



Report from the Head of Development Management to Development Control Committee

Application number: 7/2026/3046

Application type: Full Planning application

Applicant: Lonsdale Settled Estates

Location: Coast to Coast Field Barn, Rosgill, Penrith, CA10 2QX

Grid reference: 353840, 515779

Proposal: Change of use of barn to a local occupancy dwelling including associated operations

Report prepared by: Catherine Campbell, Area Planner

Report agreed by: Neil Henderson, Planning Manager

Recommendation: REFUSE

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 my recommendation is contrary to the views of Shap Parish Council.
- 2.2 The Coast to Coast field barn is located to the south of Rosgill, close to Rayside. The barn is located in an enclosed field system where a public footpath (no FP361038) runs adjacent to it. The footpath forms part of the Coast to Coast National Trail.

Planning history

- 2.3 Planning permission (7/2025/3163) was refused under delegated powers on 28 January 2026 for the 'Change of use of barn to holiday let including associated operations' for the following reasons:

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 is an isolated building and ruin in the rural and undeveloped open countryside of the National Park. The site is located within a field enclosure which contains a number of mature trees and ruins of former buildings. A public footpath, which is also the Coast to Coast route, travels through this field enclosure next to the building.

The proposed conversion with the introduction of a residential use would result in harm, with a detrimental impact from the activity (both within and outside the building) resulting from the use of the building as a dwelling, the intensification of the site including both internal and external lighting, and domestic garden and activities around the building, including hardstanding. There are also no clear defined boundaries to two sides of the existing site and its open character and contribution to the existing field enclosure would be lost as a result of the proposal.

The physical alterations to the building, particularly the extent of glazing, would result in incongruous additions to this building, eroding its agricultural and isolated character and be visually intrusive.

The proposal would cause harm to the undeveloped, rural and agricultural nature and character of the barn, its surrounding landscape setting and the wider open countryside. The proposed use would irretrievably erode the agricultural character of the land and its contribution to the remoteness and perceived openness and naturalness of the site which is an important characteristic of the site.

The development fails to reflect local character and distinctiveness and does not conserve and enhance the character and quality of the local landscape. The development results in harm to the visual amenity of

residents and visitors, including in views from the surrounding public rights of way network.

The proposals would result in harm to the special qualities of the National Park and Outstanding Universal Value of the English Lake District World Heritage Site.

The proposal fails to satisfy the exceptional requirements of Policy 02 (Spatial strategy) for development in the open countryside and the limited exceptions for tourism development as set out in Policy 18 (Sustainable tourism and holiday accommodation).

The proposal is contrary to development plan policies in respect of tourism development and represents sporadic development in the open countryside.

The benefits of the proposal, including to the economy, providing accommodation for visitors, are not sufficient to outweigh the harm.

The conversion of the barn would affect a bat roost. The development is not demonstrated to be necessary for imperative reasons of overriding public interest and it has not been demonstrated that there is no satisfactory alternative.

The proposal is contrary to Policy 01 (National and international significance of the Lake District), Policy 02 (Spatial Strategy), Policy 04 (Biodiversity and geodiversity), Policy 05 (Protecting the spectacular landscape), Policy 06 (Design and development), Policy 07 (Historic Environment), Policy 10 (East Distinctive Area), and Policy 18 (Sustainable tourism and holiday accommodation) Lake District National Park Local Plan 2020-2035, the Design Code Supplementary Planning Document, and the provisions of the National Planning Policy Framework.

Proposed development

- 2.4 This application seeks planning permission for the change of use of a barn to a local occupancy dwelling. The associated alterations include the rebuilding of the eastern elevation, re-roofing part of the barn, demolition of part of an existing stone boundary wall and the creation of a parking area and the enclosure of the building.
- 2.5 The physical alterations are similar, but not identical, to those proposed in the refused application. The planning agent considers that the current application has addressed the previous refusal by including a change in the proposed use to a local occupancy dwelling; revising the extent of glazing and curtilage; and, the submission of a Structural Assessment Report confirming the building is capable of conversion without substantial reconstruction’.

3 Representations

- 3.1 Shap Parish Council: Support the application.
- Councillors voted in favour of the application due to the local occupancy clause of the proposal.
 - The Parish Council previously objected to the application 7/2025/3163 for a holiday let including associated operations due to the increase in the number of holiday lets in the Parish.
- 3.2 Senior Rights of Way Officer, Lake District National Park:
- The LDNPA have made a diversion order for this footpath, which has not been opposed and will be confirmed when works elsewhere on the diversion are completed.
 - Please also take the general impact on the amenity of walkers into account. It will have a considerable impact as it will change an existing attractive semi-derelict building into a formal dwelling with

cars and so on – but whether this is desirable is a highly subjective matter.

- when the track is put in, there may be a need to re-install any steps up to the gate, depending on the precise location and depth of the track. We would expect this to be done by the applicant and not be a cost to the Authority. Any steps will need to be approved by us first.
- Ideally the work should be done without interfering with public usage of the footpath. However, if there is a need to close the footpath during the track construction works – then the applicants will need to apply for a temporary closure order.

3.3 Nature Recover Ranger, Lake District National Park: The metric and baseline report are accurate however there is no Biodiversity Gain Plan or detail of the proposed offsetting site.

4 Development plan policies and other relevant guidance

4.1 The relevant Development Plan comprises:

- The Lake District National Park Local Plan 2020-2035

4.2 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 04: Biodiversity and geodiversity
- Policy 05: Protecting the spectacular landscape
- Policy 06: Design and development
- Policy 07: Historic Environment
- Policy 10: East Distinctive Area
- Policy 15: Housing
- Policy 20: Renewable and low carbon energy

- Design Code Supplementary Planning Document

4.3 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.

4.4 There are no actions in the Shap Parish Plan 2005 relevant to this application.

5 Main issues and assessment

5.1 The main issues in this assessment are:

- Principle
- Design, appearance and landscape, cultural and visual impact
- Housing need
- Nutrient neutrality
- Protected species

Principle

5.2 The application site lies within the open countryside. Local Plan Policy 02 (Spatial strategy) sets out the Development Plan's spatial strategy, to direct new development to appropriate locations. To safeguard the character of the open countryside and promote sustainable patterns of growth Policy 02 only supports development in the open countryside in limited circumstances, specifically where the application demonstrates:

- An essential need for a rural location; or
- The location is necessary for the provision of public utilities and infrastructure; or
- That it helps sustain an existing business; or
- It is necessary for and designed to support agricultural or forestry use; or

- An appropriate extension, or reuse of an existing building.

