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

7/2026/2001 Full Planning application

The Waters Edge, Lake Road, Keswick, CA12 5DJ
Proposed new lockable and roofed electric vehicle charging bay

The proposed building is located within the root protection area of a protected tree with high amenity value that contributes to the character of the Keswick Conservation Area.

Insufficient information has been presented to demonstrate that the building works would not damage to the roots of the tree, in turn posing a risk to the health of the tree. Harm to, or the loss of the tree would adversely impact on the amenity of the area, contrary to the requirements of Local Plan Policies 05, 06 and 07, and the NPPF

7/2026/2066 S73 (Amend/Delete Condition)

Mansion House, Brandlingill, Cockermouth, CA13 0RD
Extension and alterations - varitation of condition 2 (plans) of planning permission 7/2024/2228 to amend elevations and layout

Mansion House is a detached Georgian house with various outbuildings within large gardens and grounds in the settlement of Brandlingill. The original Georgian character has been largely lost due to various extensions and alterations over the years; nevertheless, Mansion House remains a historically significant building that has traditional appearance, local materials and character. The surrounding context of the site is comprised of interspersed traditional buildings fronting the road. This includes Brandlingill Farmhouse, a Grade II listed building sitting 25m to the east of the site, and two Grade II listed buildings sitting 100m south.

The proposed amount of glazing with the associated flat roof canopy would introduce an overtly contemporary appearance which would fail to reflect the traditional character of the dwelling, or the surrounding area. The extent of the glazing would appear incongruous with the appearance of the main dwelling. As such, the proposals have not been informed by an understanding of the site's context or character, and would be an inappropriate addition that causes harm to the character and appearance of the immediate area.

The proposals would fail to maintain local distinctiveness and sense of place, and fail to reinforce the importance of local character contrary to Policies 01 (National and international significance of the Lake District), 02 (Spatial strategy), 05 (Protecting the spectacular landscape), 06 (Design and development), the Design Code Supplementary Planning Document and the National Planning Policy Framework, and fail to further the statutory purposes of the National Park.

7/2026/4014 CLPUD - Certificate of Lawfulness of Proposed Use or Development

Knott End, Birkby, Ravenglass, CA18 1RT
Installation of solar equipment

The proposed solar panels to be installed on the south western roof slope of Knott End would be permitted development under Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order (2015) (as amended). However, as permitted development rights have been removed for 'material external alterations' under condition 6 of granted application ref. 7/2004/4034, the solar panels, through their size, scale and placement would materially alter the appearance of the existing dwelling and

therefore require the benefit of planning permission.

7/2023/5553 Full Planning application

All Saints Church, Satterthwaite, Ulverston, Cumbria
Creation of a small public car park

The loss of the green space within the village and its replacement with a car park requiring the installation of gabion retaining walls and potentially forming an unnatural landform as a result of changes to levels (which are not detailed in the application) and the extent of hard surfacing proposed, would result in a development which would be harmful to the character of the area, contrary to Policies 05 and 06 of the Lake District National Park Local Plan 2020-2035. Potential benefits of the development and alignment with Policy 02 (spatial strategy) do not outweigh the harms which may result.
Insufficient information has been provided with respect to existing and proposed ground levels and surface water drainage to demonstrate that the development would not result in surface water run-off to the detriment of highway safety, the condition of the adjacent watercourse, and neighbouring properties. The proposed development would therefore be contrary to Policies 03 and 06 of the Lake District National Park Local Plan 2020-2035.

7/2025/5626 Full Planning application

The Old Coach House, Stock Lane, Grasmere, Ambleside, LA22 9SL
Change of use from existing restaurant to a hot food takeaway (kebab shop). Installation of a new external extraction and ventilation systems. Minor internal alterations to the kitchen layout to accommodate a kebab grill and preparation area

The application site is within an area of exceptionally high landscape value given its location within the Lake District National Park, English Lake District World Heritage Site and Grasmere Village Conservation Area. 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 (NPPF) 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 development plan and NPPF also expect great weight to be given to the conservation of designated heritage assets

such as Conservation Areas and World Heritage Sites.

The proposed flue by reason of its scale, appearance and prominence would appear as an incongruous addition which would detract from the character and appearance of the building and visual amenity of the wider Conservation Area. The Grasmere Village Conservation Area Management Plan notes that inappropriate additions to buildings, such as extraction units detract from the appearance of buildings within the conservation area. The development would add additional visual clutter to the site and due to its scale and appearance would be highly prominent in public views.

