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Report from the Head of Development Management to Development Control Committee

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Application number: 7/2026/5011

Application type: S73 (Amend/Delete Condition)

Applicant: Mr Rickie Clark, Natural Lake District Ltd

Location: Land at Rothay Holme Industrial Estate, Rothay Road, Ambleside

Grid reference: 337146, 504084

Proposal: Variation of condition 2 (plans) on planning application 7/2023/5720 (Proposed erection of steel framed building) to increase the size of the building

Report prepared by: Chris Kempster, Planner

Report agreed by: Neil Henderson, Planning Manager

Recommendation: APPROVE with conditions

1 About this report

1.1 The case planner has prepared this report, assessment and recommendation taking into account our policies (known as the Development Plan), written representations we have received, and any other material considerations.

1.2 Material considerations are things that are relevant to our decision making and which we are able to take into account – for example site specific factors, or Government planning policy (the National Planning

Policy Framework) and Government planning guidance (the National Planning Practice Guidance).

1.3 The Development Control Committee will determine the application at its meeting having regard to the provisions of the Development Plan, representations we have received, and all other material considerations, following a verbal and visual summary of the application by the case planner and, where applicable, after hearing any verbal representations made in accordance with our Policy for Public Speaking at Meetings.

1.4 Most applications are decided under powers delegated to the Head of Development Management. A small number of significant or more contentious applications are considered by our Development Control Committee as set out in our Scheme of Delegation.

2 Background and proposals

2.1 I am reporting this application to Committee because one of the owners of the site is a relative to a member of staff at the Lake District National Park Authority.

2.2 Planning permission was granted, ref. 7/2023/5720, for the erection of a building on land in use as a builder's yard on Rothay Road Industrial Estate, Ambleside. Planning permission is now sought to amend this permission to extend the building to adjoin the existing building on the south elevation, and also towards the boundary to the north, to make the building wider. Also, the door would be moved from the north elevation to the east elevation of the building.

2.3 The site comprises an area of hardstanding enclosed with a metal gate to the roadside, with a shed and building materials located on it. The proposed building would occupy the majority of the application site, and feature juniper green metal sheeting to its walls and roof with a metal roller door to the roadside (west) elevation.

2.4 The River Rothay runs to the west of the Industrial Estate, with the site located within an area with a medium probability of flooding (flood zone 2).

3 Consultations

3.1 Lakes Parish Council – No objections

4 Representations

4.1 No letters of representation have been received.

5 Development plan policies and other relevant guidance

5.1 The relevant Development Plan comprises:

- The Lake District National Park Local Plan 2020-2035

5.2 The following Lake District National Park Local Plan policies are relevant to this application:

- Policy 01: National and international significance of the Lake District
- Policy 02: Spatial strategy
- Policy 03: Development and flooding
- Policy 05: Protecting the spectacular landscape
- Policy 06: Design and development
- Policy 16: Job creation and employment space

- Design Code Supplementary Planning Document

5.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in the determination of planning applications.

5.4 There is no community plan in this area.

6 Main issues and assessment

6.1 Although the application is for minor material amendments to an extant scheme, the effect of an approval would be the grant of a fresh planning permission for the whole development. We cannot re-visit the whole planning application but need to only address the amendments sought. In considering this application we need to re-impose any relevant/extant conditions on the original planning permission.

6.2 The main issues in this assessment are whether the changes are acceptable in respect of:

- Character and appearance of the area
- Flood risk

Appearance and impact on the character of the area

6.3 The site is located within the Rothay Road Industrial Estate where buildings are utilitarian in appearance. The proposed extension to the building, approved under application, ref. 7/2023/5720, would be modest in scale and would result in a building which was similar in appearance to the adjacent building to the south, in terms of scale, design and appearance, and would have the same character as the other buildings in this part of the Industrial Estate. To ensure this, I consider a condition reasonable for the roof and walls of the building to be finished in juniper green and retained as such.

6.4 Views of the building from outside of the Industrial Estate would be limited, and in any views the building would be seen in the context of the wider industrial use of this part of Ambleside.

6.5 I am satisfied that the development proposed is acceptable in terms of its design and impact on the character and appearance of the area and that it satisfies the requirements of Local Plan Policies 01, 02, 05, 06 and the NPPF.

Flood risk and drainage

6.6 The development site falls within an area with a medium probability of flooding (Flood Zone 2). The existing site comprises an area of impermeable hardstanding where building materials are stored and a small building located to the rear. The proposed extension to the building would retain an area of hardstanding to the front but would take up most of the site. Due to the existing impermeable hardstanding, the proposed building would not remove any flood capacity, and I do not therefore consider that the development would increase flood risk elsewhere.