5.3 Additional Policy 02 supports the reuse of buildings for business or residential use where the building:

- Contributes to the landscape character or historic environment, and
- Is structurally sound and capable of conversion, and
- The development would not result in an unacceptable change to its character, and
- Is large enough to accommodate the use proposed without the necessity of major alteration, extension, or reconstruction, and
- Is easily accessible to the existing road network and suitable access arrangements can be secured.

5.4 Policy 02 goes on to state that we will only support the redevelopment of an existing building where it can be demonstrated that the development would result in a significant enhancement of the landscape character or historic environment and would enhance its immediate setting.

5.5 As the policy tests for a conversion and redevelopment under Policy 02 are different, we need first consider whether the proposals would be a conversion of an existing building or whether the works involved go so far as to amount to a redevelopment of the building.

5.6 With regards to whether the building is structurally sound, the applicant has provided a structural assessment report. This states:

- ‘The main bothy walls appeared generally straight and plumb and the structure was considered to be in fair condition overall. Slight cracking was noted to the front wall at the southern end, with evidence of some previous cement pointing repairs in this area. There was loose masonry over the door lintel where the timber had degraded and/or deflected. Deep, open mortar joints were noted at the base of the walls, with large foundation stones observed in situ at and below ground level. The foundations appeared to be generally

sound, although the boggy ground conditions to the northern end could have allowed for some settlement.

- The rear wall exhibited some outward displacement, rotation and cracking at low level to the southern end. The roof appeared to have lifted at eaves, with the rafter feet not bearing onto the wall head.
- The roof structure appeared generally sound and in reasonable condition, with no significant deformation or distortion to the roof slopes, other than the small section of eaves
- Cracking was noted to the southern gable to the rear, coincident with the displacement in the rear wall. A large tree was also observed to the north east, with some stone rubble at the base. It is likely that the bearing strata at the site is clay, and this, along with the excessive waterlogging, could be causing some seasonal shrinkage and expansion in the ground at this corner.
- Internally, undulations and cracking were noted to both gables, coincident with that observed externally. There was also a bulge to the rear wall and plinth, coincident with the displacement and cracking noted externally. A slight crack was noted to the left-hand jamb of the main barn doorway when viewed from the interior.
- The northern section, which appears to have formed a byre attached to the main bothy, is roofless. The gables and western side wall of this section remain largely standing, with the eastern wall almost entirely collapsed. Significant vegetation growth has become established within this roofless enclosure, and collapsed wall debris is present at the base of the walls externally.
- Separation cracks were observed along the sides of both the northern gables, effectively separating them along their full height from the adjacent walls. An outward lean was noted to the partial walls either side of the rear doorway leading to this section. The masonry in this area shows evidence of progressive deterioration due to prolonged exposure, with weathered open joints, missing and loose stones and established vegetation growth within the enclosure.

Collapsed wall debris was observed at the base of the walls externally’.

- 5.7 The report concludes that *‘it is our view that the building as a whole is capable of conversion, with works comprising repair and consolidation. We expect localised rebuilding only where collapse has occurred. We would consider the extent of rebuilding required as limited and not amounting to substantial reconstruction of the current remaining structure’*.
- 5.8 I disagree with the conclusions of the report. The northern part of the building does not contain a roof, with most of the eastern elevation of the northern half of the building missing. I do not consider that the condition of the building, and particularly the northern half of the building (the structural report refers to as the ‘Byre’) can be considered ‘structurally sound and capable of conversion’ as required by Policy 02, rather it would need substantial rebuilding, and the proposal therefore fails the policy tests for reuse.
- 5.9 The proposal should therefore be considered as redevelopment for the purposes of Policy 02. I consider the impact on landscape character in detail below, but in short I find the development would result in an unacceptable change and would neither result in a significant enhancement of the landscape character or historic environment, nor enhance the building’s immediate setting.
- 5.10 In summary I consider that the proposal would be contrary to Policy 02 in principle.

Design, appearance and landscape, cultural and visual impact

- Policy background and assessment of landscape character

- 5.11 The highest level of protection is given to the spectacular landscape of the National Park by Policy 01.
- 5.12 Policy 05 states that we will conserve and enhance the extraordinary beauty and harmony of the Lake District landscape, its Special Qualities and attributes of Outstanding Universal Value, and that this will be achieved by supporting development that ensures the highest level of protection is given to the landscape, and where the type, design, scale and level of activity maintains local distinctiveness, sense of place, and where appropriate, tranquillity. Decisions will be guided by the Lake District Landscape Character Assessment recognising the distinctive characteristics identified in the Landscape Character Types and Areas of Distinctive Character, the World Heritage Site Nomination Document and the Historic Landscape Characterisation.
- 5.13 Policy 06 outlines that development must reinforce the importance of local character by having regard to scale, height, density, layout, appearance and materials.
- 5.14 Policy 07 of the Local Plan relates to the historic environment and states that heritage assets are an irreplaceable resource, and their effective conservation delivers wider social, cultural, economic and environmental benefits; therefore, decisions affecting their future must be taken with full understanding of the consequences. Policy 07 states that we will seek to conserve and enhance the significance of heritage assets. In addition to Policy 07, the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. As above in the context of Policy 01 of the Local Plan, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

- 5.15 The building is located within the East Distinctive Area where Policy 10 requires development to reinforce distinctiveness of place, deliver key themes of the Vision and enable local solutions to specific planning issues.
- 5.16 In the Lake District Landscape Character Assessment SPD (LCA) the site is covered by Landscape Character Type H Upland Valley and Landscape Character Sub-type H3 Enclosed Valley Side; and Area of Distinctive Character 27: Lowther Valley.
- 5.17 The LCA states that for this landscape sub-type there is a patchwork of predominantly pastoral fields, delineated by a series of stone walls, or in some cases, hedgerows. It states that we should *'ensure that the expansion of tourist related activities does not compromise landscape character and quality; conserve district landscape features and areas that are vulnerable to developments...such as tourism facilities; and conserve and enhance stone walls and field barns in order to strengthen and reinforce distinctive landscape pattern'*.
- 5.18 The LCA identifies distinctive characteristics of the Lowther Valley area including:
- 'Strong sense of distant containment provided by high fells to west;
 - Strongly rural and somewhat isolated character;
 - Predominantly a tranquil landscape, especially away from the traffic noise'.
- 5.19 The LCA states that the local distinctive area of the Lowther Valley includes *'A strong sense of tranquillity is apparent throughout the area, aided by the general absence of main roads, sparse settlement pattern and minimal sources of artificial noise. The sense of tranquillity is due to the perceived openness and naturalness of the landscape away from the busy road corridors tranquillity is strongest away from the A6 and M6'*.