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 proposal would result in less than substantial harm to the significance of the Conservation Area. This harm would not be outweighed by public benefits of the development.

The proposal would therefore fail to conserve or enhance the historic environment and extraordinary beauty and harmony of the Lake District landscape, contrary to the requirements of Lake District National Park Local Plan 2020-2035 Policies 01 (National and international significance of the Lake District), 05 (Protecting the spectacular landscape), 06 (Design and development) and 07 (Historic environment), the Lake District Design Code SPD and the National Planning Policy Framework.
The proposed external flue would terminate in close proximity to the bedroom window of a neighbouring dwelling. Due to inconsistencies in the submitted information and lack of technical detail relating to the noise and odour control measures that may be implemented, the application has failed to demonstrate that the proposals will not have an unacceptable impact on the amenity of neighbouring dwellings in relation to noise and other adverse effects, contrary to the requirements of Local Plan Policy 06, the Design Code SPD and the NPPF.
By its nature, the proposed hot food takeaway is likely to generate a higher turnover of customers than the existing café and given the short duration of visits to the premises, it is considered less likely that customers will use the public car park in close proximity to the site. As the application building is not served by off-

street parking and on street parking is not available on Stock Lane, the lack of customer parking has the potential to result in highway safety issues through inconsiderate parking along both Stock Lane and the private road.

The application has therefore failed to demonstrate that the proposals would not have an unacceptable impact on highway safety conditions, contrary to Policy 06 of the Lake District National Park Local Plan 2020-2035.

7/2026/5065 Full Planning application

3 Sweden How, Sweden Bridge Lane, Ambleside, LA22 9EX
Take down chimney at NE of building, secure roof with timber and replace part of roof with matching local slate

The application site is within an area of exceptionally high landscape value given its location within the Lake District National Park, English Lake District World Heritage Site and Ambleside Conservation Area. 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 (NPPF) 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 development plan and NPPF also expect great weight to be given to the conservation of designated heritage assets such as Conservation Areas and World Heritage Sites.

The removal of the cylindrical chimney would result in the loss of a prominent and attractive vernacular feature which makes a positive contribution to the Ambleside Conservation Area and English Lake District World Heritage Site. The proposal would therefore result in less than substantial harm to two designated heritage assets. There is no clear and convincing justification for this harm and no public benefits to outweigh the identified harm.

The proposal would therefore fail to conserve or enhance the historic environment and extraordinary beauty and harmony of the Lake District landscape, contrary to the requirements of Lake District National Park Local Plan 2020-2035 Policies 01 (National and international significance of the Lake

District), 06 (Design and development) and 07 (Historic environment), the Lake District Design Code SPD and the National Planning Policy Framework.

7/2026/5087 Full Planning application

Luanza, Newby Bridge, Ulverston, LA12 8NE
Construction of timber framed boat store including access track

Policy 02 operates a policy of constraint, seeking to avoid sporadic development within the open countryside of the National Park and only supports development in such locations under a specific set of circumstances.

The information submitted in support of this application has failed to demonstrate an essential need for the proposed open countryside location. The siting of the building does not appear to be reliant upon connection to this stretch of shoreline and given the proximity of the applicant's dwelling, which lies circa 65 metres to the south of the site, it is unclear why the development could not be accommodated within the existing domestic curtilage.

The application has therefore failed to meet any of the exceptional circumstances set out within the Local Plan and would result in sporadic development in the open countryside, contrary to the requirements Lake District National Park Local Plan 2020-2035 Policy 02.
The application site is within an area of exceptionally high landscape value given its location in the Lake District National Park and English Lake District World Heritage Site. 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 development plan and National Planning Policy Framework also expect that great weight should be given to the conservation of the World Heritage Site.

The proposed development, by reason of its siting and materials would result in an incongruous and sporadic form of development in this undeveloped open countryside location, that fails to conserve the tranquil and rural character of the area. The siting of the development fails to relate well to existing built

development, and the design of the building fails to reinforce local distinctiveness, using non-traditional materials.

The development is therefore considered to be unacceptable in terms of its impact on the character and appearance of the area, detracting from the rural character of the site and failing to satisfy the requirements of Lake District National Park Local Plan 2020-2035 Policies 01, 02, 05, 06, the Design Code SPD and the NPPF.

7/2026/5149 Full Planning application

The Workshop, Compston Road, Ambleside, LA22 9DP
Removal of flat felt-roofed first floor over store and conversion of residual traditional building into two short term holiday lets

The application site is located within the Rural Service Centre of Ambleside, a location identified within the Local Plan as the focus for housing, employment and retail development. The Local Plan highlights that there is limited capacity for new development and therefore it is necessary to protect existing employment uses.

