Delegated decisions on enforcement matters by the Head of Development Management acting under delegated authority

In 2025/26 we received 302 complaints of alleged breaches of planning control. 44% of complaints related to matters that were not in breach. 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 served

E/2019/0108, Brackenfold, Plantation Bridge, LA8 9JA

A material change of use of a dwelling to a mixed use of a dwelling and three units of short term holiday letting accommodation and associated operational development consisting of the erection of three buildings has occurred. This property is in the open countryside where development is only supported in exceptional circumstances. The use is of a scale and function which is not appropriate to the character and function of this rural location. An enforcement notice was issued on 20 May 2026.

E/2024/0192, The Old Post Office House, Finsthwaite Lane, Backbarrow, LA12 8PZ

Operational development comprising the erection of a retaining wall and backfilling to create an area of hardstanding has occurred in breach of planning control. The wall is on the bank of the River Leven and within Flood Risk Zone 3. The wall encroached into the river and reduces flood volume. The owner initially advised that a

retrospective application with a flood risk assessment would be submitted, but it has not been received. In the absence of a site-specific flood risk assessment it cannot be demonstrated that the development does not increase flood risk elsewhere or that the development is safe for its lifetime. The retaining wall also harms the character and appearance of the area. An enforcement notice was issued on 28 May 2026.

E/2023/0209, Walmar, Lake Road, Ambleside, LA22 0DB

A material change of use of a House of Multiple Occupation (HMO) to a hotel has occurred in breach of planning control. The approved use as an HMO is subject to a condition which requires the occupiers to have a local connection to the locality. The use as hotel therefore results in the loss of local housing, which was approved to meet a local need. The material change of use is therefore contrary to Policies 15 and 18 of the Local Plan. An enforcement notice was issued on 3 June 2026.

Temporary stop notices served

E/2026/0078, Land south and south west of Tanglewood, Brown Howe, Coniston, LA12 8DW

The woodland around Tanglewood is protected by a Tree Preservation Order. Unauthorised development is taking place within and adjacent to this protected woodland and it appears trees have been damaged as a result of the development. We issued a temporary stop notice on 1 June 2026 which requires the development to cease until 27 July 2026. This will allow us the provide advise to the owner, decide if an enforcement notice is needed and investigate if there has been a contravention of the Tree Preservation Order.

Investigations closed

E/2018/0017, Honister Quarry, , Honister Slate Mine, Keswick, CA12 5XN

Alleged installation of sculpture of a slate globe advertising Honister Slate Mine. Use of lower stock yard as car park (over-spill) within the quarry
Reason for closure: No Breach - Has permission/consent

A number of slate stone statues / sculptures were erected on premises associated with Honister slate mine and on land immediately on the opposite side of road to the business but in close proximity to it. They constitute a breach of planning control but they are immune from enforcement action as it is in excess of four years since the breach occurred.

Use of the lower car park for visitor parking was also alleged but although unlikely to have been a breach of planning control in any case, the car park was not being used in this way at the time of our visit nor have there been any reports in the intervening years that the lower car park has been used in this way. There is no breach of planning control.

E/2018/0144, 1 How End Cottages, Embleton, Cockermouth, Cumbria, CA13 9XX

Alleged non compliance with planning approval 7/2016/2197
Reason for closure: No Breach - Has permission/consent

During the course of construction of a dwelling subject to permission reference 7/2016/2197, a basement level was constructed not shown on the approved plans. Following completion and landscaping, the resultant development is not materially different to the permission. The development has permission and there is no breach of planning control.

E/2021/0198, Field off Back Lane between Seatle Woods & Water Yeat Bridge, Field Broughton

Alleged unauthorised works
Reason for closure: Breach - Notice complied with

An agricultural field near Seatle was being used for leisure and recreational purposes with two static caravans sited and play equipment erected. We issued an enforcement notice in October 2023. The use of the land ceased quickly and the caravans were dismantled, but material remained on the land. Following contact with the owners the notice has now been substantially complied with. The breach of planning control has been resolved.

E/2021/0283, The Tap Yard, Rydal Road, Ambleside, LA22 9AN

Alleged unconsented alterations to rear elevation and installation of extractor
Reason for closure: Breach - Retrospective permission

Extraction equipment was installed on the rear of this building in breach of planning control. Two applications to retain the equipment were refused and then an enforcement notice was served, due to the impact on the amenity of the neighbouring properties and the character of the conservation area. Planning permission has now been granted to install the equipment on a different part of the building and the equipment relocated. The enforcement notice has been complied with.