6.7 With regards to the risk of flooding to the building, the development would allow for building materials to be stored internally, which could reduce risk in a flood event. The building proposes a mezzanine floor that would give the applicant the ability to store equipment above an area at risk of flooding.

6.8 As such, I consider that the development is acceptable in respect of flood risk, satisfying the requirements of Policy 03 and the NPPF.

7 Conclusion

7.1 Having regard to the provisions of the Development Plan, in particular Lake District National Park Local Plan policies 01, 02, 03, 05, 06, and 16, and other material considerations (including the provisions of the NPPF), the development is considered to be acceptable, subject to the conditions recommended.

Recommendation: APPROVE with conditions

Conditions/Reasons

1 The development hereby permitted shall be commenced by 07.03.2027.

REASON: Imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990.

2 The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details:
- Drawing titled Proposed site layout plan and elevations, drawing number 5050; 02 Rev A, dated 08/09/2024, received by the Local Planning Authority on 11.03.2026
- Location plan

REASON: For the avoidance of doubt.

3 The roof of the building hereby permitted shall be covered with juniper geen coloured [BS no. 12B29) sheeting to the walls and roof unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory standard of appearance of the development in accordance with Policies 01 and 06 of the Lake District National Park Local Plan 2020-2035.

NPPF decision notice requirements

Town and Country Planning (Development Management Procedure) (England) Order 2015 Article 35(2) statement: The Local Planning Authority did not identify problems arising in relation to dealing with the application.