5.20 The LCA also identifies guidelines for managing landscape change which include:

- *Conserve and restore mature parkland landscape, including currently pastoral farmland, woodland, moorland and meadows and mature single trees;*
- *Maintain rural character throughout;*
- *Maintain strong sense of tranquillity at distance from A6 and M6 road corridors.*

5.21 The landscape value of the site is therefore high; and the sensitivity of visual receptors, (particularly those using public rights of way and access land, including the public right of way running adjacent to the site) is also high, based on the fact that people are drawn to the National Park to experience its spectacular scenic beauty and cultural landscape, use the rights of way for recreational activities, or experience views across the wider landscape.

5.22 The application site is located within the Haweswater Valley as defined in the World Heritage Site nomination document. The Haweswater Valley is very rich in attributes which demonstrate the continuity of agro-pastoral farming, the first theme of Outstanding Universal Value. It is particularly important for the remains of medieval agriculture and settlement and in demonstrating the long development of the farming landscape.

- Design and appearance

5.23 The proposal would result in the creation of a building which covers the footprint of the existing barn, including that with a roof and the two walls without a roof. Windows and doors would utilise existing opening to the west elevation; and new windows would be introduced to the east elevation.

5.24 Part of the existing stone boundary walls would be removed and re-aligned to facilitate a gravel parking area and access, and the addition of new stone walls to delineate the garden and access of the building.

- Assessment of the impact of the development

5.25 The application site is an isolated building and ruin in the rural and undeveloped open countryside of the National Park, located within a field enclosure containing a number of large mature trees and ruins of former buildings. A public footpath, which forms part of the Coast to Coast National Trail, travels through this field enclosure next to the building.

5.26 The introduction of a residential use would result in harm, with a detrimental impact from the use of the building as a dwelling; the domestic garden including hardstanding; the increased activity in and around the dwelling; and the introduction of both internal and external lighting. There are also no clearly defined boundaries to two sides of the existing site and its open character and contribution to the existing field enclosure would be lost as a result of the proposal. No levels have been provided, and it is not clear the extent of ground works required to form the parking area around the building, particularly as the ground rises to the south of the building.

5.27 Whilst the amount of glazing has been reduced in comparison to the previously refused proposal, I still consider that the physical alterations to the building and its immediate surroundings, including the changes to the existing stone walls and the proposed boundary treatment, would result in incongruous additions to this building and its setting, eroding its agricultural and isolated character and be visually intrusive. The current proposal has reduced the size of the proposed garden to the east of the building and replaced sections of previously proposed post and wire fence to the boundary with stone walls, which is welcome, but I do not

consider that this would reduce the impact on the agricultural and isolated character of the site to an acceptable degree.

5.28 The proposed use would irretrievably erode the agricultural character of the land and its contribution to the remoteness and perceived openness and naturalness of the site which is an important characteristic of the site.

5.29 The development would have a detrimental impact on the character and appearance of the area and the special qualities of the National Park.

5.30 In view of my conclusions on the impact on the character and appearance of the area and special qualities of the National Park, I consider that the development would amount to harm to the extraordinary beauty and harmony of the landscape as an attribute of the Outstanding Universal Value of the English Lake District World Heritage site. I consider that this harm would be less than substantial in the terms of the NPPF.

5.31 The development would result in harm to the visual amenity of residents and visitors, including in views from the surrounding public rights of way network, particularly from the footpath running next to the site.

5.32 The proposed development would change the character of the site to the detriment of its landscape and historic setting and erode the undeveloped agricultural character of the building and its setting. The proposals would therefore fail to reinforce local distinctiveness and sense of place and would not represent a sustainable form of development in conflict with the aims of policies 01, 02, 05, 06, 07, 10 and 18 of the Lake District National Park Local Plan (2020-2035), the Lake District Design Code SPD and the NPPF.

Housing need

- 5.33 The proposal would provide one local occupancy dwelling. The application site is within the East Distinctive Area. In the event of an approval any permission would be restricted by condition to occupation by persons with a local connection to this distinctive area. The distinctive area is the scale at which our adopted policies seek to deliver housing and redress imbalance.
- 5.34 Policy 15, which aims to achieve a balanced and resilient housing market with a high proportion of properties in permanent occupation, and a supply of new homes that meet people's needs and maximises the delivery of affordable housing. Policy 15 requires the occupancy of new dwellings to be secured in perpetuity as set out in the Housing Supplementary Planning Document.
- 5.35 The proposed unit of accommodation would have all the normal facilities for day-to-day living and would have outdoor amenity space and parking. The dwelling would have an open plan kitchen and living space, two bedrooms and a bathroom with a floorspace of 71.5m² (as detailed on application form). Based on the guidance in the Housing SPD and the nationally described space standard this is big enough for a 2-bed, 3-person home. Whilst the site has a feeling of remoteness, Shap is to the east of the site and the location of the building is comparable to other sites where we have accepted that the reuse for local occupancy housing is acceptable.
- 5.36 Whilst the building would be suitable for a local occupancy dwelling, does this outweigh the harm identified? The proposed development is contrary to development plan policy and we must determine proposals in accordance with the development plan unless material considerations indicate otherwise.
- 5.37 The provision of a local occupancy dwelling would meet local community need, and there are social benefits. However, an Inspector has recently considered that the provision of local occupancy housing on an appeal in

Windermere and stated that as local occupancy houses 'is a policy requirement it is a neutral matter and does not carry additional positive weight' (application 7/2021/5689 – appeal decision 14 May 2026)

- 5.38 The number of approvals for new local occupancy housing in line with Policy 15 is above the annual target. The Local Plan states that we will make provision for 1200 dwellings between 2020 and 2035. This equates to 80 dwellings per annum. In 2024-2025 a total of 83 new homes were granted planning approval, with 14 of these within the East Distinctive Area.
- 5.39 There are also three sites within the East Distinctive Area allocated for housing in the Local Plan that have not yet been developed. A site in Askham, Pooley Bridge and Glenridding.
- 5.40 Given the housing approvals and allocated sites within the East Distinctive Area, I do not consider that the provision of one local occupancy dwelling would outweigh the harm identified above.