The proposed development would result in the loss of employment space. The application has failed to demonstrate that the building is no longer suitable for employment use and that there is no demand for employment space in the locality resulting from an appropriate marketing exercise and other evidence.

The application is therefore contrary to the requirements of Lake District National Park Local Plan 2020-2035 Policies 02, 16 and 18 and is unacceptable in principle.
The application site is within an area of exceptionally high landscape value given its location within the Lake District National Park, English Lake District World Heritage Site and Ambleside Conservation Area. 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 (NPPF) 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 development plan and NPPF also expect great weight to be given to the conservation of designated heritage assets such as Conservation

Areas and World Heritage Sites.

The existing building is of a traditional character and appearance, constructed from vernacular materials and highlighted as a building of special character within the Conservation Area Appraisal.

The proposed first floor balcony and Juliet balcony would appear as incongruous additions to the building that fail to reflect its traditional character or reinforce local distinctiveness. The proposals would be highly visible from the adjacent highway and would detract from the character and appearance of the area due to their non-traditional appearance and failure to conserve or enhance the historic character of the building.

For the purposes of the NPPF, the identified harm would result in less than substantial harm to the significance of the Ambleside Conservation Area. This harm would not be outweighed by public benefits.

The proposed development would fail to conserve or enhance the historic environment and have an unacceptable impact on the character and appearance of the area contrary to the requirements of Lake District National Park Local Plan 2020-2035 Policies 01, 02, 05, 06, 07 the Design Code SPD and the NPPF.
The alteration of a first floor door opening in the building's north-west elevation and proposed first floor balcony would detract from the amenity of neighbouring dwellings. In particular, the upside down arrangement of the accommodation, with living spaces at first floor, lack of outdoor amenity space other than the proposed first floor balcony, and lack of openings in any other elevations, would concentrate activity and outlook onto the balcony and north-west opening, significantly increasing overlooking and the likelihood of noise pollution, detracting from the amenity of neighbouring dwellings.

The proposals would therefore have an unacceptable impact on amenity contrary to the requirements of Lake District National Park Local Plan 2020-2035 Policy 06, the Design Code SPD and the NPPF.

7/2026/5189 Full Planning application

Winnow Barn, Meathop, Grange-Over-Sands, LA11 6RE

Addition of a single storey glass roof to the rear elevation of the property

Winnow Barn is positioned at a higher level than the surrounding land to the north. Due to this elevated position, the rear elevation of the former barn is visible in wider landscape views from the public right of way network to the north.

The proposed light-grey coloured aluminium frame and large amount of glazing would introduce a conspicuous contemporary feature on the distinctive elevation. This elevation and the overall character of the original barn conversion contributes to the vernacular character of the non-designated heritage asset and its associated contribution to the character and appearance of the area and setting of the nearby listed building, Grade II listed Meathop Hall and Cottage, as well as to the Attributes of Outstanding Universal Value of the World Heritage Site.

The development would harm both upon the intrinsic aesthetic and historic value of the existing former barn as a vernacular building which contributes positively to the National Park in its own right, and to the character and appearance of the National Park as experienced from public viewpoints.

The proposals would result in harm to designated heritage assets (the World Heritage Site), the setting of designated heritage assets (Meathop Hall and Cottage - Grade II listed buildings) and harm to undesignated heritage assets (Winnow Barn). The harm is considered to be less than substantial harm in the terms of the NPPF. Public benefits do not outweigh the idenitied harm.

The proposals would fail to maintain local distinctiveness and sense of place, fail to reinforce the importance of local character and fail to conserve and enhance the setting of the nearby Grade II listed building, Meathop Hall and Cottage, contrary to Policies 01, 02, 05, 06 and 07 of the Lake District National Park Local Plan 2020-2035, the Design Code SPD and the NPPF, nor would the proposals further the statutory purposes of the National Park.

T/2026/0080 TPO application

Stoneleigh, Gale Rigg, Ambleside, LA22 0AZ
Crown reduce trees on south bundary of woodland by 3m

T/2026/0088 TPO application

Seathwaite Tarn, Neaum Crag, Skelwith Bridge, Ambleside, LA22 9HG
T 172 Oak - remove lowest branch growing over lodge below. Remove small branch growing towards Seathwaite Lodge as marked on the photo. T 173 Oak - Remove small branch growing towards the lodge as marked in the photo.