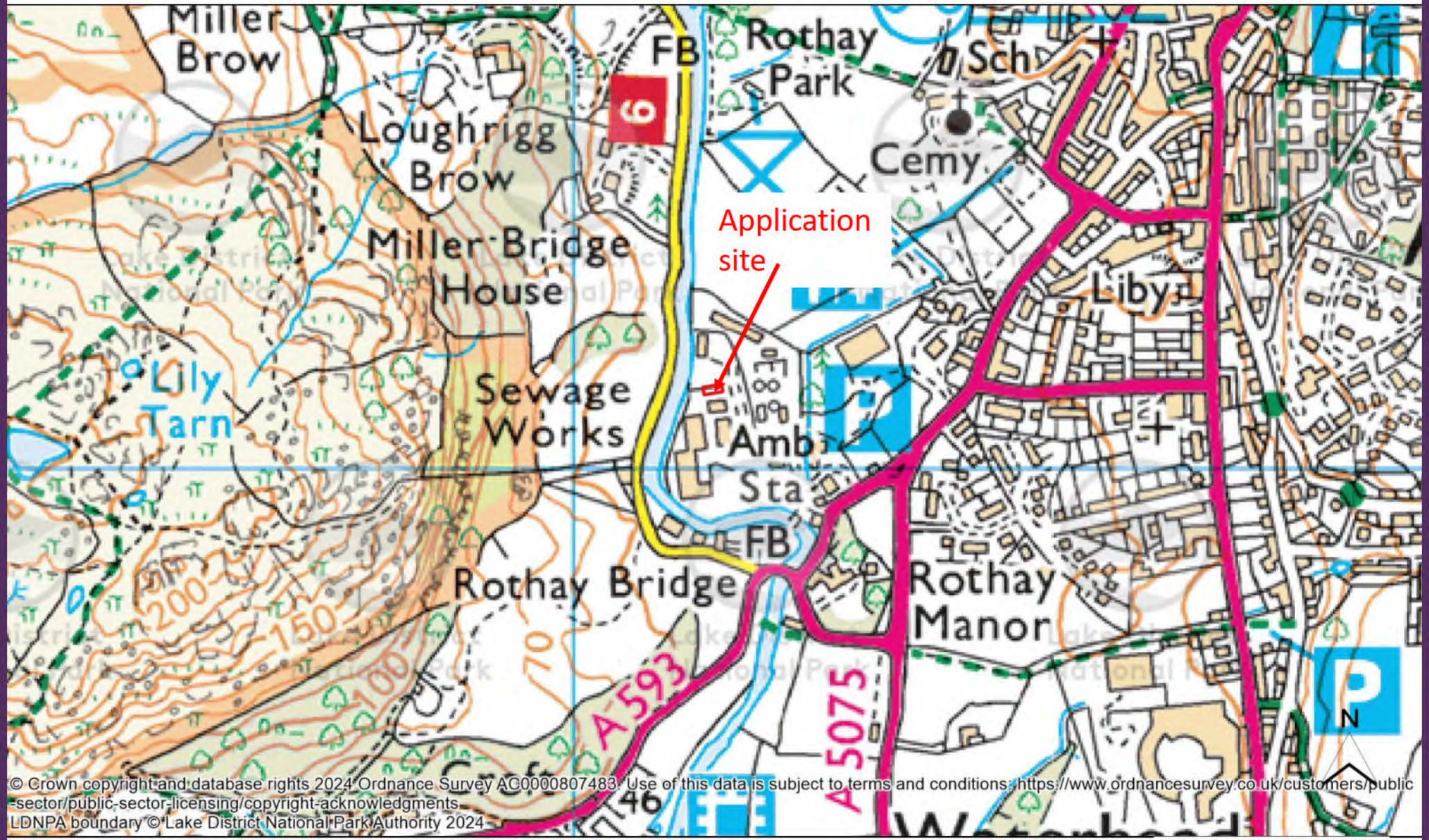
Background papers

Background papers are available for inspection on the planning application file unless otherwise specified on that file as confidential by reasons of financial/personal circumstances in accordance with the Local Government (Access to Information) Act 1985.