Nutrient neutrality

- 5.41 The application site lies within the catchment of the River Eden Special Area of Conservation (SAC) as identified by Natural England as a European protected site requiring nutrient neutrality strategic solutions. The site itself does not lie within the River Eden SAC or the River Eden and Tributaries Site of Special Scientific Interest.
- 5.42 We are required as the Competent Authority under the Conservation of Habitats and Species Regulations 2017 (Regulation 63) to carefully consider the nutrients impacts of any new development proposals on habitats sites to avoid adverse effects occurring as a result of the release of nutrients into this catchment.

- 5.43 The proposed new dwelling would result in increased overnight accommodation and an increase in nutrient being discharged to the SAC catchment, with the proposed development resulting in a phosphorus load of 0.28 kg of total phosphorus a year. However, the calculator submitted is based off the previous occupancy rate of 2.2, and Natural England have reviewed this and the occupancy rate for the River Eden catchment is now 2.0 (June 2026). Had I been recommending the application for approval, I would have requested a revised calculator and mitigation assessment based on the revised occupancy rate.
- 5.44 In order to offset the nutrients that the development would discharge to the habitats site catchment, the applicant is proposing off-site mitigation through the permanent land use change of land within the applicant's ownership from lowland grazed agricultural land into shrubland.
- 5.45 I consider that this is acceptable subject to a condition requiring that the land use change happens prior to the occupation of the dwelling and the land is retained in perpetuity for NN mitigation. As the land is within the ownership of the applicant, I am satisfied that there are good prospects of the requirement of the condition being performed within the time-limit imposed by the permission.
- 5.46 Had I been recommending the application for approval, I would have recommended such a condition, and consequently it would be possible to rule out a likely significant effect from the development on the relevant habitats site and as such the proposals are in accordance with Policies 01 and 04, the NPPF and the Conservation of Habitats and Species Regulations 2017 in respect of Nutrient Neutrality.

Protected species

- 5.47 Under Article 12 of the EC Habitats Directive and Regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 we have had regard to the requirements of the Habitats Directive. A bat survey has

been submitted which advises that a derogation licence from Natural England will be required in order to legally impact the roosts.

5.48 In order to obtain a derogation licence it must be demonstrated that the development must meet a purpose of preserving public health or safety or other imperative reasons of overriding public interests. In addition , that there is no satisfactory alternative and that the population of the species concerned will be maintained at a favourable conservation status in their natural range. These tests should be applied on a proportionate base so that the justification required increases with the severity of impact.

5.49 The applicant has submitted a statement by Lakeland Ecology addressing the derogation tests. They state that:

- Test 1 – ‘The proposed development will deliver a habitable residential dwelling, contributing to housing provision. This aligns with the definition of overriding’ public interest within the licensing framework and is consistent with national and local planning policies’.
- Test 2 – ‘The building is currently disused and no longer serves an agricultural purpose. Retention in its current condition is not a viable long-term option, and a ‘do nothing’ scenario would likely result in continued deterioration and potentially eventual loss of the roost.’

5.50 I disagree with the applicant as to whether these tests would be passed, principally because given the harms and policy conflicts I have identified above, I do not consider that there are imperative reasons of overriding public interest for the development to proceed. Neither do I consider it has been demonstrated that there is no satisfactory alternative to the disturbance in the circumstances of this case, including simply doing nothing.

5.51 I therefore consider that the proposal is contrary to the requirements of the NPPF and Local Plan Policy 04.

Other matters

5.52 Biodiversity Net Gain - The application is accompanied by a Biodiversity Net Gain (BNG) Assessment and a BNG metric. The Assessment states that the development would result in a net loss in habitat units. The application states that 'the site is relatively small, and it is understood that retaining existing habitats in their current form is not feasible'. The applicant states that 'The off-site units are proposed to be delivered via a habitat bank located on land West of Cliburn. The habitat bank forms part of a wider habitat creation and enhancement project, supported by a feasibility assessment and draft Habitat Management and Monitoring Plan'. Subject to the appropriate condition and informative relating to the statutory BNG condition, I am satisfied that the development would meet the prescribed requirements for BNG and would satisfy Local Plan Policy 04.

5.53 Archaeology – Given the nature of the building, the historic building remains in the field enclosure, and the proximity of the Scheduled Monument no. 22497, Medieval dyke system and shieling west of Shap Abbey to the south east of the application site, had the application been considered acceptable, I would have requested details in respect of an archaeological investigation.

5.54 Trees – There are a number of trees within the field enclosure in which the barn is located and a mature tree within the application site. This tree has not been indicated on the proposed plans. Had the application been considered acceptable in other respects I would have requested details from the applicant to demonstrate that the development would not result in a detrimental impact on the trees within and adjacent to the application site.

5.55 Highways and access – The development would be reached by the existing access, with access to the site utilising the existing field access,

although altered, and then to a private road leading to the road to Keld. I consider that the proposed access to the site would be acceptable in terms of highways safety.

5.56 Impact on the Public Rights of Way Network – I have considered the visual effect of the building above, however in terms of physical impacts, had the application been acceptable, I consider it would be reasonable to require the submission of a construction method statement to ensure that the construction works would not result in harm to the public rights of way network. I would also have included an informative addressing the comments of the Authority's Senior Rights of Way Officer in relation to closure orders and re-installation of steps to the PROW.

5.57 Flood risk and drainage – The application has provided limited details in respect of foul and surface water drainage, with details stating that foul would be treated by a package treatment plant to soakaway; and the application form stating that a soakaway would be incorporated. No further details have been provided on the proposed plans, or details in relation to the rate of surface water discharge above the existing greenfield rate. Had the application been considered acceptable in other respects, a pre-commencement condition would have been imposed requiring details of both surface and foul water treatment. This is particularly important given the location of the application site within the catchment of the River Eden SAC.

5.58 Renewable and low carbon energy - Had the application been considered acceptable, a condition would have been recommended to secure a requirement for 30% of the operational energy requirements of the building through decentralised, district heating and, renewable and low-carbon energy sources.

