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

7/2025/2200 Listed Building Consent application

The Archway, 17, St John Street, Keswick, Cumbria, CA12 5AE
Replacent of wooden sliding sash windows on the front and side elevations

The Archway. 17 St John Street is a Grade II listed property within Keswick Conservation Area. The significance of the building derives from its historic and architectural interest; its materials, traditional construction, detailing and design, and its integrity as a vernacular cottage. It has high aesthetic value within an area of high public visibility. The proposed works would involve the loss of important historic fabric, compromising of characterful historic joinery and glass which is an important element of the evidential and architectural significance of the building. The loss of historic fabric would diminish the significance and authenticity of the building and also result in harm to the character, appearance and integrity of the listed building. The external appearance of the listed building is typically simple, demonstrating the key characteristics of the vernacular, in which the doors and windows are often the
most noticable features within plain solid slate walls with little architectural decoration. The proposed replacement windows would be at odds with the

vernacular character, due to their different detailing, proportions and most importantly the large sealed void and applied glazing bars, which would be a fundamental change to the appearance of the windows.

7/2025/2222 Full Planning application

Lake Road Inn, 10, Lake Road, Keswick, CA12 5BT
The retrospective erection of a Anthracite grey pergola to the rear court yard of the Lake Road Inn Public House

The pergola as a result of its modern functional appearance would be an incongruous addition into the area which does not reinforce the importance of local character and would fail to conserve the historic character of the Keswick Conservation Area contrary to Lake District National Park Local Plan Policies 06 (Design and Development) and 07 (Historic Environment) and the NPPF.

The pergola has been designed to create an inviting place for patrons of the public house to congregate, drink, eat and to talk to one another. The inclusion of a roofing cover, heaters and lighting would allow this activity to take place all year round at all hours of the day.

Retention of the pergola would have an unacceptable impact on the amenity of the adjoining neighbours due to noise and disturbance. The constructed pergola therefore fails to maintain a high standard of amenity for existing and future users of the property and neighbours contrary to the requirements of the Lake District National Park Local Plan Policy 06 (Design and Development) and the NPPF.

7/2025/3126 Full Planning application

Emmers Farm, Thackthwaite, Penrith, CA11 0NA
Change of use of hobby room above car port to a short term holiday let or longer term let

Development plan policy, in line with the National Planning Policy Framework, seek to promote sustainable patterns of growth which (amongst other things) minimise need to travel and direct development to those locations best served by services and transport connections. The site is in the open countryside. In this location development is only permitted in limited circumstances and new housing is restricted. Policy 18 (Sustainable tourism and holiday accommodation) does

not support new build housing for holiday use. Policy 02 (Spatial strategy) does not permit the conversion of buildings in the open countryside unless they contribute to landscape character or the historic environment.

The residential use of this modern building, permitted and constructed as domestic garaging in 2024, and which does not contribute to landscape character or the historic environment, would result in unsustainable development in the open countryside. Additionally approval would severely undermine policies of development restraint regarding new build housing for holiday letting in the National Park. The development is therefore unacceptable and contrary to Lake District National Park Local Plan 2020-2035 Policies 02 (Spatial strategy) and 18 (Sustainable tourism and holiday accommodation).
The conversion of the building for holiday letting purposes is contrary to Lake District National Park Local Plan Policy 15 (Housing) which permits new dwellings only where they contribute towards meeting an identified local need or local affordable need. The floor space falls below National Space Standards for residential dwellings, so is unsuitable for permanent occupation and would not meet a local housing need and is therefore contrary to Policy 15

7/2025/5406 Full Planning application

Hobkin Ground Farm, Broughton Mills, Broughton In Furness, Cumbria, LA20 6AU
Use of land for siting of Yurt, associated storage shed and amenity unit, for flexible use as short term holiday letting accommodation and environmental learning studies

Policy 02 operates a policy of constraint, seeking to avoid sporadic development within the open countryside of the National Park. One exception to this policy of restraint is where the proposals would form part of a farm diversification scheme. Such development must comply with the requirements of Policy 19. New tourism development must comply with the requirements of Policy 18.