7/2026/5011

Land at Rothay Holme Industrial Estate, Ambleside

Variation of condition 2 (plans) on planning application 7/2023/5720 (Proposed erection of steel framed building) to increase the size of the building



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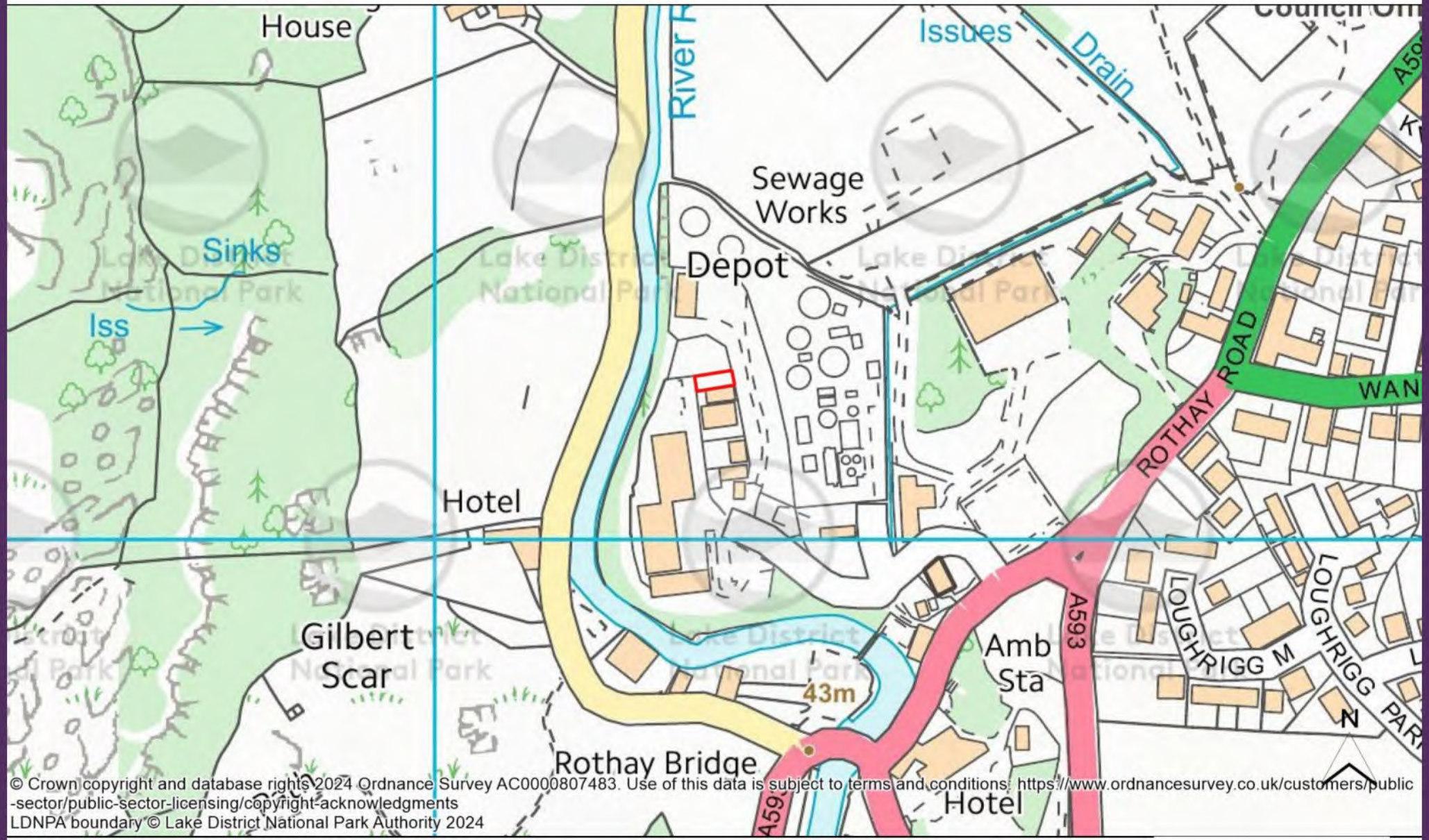