6 Conditions

- 6.1 Had the development been acceptable I would have attached the standard time limit, plans and BNG conditions for the avoidance of doubt. I would have also attached a Grampian condition in relation to nutrient neutrality mitigation; pre commencement conditions relating to surface water and foul water discharge; and construction method statement; archaeological investigation; and tree and woodland protection. I would also recommend conditions with regards to landscaping and materials; and a local occupancy condition. Given the sensitivities of the site, I would also have removed permitted development rights. I would have included an informative reiterating the comments of the Authority's Senior Rights of Way Officer in relation to closure orders and re-installation of steps to the PROW.

7 Conclusion

- 7.1 Having regard to the provisions of the Development Plan, in particular Lake District National Park Local Plan policies 01, 02, 04, 05, 06, 07, and 10, the Design Code Supplementary Planning Document, and other material considerations (including the provisions of the NPPF), the development is considered to be unacceptable, for the following reasons.

Recommendation: REFUSE

Conditions/Reasons

- 1 The application site is an isolated building and ruin in the rural and undeveloped open countryside of the National Park. The site is located within a field enclosure which contains a number of mature trees and ruins of former buildings. A public footpath, which is also the coast to coast route, travels through this field enclosure next to the building.

The proposed conversion with the introduction of a residential use would result in harm, with a detrimental impact from the activity (both within

and outside the building) resulting from the use of the building as a dwelling, the intensification of the site including both internal and external lighting, and domestic garden and activities around the building, including hardstanding. There are also no clear defined boundaries to two sides of the existing site and its open character and contribution to the existing field enclosure would be lost as a result of the proposal.

The physical alterations to the building and its immediate surroundings, including the changes to the existing stone walls and the proposed boundary treatment, would result in incongruous additions to this building and its setting, eroding its agricultural and isolated character and be visually intrusive.

The proposal would cause harm to the undeveloped, rural and agricultural nature and character of the barn, its surrounding landscape setting and the wider open countryside. The proposed use would irretrievably erode the agricultural character of the land and its contribution to the remoteness and perceived openness and naturalness of the site which is an important characteristic of the site.

The development fails to reflect local character and distinctiveness and does not conserve and enhance the character and quality of the local landscape. The development results in harm to the visual amenity of residents and visitors, including in views from the surrounding public rights of way network.

The proposals would result in harm to the special qualities of the National Park and Outstanding Universal Value of the English Lake District World Heritage Site.

The proposal fails to satisfy the exceptional requirements of Policy 02 (Spatial strategy) for development in the open countryside.

There are no material planning considerations of sufficient weight, including the provision of a local occupancy dwelling, to outweigh the harm identified.

The proposal is contrary to Policy 01 (National and international significance of the Lake District), Policy 02 (Spatial Strategy), Policy 05 (Protecting the spectacular landscape), Policy 06 (Design and development), Policy 07 (Historic Environment), and Policy 10 (East Distinctive Area) Lake District National Park Local Plan 2020-2035, the Design Code Supplementary Planning Document, and the provisions of the National Planning Policy Framework.

- 2 The conversion of the barn would adversely affect a bat roost. The development is not demonstrated to be necessary for imperative reasons of overriding public interest and it has not been demonstrated that there is no satisfactory alternative.

The proposal is therefore contrary to Policy 04 (Biodiversity and geodiversity) of the Lake District National Park Local Plan 2020-2035, and the provisions of the National Planning Policy Framework

NPPF decision notice requirements

The Authority has reached its decision based on the following information comprised in the application submission:

- Application form
- Letter from Addis Town Planning – 27 April 2026
- Location Plan – Drawing no.2282.014 001
- Existing site plan – Drawing no.2282.014 002
- As existing plans – Drawing no.2282.014 003
- As proposed plans – Drawing no.2282.014 004 Rev.b
- Proposed site plan – Drawing no.2282.014 005 Rev.b
- Boundary treatments – Drawing no.2282.014.006 Rev.c
- Hard surfaces – Drawing no.2282.014.007 Rev.b

- Preliminary Roost Assessment and Bat Dusk Emergence Surveys by Lakeland Ecology – August 2025
- Coast to Coast Barn – Derogation Tests by Lakeland Ecology – 16 April 2026
- BNG off-site habitat bank land west of Cliburn Lonsdale settled estate
- Biodiversity Net Gain Assessment by Lakeland Ecology April 2026
- Biodiversity Net Gain Metric – 27.04.26
- Off-site Biodiversity Net Gain Information by Addis Town Planning – 15 May 2026
- World Heritage Checklist
- Nutrient neutrality calculator
- Nutrient neutrality mitigation strategy – November 2025 – 2025-076 Rev.B
- Non-mains drainage questionnaire
- Shadow Habitat Regulations Assessment – November 2025 – 2025-076 Rev.B
- Structural assessment report by Tweddell and Slater

Town and Country Planning (Development Management Procedure) (England) Order 2015 Article 35(2) statement: The Local Planning Authority were unable to identify solutions to the problems arising in relation to dealing with the application.