E/2021/0356, Macdonald Hotels, The Swan Hotel, Grasmere, Ambleside, LA22 9RF

Numerous large mature trees felled and removed, earthworks and excavations - non compliance with conditions on 7/2018/5182 (Lighting)
Reason for closure: Breach - Resolved

The case initially related to ground works when planning permission 7/2018/5182 was commenced. Initially there was no breach of planning control. However later on lighting on the first-floor walkways and external stairs at the site was installed without agreeing the details as required by condition 9 of planning permission 7/2018/5182.

We issued two breach of condition notices. Alternative lighting was approved under compliance with condition application 7/2025/5367, and subsequently installed. The breach has been resolved.

E/2021/0360, Land at Askhill Farm, Loweswater, Cockermouth, CA13 0SU
Alleged use of land for tented camping and erection of a yurt
Reason for closure: Breach - Notice complied with

We received concerns about camping and the erection of a yurt taking place on farmland near Loweswater. Permission was sought for the unauthorised use and retention of the yurt, but the application was refused and dismissed at appeal. Permission to resite the =yurt in a less harmful location was granted in February 2025 – 7/2024/2124. The yurt was not resited to the approved location so we served an enforcement notice requiring its removal. The yurt and associated operational development have been removed. The enforcement notice has been complied with.

E/2021/0375, Field next to Lime Kiln at Rosgill, Shap, CA10 2QX
Alleged erection of stable
Reason for closure: Breach - Retrospective permission

A concern was raised regarding stables that had been erected on agricultural land at Rosgill, Shap. Our investigation found that a change of use of land from agricultural to the keeping of horses with associated operational development consisting of the erection of two stables and formation of areas of hardstanding had occurred without planning permission. A breach of planning control had occurred. Following advice, a retrospective planning application was submitted (ref: 7/2025/3055). Planning permission was refused on 8 August 2025. We issued an enforcement notice requiring the stables to be removed and the keeping of horses use to cease. An appeal was lodged against the refusal of the planning application. The appeal was allowed and planning permission was granted for the use and stables on1 June 2026. Therefore, the breach of planning control has been resolved. The enforcement notice has been withdrawn.

E/2022/0135, Wansfell Terrace, Blue Hill Road, Ambleside, LA22 0AS

Alleged creation of parking areas off Fisherbeck Park , retaining walls and patios (3/4 properties)
Reason for closure: Breach - Not expedient to enforce

The creation of car parking spaces, and the associated change of use of land, without the relevant planning pemrission, is in breach of planning control. The retaining walls and patios would be permitted development. We consider the material change of use of the and formation of a parking area are acceptable on their planning merits. As such it is not expediant to take formal enforcement action against the breach of planning control.

E/2024/0147, 6, Church Field Close, Coniston, LA21 8EG

Alleged breach of occupancy condition
Reason for closure: Breach - Resolved

We received concerns that an occupier of a housing association dwelling did not comply with the terms of the Section 106 agreement secured alongside the planning permission. The concern related to the dwelling not being the occupier’s main home.

We started to investigate and contacted the occupier and the housing authority, however before we could determine if there was a breach of the terms of the legal agreement the occupier decided to leave the property and his tenancy was terminated. Any potential breach has been resolved.

E/2024/0208, Askham Hall Farm, Askham, Penrith, CA10 2PF

Alleged change of use to a sawmill
Reason for closure: Breach - Resolved

A concern was raised regarding the use of Askham Hall Farm, Askham, and associated farm buildings for the processing of fire wood and storage of timber. Our investigation found that a firewood processing business was being run from the two barns associated with the farm in addition to farming activities. No planning permission had been granted for a mixed use. A breach of planning control had

occurred. Following advice, a retrospective planning application (7/2025/3063) was submitted and approved with conditions on 22 May 2026. Therefore, the breach of planning control has been resolved.

E/2024/0237, Land on Broad Oak Lane, Crosthwaite

Alleged block of stables erected in field

Reason for closure: Breach - Resolved

We received concerns about a new building that had been erected and associated equestrian activity to the south of Broad Oak Lane, Crosthwaite. An application for the material change of use to equestrian was approved subject to conditions. An application was subsequently submitted for the building in an alternative position within the same field. The application was approved. The building has now been repositioned to the approved location. The breach of planning control has been resolved.