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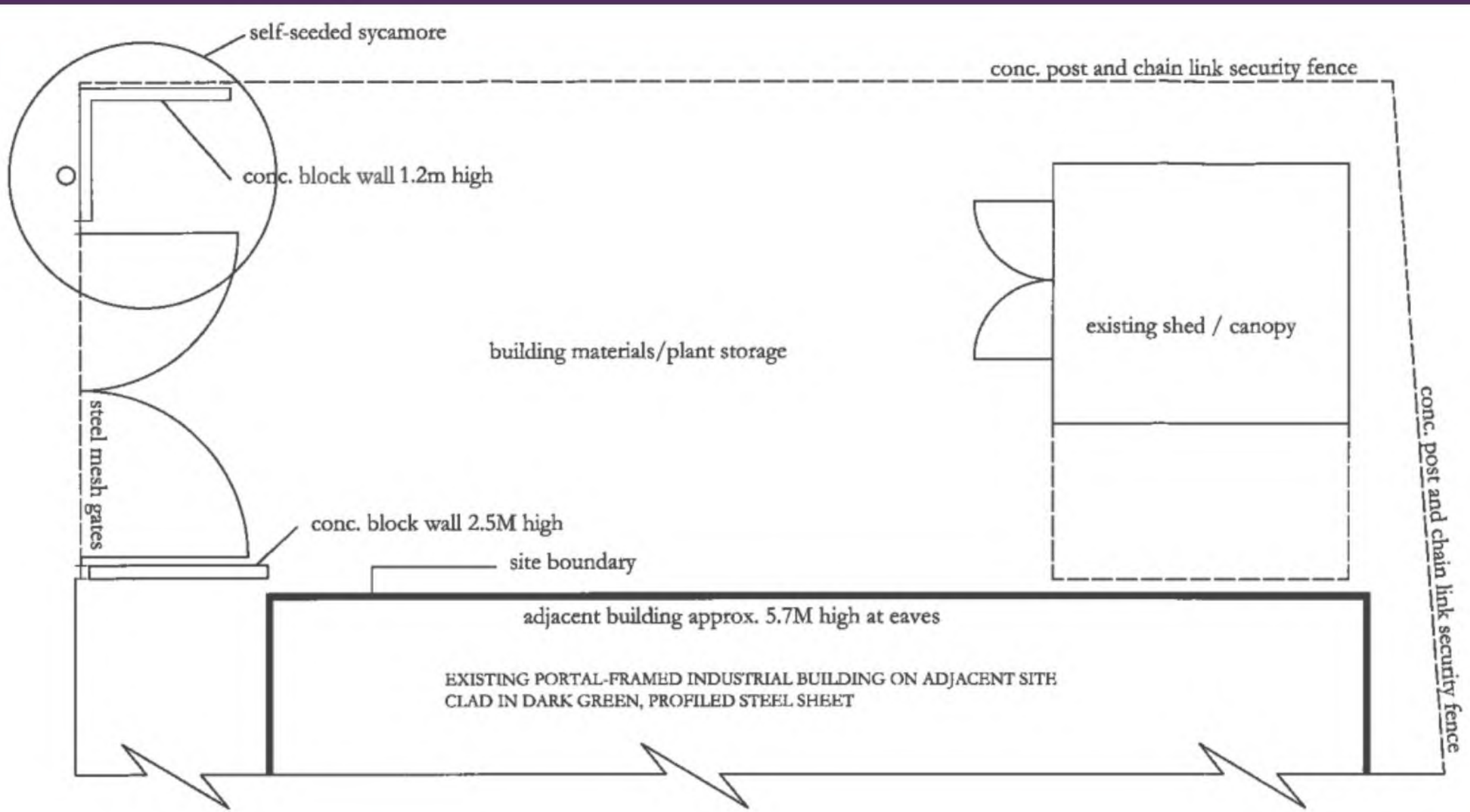
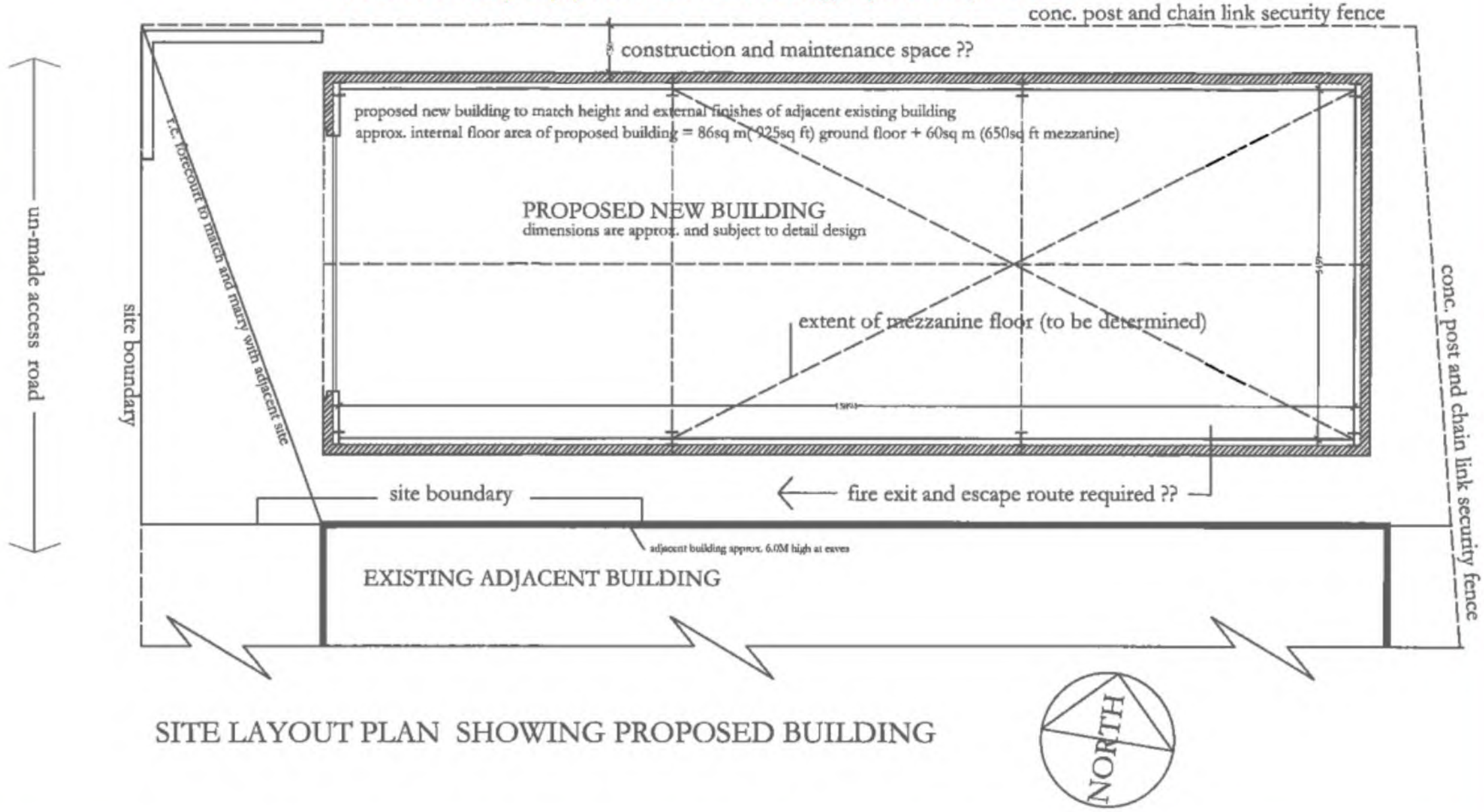