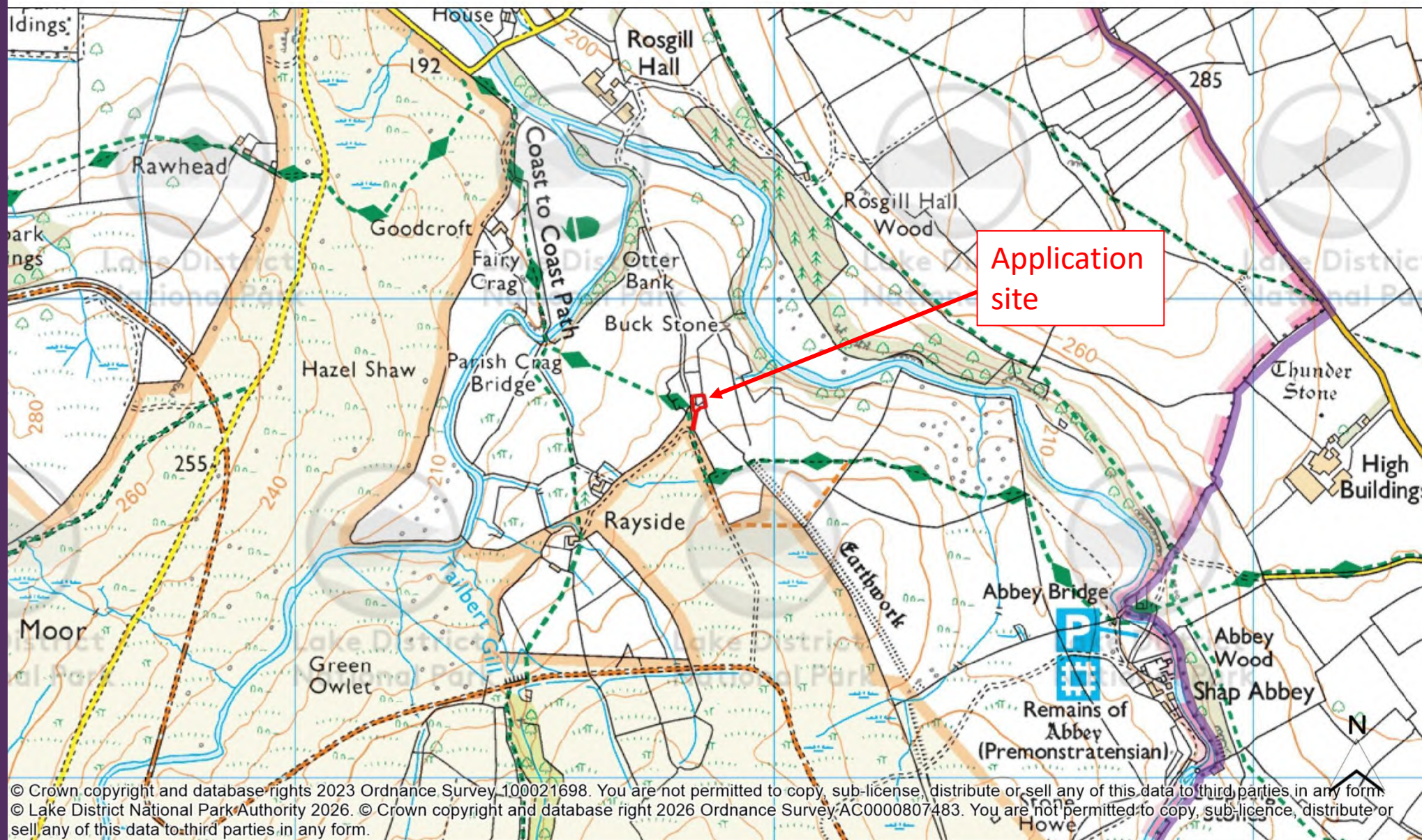
Background papers

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.

7/2026/3046

Coast to Coast Field Barn, Rosgill, CA10 2QX

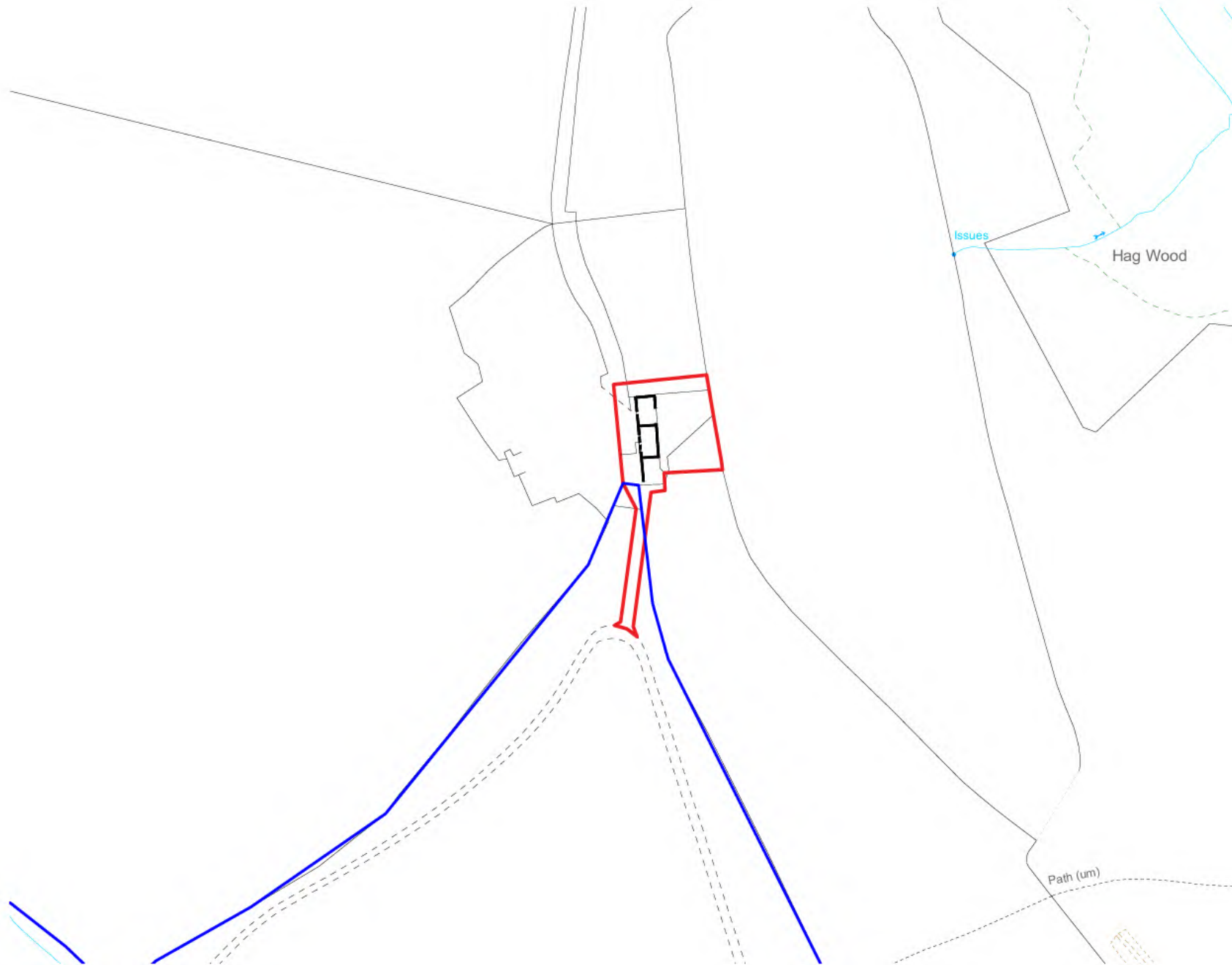
Change of use of barn to a local occupancy dwelling including associated operations



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Lake District
National Park Authority



NOTES AND AMENDMENTS
This drawing is copyright ©. Figured dimensions are to be followed in preference to stated dimensions and particulars are to be taken from the actual work where possible. Any discrepancy must be reported to the architect immediately and before proceeding.