The development, by reason of its design, location and access does not relate well to existing building groups or the existing road network, is not appropriately screened and is not consistent with the landscape character. In particular, the location of the development, circa 130 metres from the main farmstead; non-

traditional design of the structures and substandard highway access mean the proposals fail to satisfy the requirements of Lake District National Park Local Plan 2020-2035 Policies 18 and 19 in relation to new camping sites and rural diversification schemes. The development is therefore unacceptable in principle. 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 siting and design of the development, when combined with the nature of the proposed use and associated vehicle movements, appears as an incongruous and sporadic form of development in this open countryside location, that fails to conserve the tranquil, agricultural character of the area. The siting of the development fails to relate well to existing built development, and the design of the sheds and yurt fails to reinforce local distinctiveness, using non-traditional materials and forms.

The development detracts from the character and appearance of the area, failing to conserve its agro-pastoral character and resulting in less than substantial harm to an attribute of the English Lake District World Heritage Site's Outstanding Universal Value. The public benefits of the scheme are not considered to outweigh the identified harm.

The development is therefore 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.

As constructed, the access which is the subject of this application is unacceptable on highway safety grounds. To achieve the visibility splays required by the Local Highway Authority additional hedgerow removal would be required along with a

condition requiring that any vertical obstructions within the field of vision must be maintained below 0.6 metres in height. Such works would harm a feature that makes a significant contribution to the locally distinctive and agro-pastoral character and appearance of the area, resulting in a development that appears incongruous in the surrounding context and would prevent the introduction of screening as required by Policy 18.

The development is therefore contrary to the provisions of the development plan, in particular Lake District National Park Local Plan Policies 01 (National and international significance of the Lake District), 05 (Protecting the spectacular landscape), 06 (Design and development) and 07 (Historic environment) and other material considerations, including the provisions of the National Planning Policy Framework.

7/2025/5591 Notice of Intention (Agricultural, Q6g)

Bannel Head Field, Bannel Head, Kendal, LA9 5SA
Agricultural building

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. The National Planning Policy Framework states that great weight should be given to conserving and enhancing 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 great weight to be given to the conservation of the World Heritage Site.

The building would appear as a large, incongruous structure within a small, self-contained put prominent field with rising topography. The building would be overly dominant within the landscape and highly visible from the public footpath running through the field and from the adjacent highway. As such, the proposals would detract from the undeveloped character and appearance of the field.

The proposed building has what appear to be windows in two elevations, a highly unusual feature for a building to be used wholly for agricultural purposes and one

which would give the building a quasi-commercial or domestic appearance and which would add to the conspicuousness of the building when seen from public vantage points.

The siting and design of the proposals would have an unacceptable impact on the character and appearance of the landscape resulting in adverse landscape and visual effects and conflicting with development plan policies (in particular Lake District National Park Local Plan 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), and the National Planning Policy Framework.

7/2025/5672 S73 (Amend/Delete Condition)

South Wood, Ambleside Road, Windermere, LA23 1PT
New dwelling - variation of condition 2 (plans) on application 7/2024/5423 for revised parking area and new access onto the private road

The group of garden trees within the site, along the south-east boundary, are covered by Tree Preservation Order TPO 439 G1 (Group consisting of 1 x Maple tree, 2 x Cypress trees, 2 x Western Red Cedar trees, 1 x Magnolia tree, 1 x Cherry tree and 1 x Holly tree).

The plans and details submitted within this current application, specifically Drawing number: D0199/211 Revision C (Proposed Site Plan with Landscaping) and the submitted Updated Arboricultural Method Statement ((Ref: AH/AMS/060919-5.2) prepared by Treescales Consultancy Ltd, dated 29 October 2025), shows significant development within the root protection area and close to the main stem of a legally protected Japanese Maple covered by Tree Preservation Order number TPO 439 G1, and also shows significant pruning of the trees canopy.

The proposals would result in detrimental harm to this legally protected tree. The development is therefore not in accordance with the recommendations within BS 5837: 2012 (Trees in relation to design, demolition and construction – Recommendations) or Policies 04 and 05 of the Lake District National Park Local Plan 2020 - 2035.

7/2025/5690 CLEUD - Certificate of Lawfulness of Existing Use or Development

6, Fairfield, Bowness-On-Windermere, Windermere, LA23 3AL
Use of the accommodation known as 6A Fairfield as a separate self-contained residential dwelling (Use Class C3).

The information submitted with the application is not sufficiently precise and unambiguous to demonstrate that the accommodation known as 6A Fairfield has been used as a separate dwelling for in excess of 4 years before the date of the application, on the balance of probability.