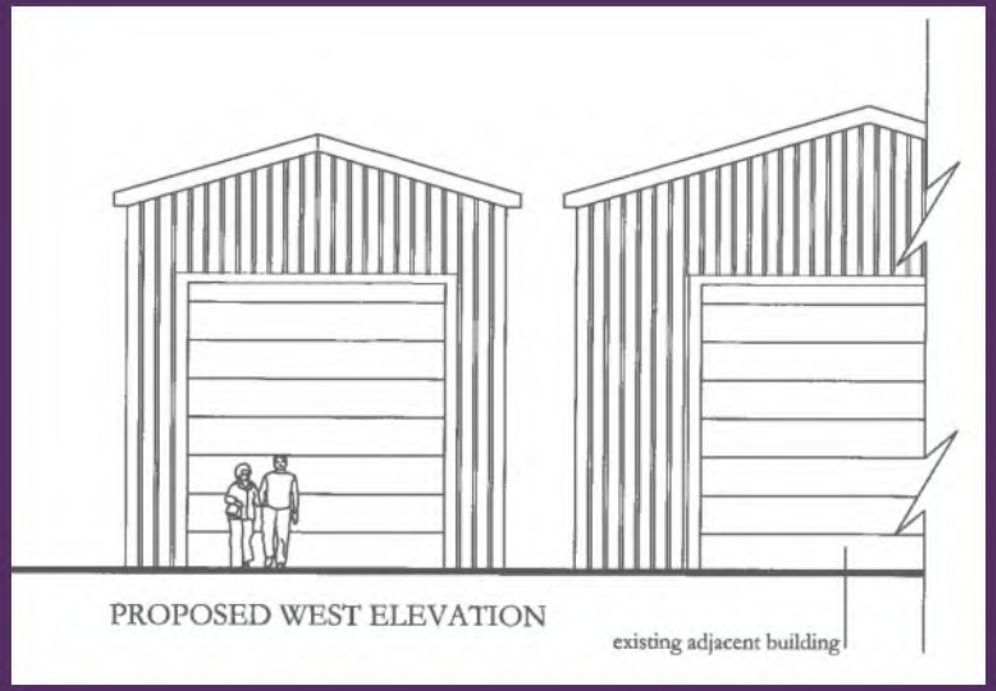
SITE LAYOUT PLAN AS EXISTING

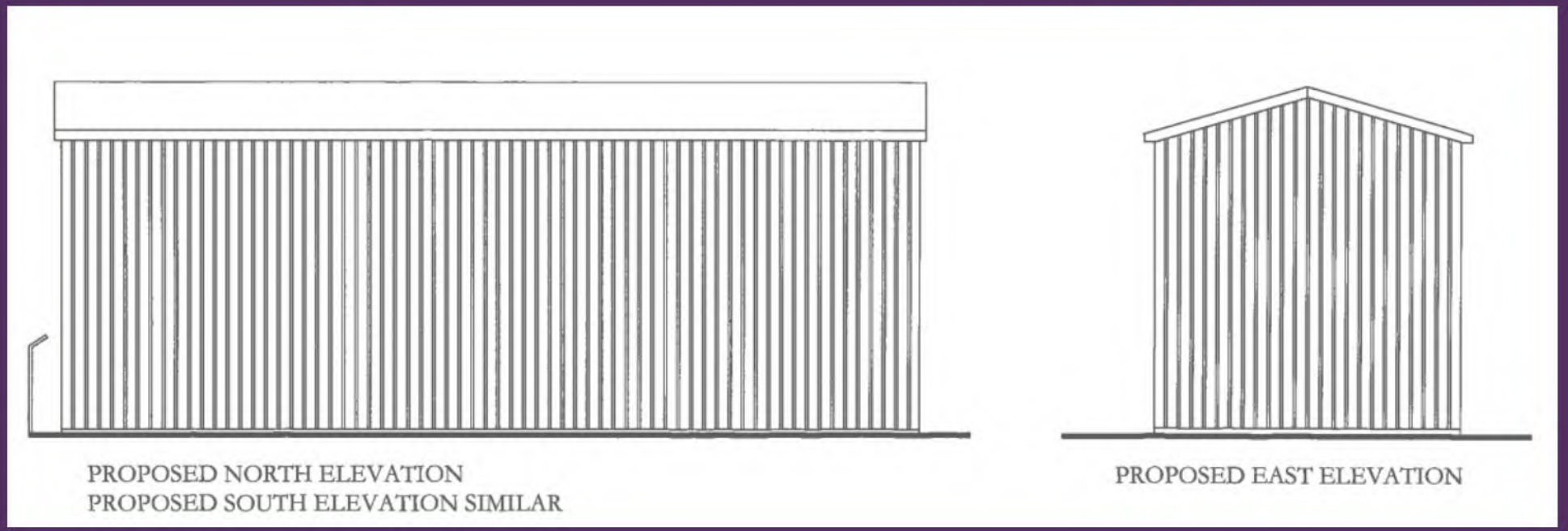
Previously approved building 7/2023/5720