REVISIONS			
Rev	Description	Drawn	Date



ASHWOOD
DESIGN ASSOCIATES LTD

Unit 56, Clifford Court
Compton Way
Carlisle
CA3 6EG

Tel: 01228 518006
Email: ashwood@ashwooddesign.co.uk
Web: www.ashwooddesign.co.uk

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Planning

Client

Lonsdale Settled Estates

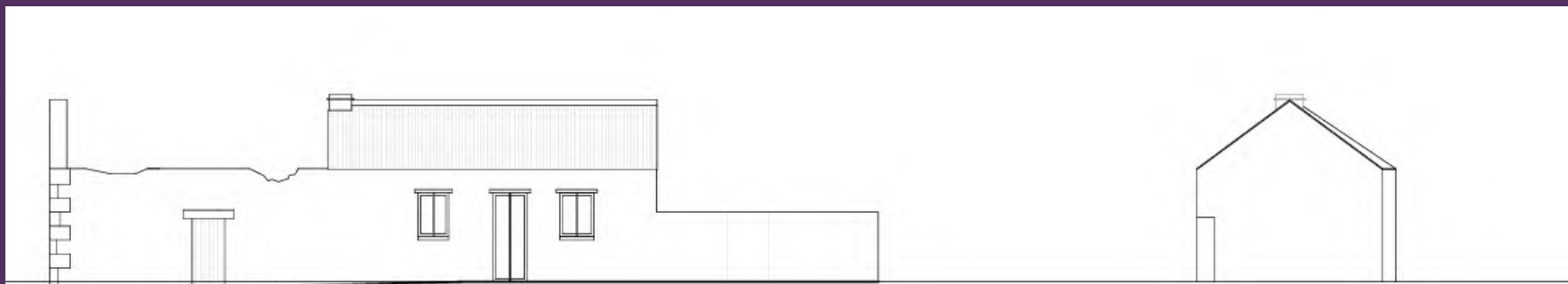
Project

Coast to Coast Field Barn

Task

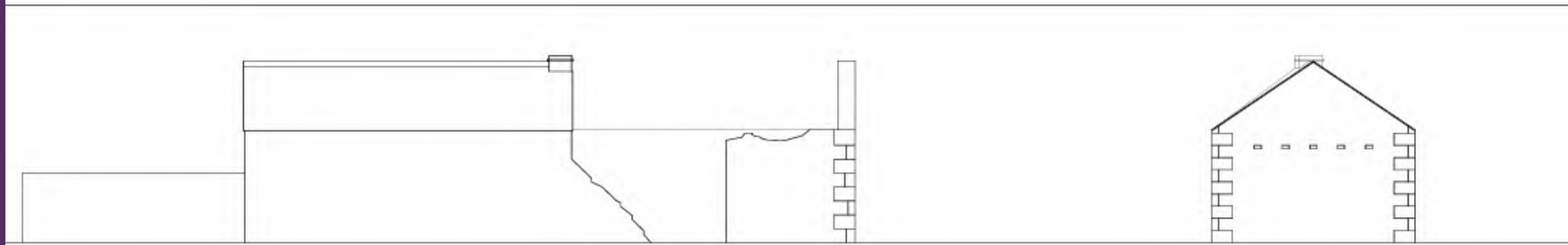
Existing Site Plan

Scale	Drawn	Drawn	Date
1/500	A1	HRH	12-24
Project No.	Drawing No.	Revision	
2282.014	002	-	