E/2025/0234, Kirkbeck Hall, Kirkbeck, Coniston, LA21 8EL

Alleged non-compliance with 7/2024/5652 – plans and biodiversity gain condition

Reason for closure: Breach - Resolved

A concern was submitted regarding the removal of vent turrets from the roof. As part of the investigation it emerged that the pre-commencement BNG condition on the permission had not been complied with. This means that the phyiscal alterations to the buildings which had occurred are unauthorised. The unauthorised works include the installation of rooflights and the enlargement of a window. The works are in accordance with the approved plans so it is not expedient to take further action against this techinal breach of planning control. An application to discharge the BNG condition was now been approved. This means the conversion of the building to a dwelling can lawful proceed in accordance with 7/2024/5652. The breach of planning control has been resolved.

E/2025/0250, Land near Bog House, Braithwaite, Keswick, Cumbria

Alleged field converted into an Archery range. Construction of car parking and picnic area

Reason for closure: Breach - Retrospective permission

A concern was raised regarding the use of agricultural land in Braithwaite for recreational purposes. Our investigation found that the land was being used by a local archery group who has sited shipping containers on the land for storage of equipment and formed an area of hardstanding for parking in breach of planning control. A retrospective planning application, reference 7/2026/2025, was subsequently submitted and approved with conditions by the Development Control Committee on 4 June 2026. Therefore, the breach of planning control has been regularised.

E/2025/0262, Moss Bank, Newlands, Keswick, CA12 5TS

Alleged construction of wooden building in open countryside with sleeping accommodation, including stove for heating

Reason for closure: Breach - Resolved

We received concerns about a wooden building that had been constructed on agricultural land. Our investigation revealed the building was being used for short-term overnight stays. Whilst it was claimed the building was used for the storage of agricultural/forestry items our investigations revealed that the land was let to another farmer. We notified the owner of our intention to issue an enforcement notice. Before the notice was served, the owner has removed the building voluntarily. The breach has been resolved.

E/2025/0293, Waterbeck, Thornbarrow Road, Windermere, Cumbria, LA23 2DG

Alleged works not in accordance with approved plans on 7/2024/5666

Reason for closure: No Breach - Has permission/consent

A concern was raised regarding the construction of a garage at Waterbeck, Windermere not being in accordance with the approved plans. Our investigation

found that the garage has been built in accordance with the approved plans and therefore, there is no breach of planning control.

E/2025/0298, The Swan Hotel (Staff Accommodation), Keswick Road, Grasmere, LA22 9RF

Alleged non-compliance with condition 9 of planning permission 7/2018/5182 - four low level light units on each side elevation of the building
Reason for closure: Breach - Resolved

Low level lighting on the gable elevations of the building had been installed without agreeing the details as required by condition 9 of planning permission 7/2018/5182. We have worked with the Applicant's agent and details of alternative lighting have been approved under compliance with condition application 7/2025/5703, and subsequently installed. The breach of condition has been resolved.

E/2026/0012, 1 Long Houses, Kentmere, Kendal, Cumbria, LA8 9JJ

Alleged - Application 7/2016/5070 coversion does not comply with the submitted drawings
Reason for closure: Breach - Not expedient to enforce

A concern was raised regarding alterations not being in accordance with the approved plans of planning permission 7/2016/5070. Our investigation found that there were several deviations from the approved plans submitted and therefore a breach of planning control had occurred.

However, it is not considered expedient to take action as the development is acceptable on its planning merits, does not materially affect the character of the area nor does it have an unacceptable impact of the amenity of nearby residents.

E/2026/0085, Woodlea Farm, Ayside, Grange over Sands, Cumbria, LA11 6HY

Alleged - Static caravan on site been used as accommodation
Reason for closure: No Breach - Has permission/consent

A concern was raised regarding the siting of a caravan for residential purposes. Our investigation found that the siting of a caravan in this location has temporary planning permission under reference 7/2024/5484. The location and design of the caravan appear to accord with the approved plans. Therefore, there is no breach of planning control.

E/2026/0100, The Cottage Ghyll Head, Windermere, Cumbria, LA23 3LN

Alleged - new car port construction in breach of boundary
Reason for closure: No Breach - Has permission/consent

A car port has been erected on the western elevation of the property. The development has planning permission under reference 7/2023/5256 and appears to be in accordance with the approved plans. Therefore, there is no breach of planning control.

A concern was also raised regarding boundary encroachment, but as the construction is in accordance with the approved plans, this is a private matter.

E/2026/0110, 3 Kirkbeck, Coniston, LA21 8EL

Alleged - wall removed to the rear of the property to install new lean to, meter box installed
Reason for closure: No Breach - Has permission/consent

An electrical box had been installed to an external stone-faced wall as part of the development approved by planning permission 7/2025/5238. The electrical box does not appear on the approved plans. However, the installation of the electrical box does not amount to a material variation to the approved plans and therefore there is no beach in planning control.