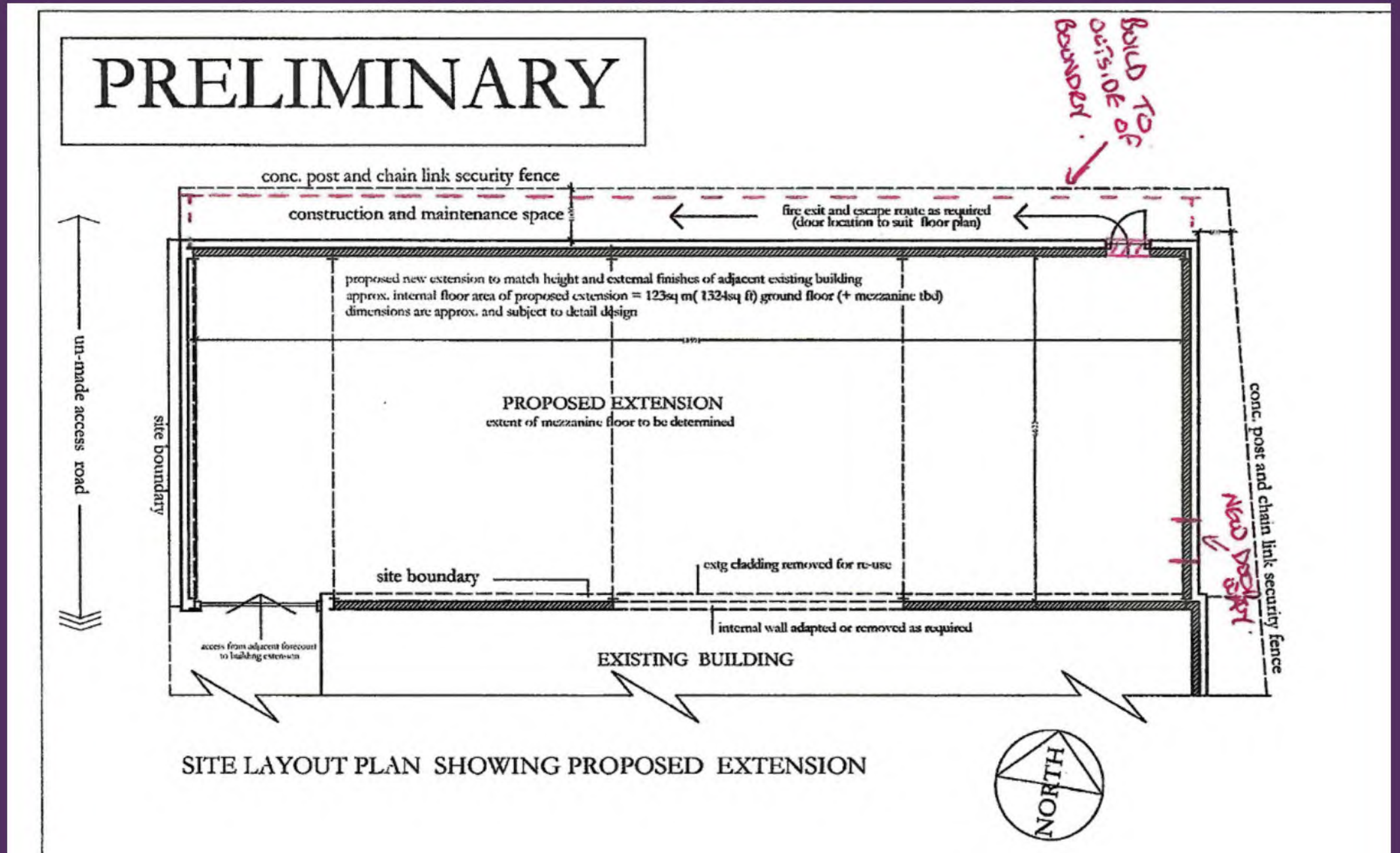
SITE LAYOUT PLAN SHOWING PROPOSED BUILDING

