07 of the Lake District National Park Local Plan (2020-2035).

7/2026/5166 Advertisement Consent Application

21, Lake Road, Off St Martins Square, Bowness on Windermere, LA23 3DE
Proposed first floor rear lightweight aluminium extension and front signage

The proposed internally illuminated signage would appear crowded on the front elevation of the building and would have an overtly modern appearance as a result of its materials and manner of illumination, at odds with the established externally illuminated signage that has been present at this site and accepted on adjacent sites. The signage proposed would be harmful in respect of visual amenity and would harm rather than preserve or enhance the character of the Bowness Conservation Area contrary to the requirements of Lake District National Park Local Plan (2020-2035) Policies 01, 02, 05, 06, and 07 and the NPPF.

7/2026/5340 Full Planning application

Willow Tree Barn, Brigsteer, Kendal, LA8 8AR
Replacement of the existing pod and change of use to dual / flexible use (both holiday let and ancillary use)

Policy 02 operates a policy of constraint, seeking to avoid sporadic development within the open countryside of the National Park. Policy 18, in conjunction with Policy 15, recognises that there are limited opportunities to bring forward new housing in the National Park and so states that new build housing for holiday letting will not be permitted.

The proposed unit of accommodation by reason of its design and scale would have all the normal facilities for day to day living. As such, the proposals would amount to new build housing for holiday letting.

The development is therefore unacceptable in principle as it fails to meet the limited exceptions for tourism development in the open countryside and is contrary to the requirements of Lake District National Park Local Plan 2020-2035 Policies 02 and 18.

The application site is within an area of exceptionally high landscape value given its location in the Lake District National Park. The highest level of protection is given to the spectacular landscape of the National Park by development plan policies and the National Planning Policy Framework which expect great weight to be given to the conservation and enhancement of the landscape and scenic beauty. National Parks have the highest status of protection in relation to these issues.

The proposed building by reason of its design, scale, form and use of non-traditional materials would fail to reinforce local distinctiveness and detract from the character and appearance of the area and the setting and appreciation of a non-designated heritage asset. In particular, the mixture of timber cladding and roofing materials would not relate well to the barn or to the surrounding character and appearance of the area and would appear as an incongruous addition. This visual harm would be experienced in close range views from the adjacent highway and in wider views from the south and east.

The proposed development would therefore be contrary to the requirements of Lake District National Park Local Plan 2020-2035 Policies 01, 05, 06, and 07, the Lake District Design Code SPD, and the National Planning Policy Framework.