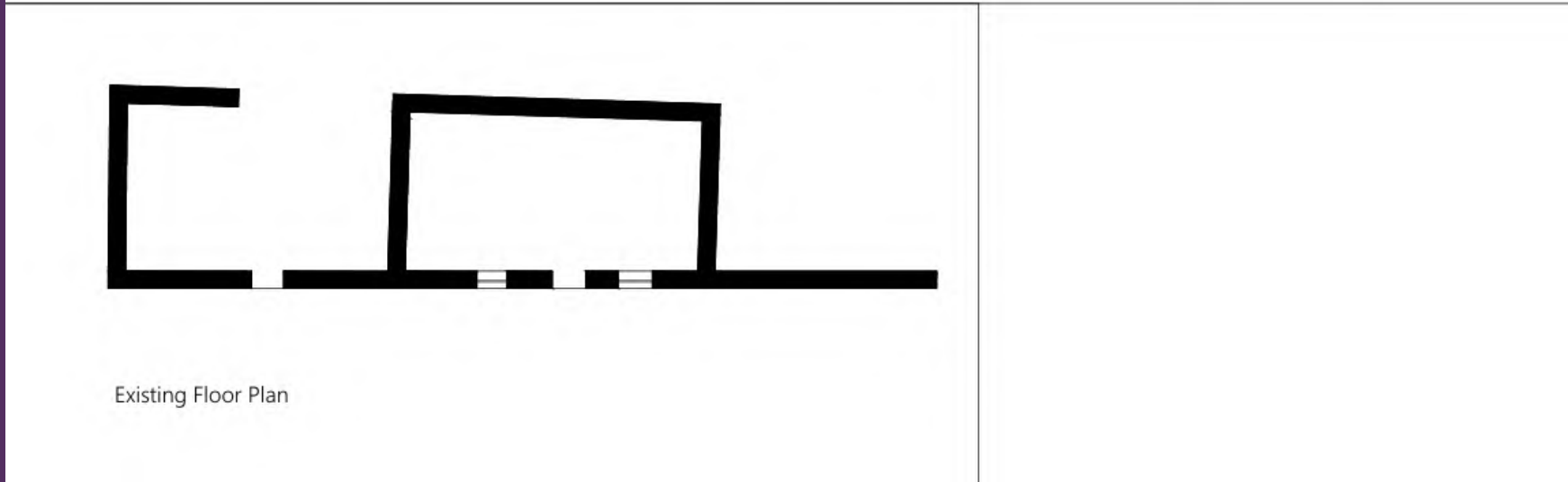
West Elevation

South Elevation



East Elevation

North Elevation



Existing Floor Plan

May 2026



May 2026



May 2026



May 2026



May 2026



May 2026



May 2026



May 2026



May 2026



May 2026



May 2026



December
2026



December
2026



December
2026



May 2026



May 2026



December
2026

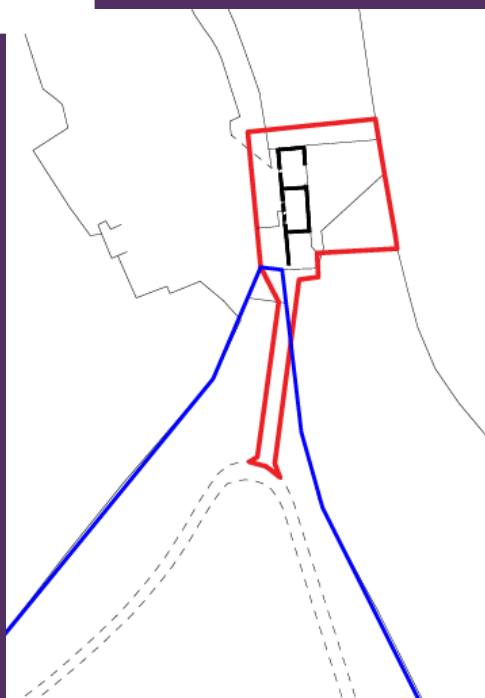


December
2026





Existing

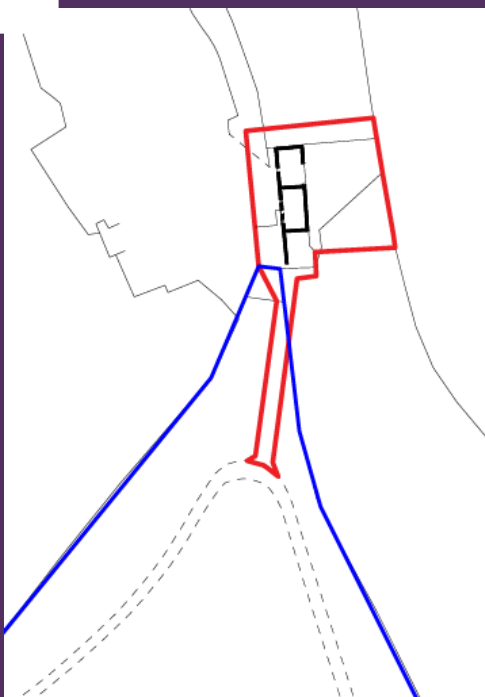


As proposed





Existing

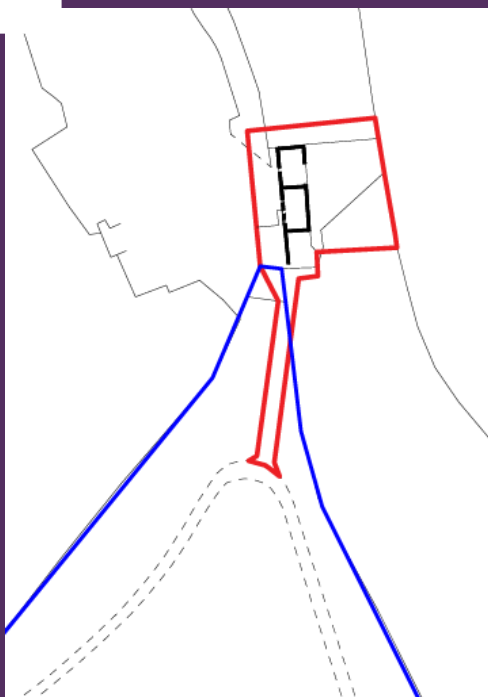


As proposed





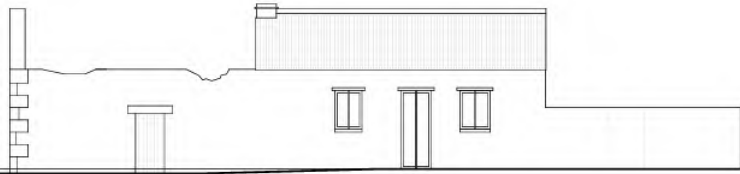
Existing



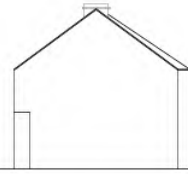
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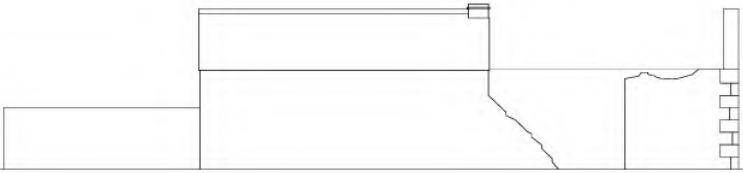
As existing



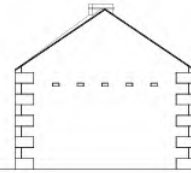
West Elevation



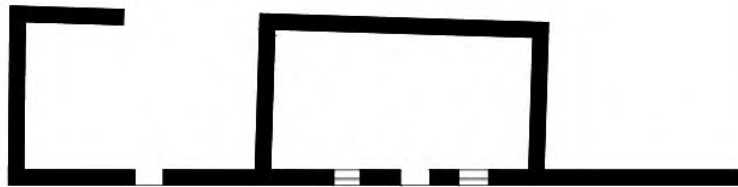
South Elevation



East Elevation

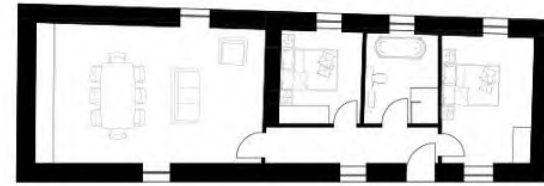


North Elevation



Existing Floor Plan

As proposed



Proposed Ground Floor Plan



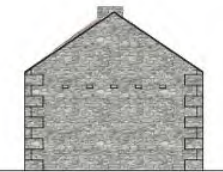
West Elevation



South Elevation



East Elevation



North Elevation