Previously approved building 7/2023/5720





Proposed building



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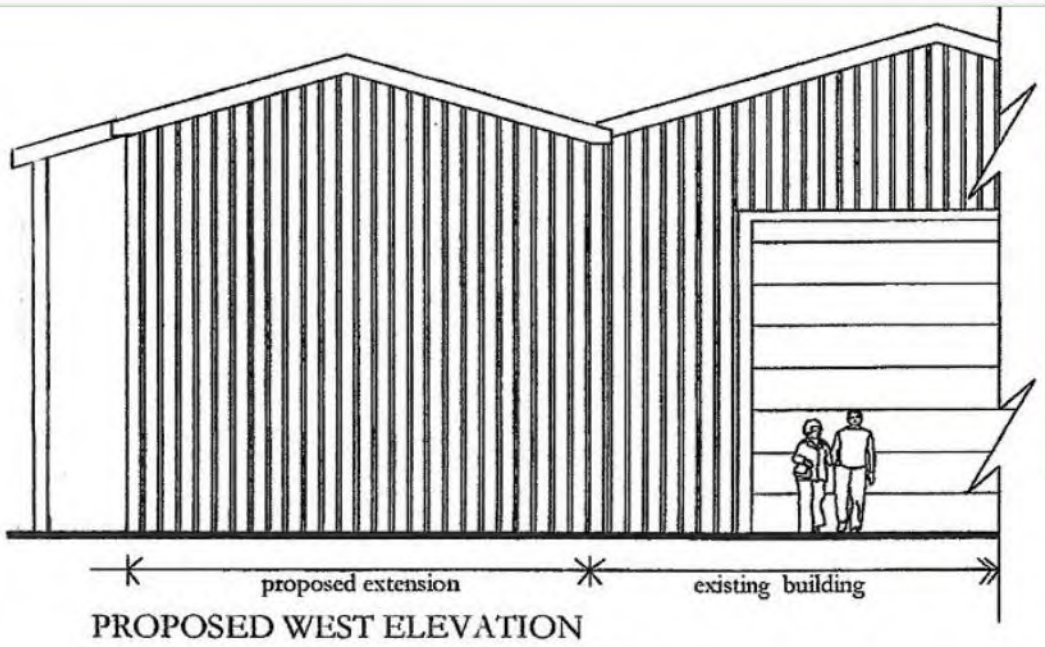
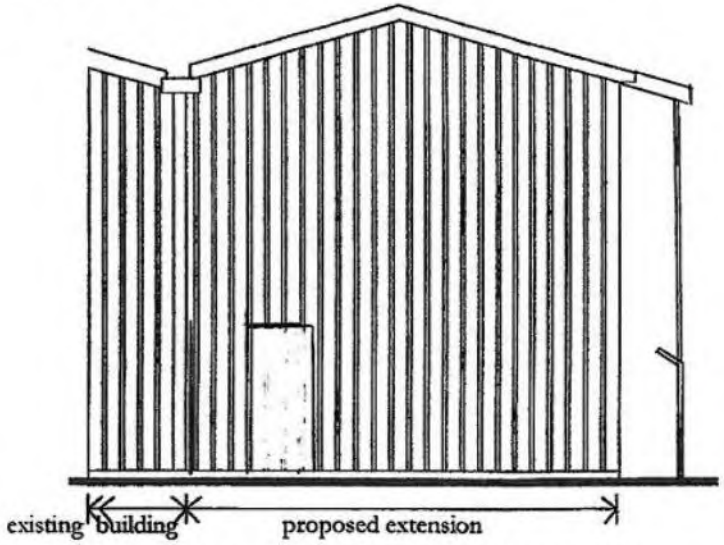
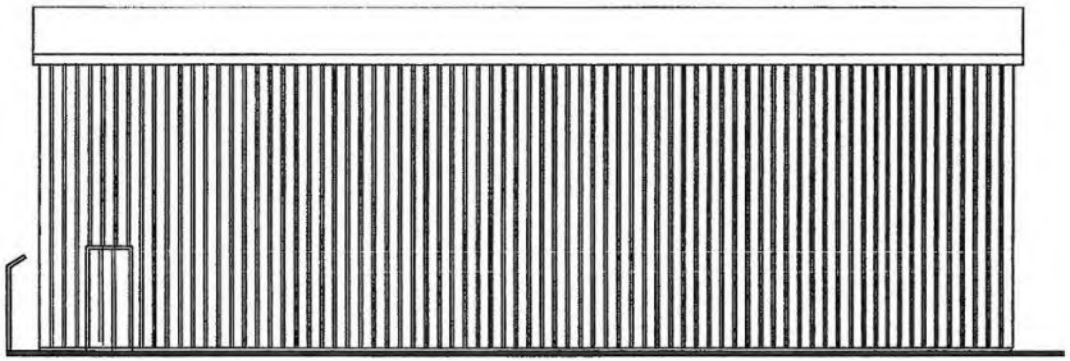


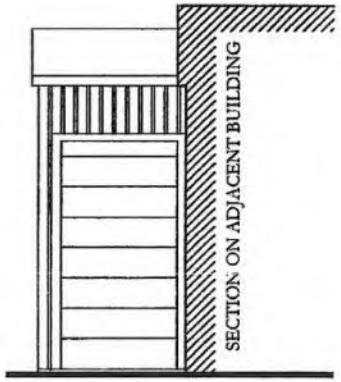
PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEV