



**Lake District
National Park**

3

**Report from the Head of Development Management to the
Development Control Committee**

Application number:	7/2025/3109
Application type:	Full Planning application
Applicant:	Mr Dan Birkett
Location:	The Sportsman Inn, Berridale Road, Troutbeck, Penrith, CA11 0SG
Grid reference:	340486 527886
Proposal:	Convert and extend part of the public house to provide 2 self-contained holiday lets, change of use of field and provision of holiday pods and external works associated with the above
Report prepared by:	Phil Nicholls, Area Planner
Report agreed by:	Neil Henderson, Planning Manager
Recommendation:	APPROVE with conditions

1 About this report

- 1.1 The case planner has prepared this report, assessment and recommendation taking into account our policies (known as the Development Plan), written representations we have received, and any other material considerations.
- 1.2 Material considerations are things that are relevant to our decision making and which we are able to take into account – for example site specific factors, or Government planning policy (the National Planning Policy Framework) and Government planning guidance (the National Planning Practice Guidance).
- 1.3 The Development Control Committee will determine the application at its meeting having regard to the provisions of the Development Plan, representations we have received, and all other material considerations, following a verbal and visual summary of the application by the case planner and, where applicable, after hearing

any verbal representations made in accordance with our Policy for Public Speaking at Meetings.

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

2 Background and proposals

- 2.1 The Sportsman Inn is a public house set back from the A66 west of Penruddock. The pub has been closed for some three years and has recently changed hands. It requires refurbishment to reopen. Planning permission is sought to make alterations to the building and its grounds to allow for the creation of units of holiday letting accommodation and the siting of eight camping pods. The proposal are intended to support the re-opening of the pub and increase its ongoing viability.
- 2.2 As originally submitted the application proposed the conversion of part of the pub into two local needs dwellings but this was amended to create two units of holiday accommodation. A full re-consultation on this has been carried out.
- 2.3 A previous application for a similar scheme was withdrawn to seek amendments to the design (7/2025/3059).
- 2.4 The application is before committee because the recommendation of approval is contrary to the views of the Parish Council.

3 Representations

- 3.1 Hutton Parish Council – Object – The conversion of part of the building to holiday accommodation is unacceptable and is contrary to both Hutton Parish Community Plan and relevant sections of the LDNPA Local Plan and as such object to this revised version of the original application.
- 3.2 The original application (7/2025/3059) to convert part of the building to local occupancy dwellings was acceptable, and Councillors were agreed that the entire application would be an asset to the local community by retaining a valued historic Inn whilst endeavouring to maintain viability with the addition of holiday pods and income from local occupancy dwellings attached to the Inn.
- 3.3 It is not clear from the statements made in the application as to what is precisely proposed, and conflicting statements are made. The Council objects to the creation of holiday lets.
- 3.4 Local Highway Authority – Visibility splays of 215m in both directions would be required unless a speed survey was able to demonstrate that speeds are lower, thereby reducing the required visibility splays. Further information is required to demonstrate suitable parking provision is available together with cycle parking.
- 3.5 Lead Local Flood Authority – The applicant proposes to discharge surface water from the site, and the pods, to a soakaway. Clarification is sought as to whether trial pit testing has been carried out for the site, and if so, provide a plan showing where

these trial pit tests were carried out to show that the site is suitable for soakaway discharge.

- 3.6 National Highways – No objection.
- 3.7 Westmorland and Furness Council – No comments.
- 3.8 One letter of objection has been received which raises concerns that the submitted bat survey is out of date.

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 04: Biodiversity and geodiversity
 - Policy 05: Protecting the spectacular landscape
 - Policy 06: Design and development
 - Policy 18: Sustainable tourism and holiday accommodation
 - Policy 23: Community facilities and Local Green Space
- 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 Hutton Community Plan – The Plan finds an overall need to provide affordable housing in the local community.

5 Main issues and assessment

- 5.1 The main issues in this assessment are:
 - Principle
 - Character and appearance of the area
 - Highways and access
 - Drainage
 - Nutrient Neutrality
 - BNG
 - Bats

Principle of development

- 5.2 Policy 02 (Spatial strategy) sets out the appropriate level and type of development for the different locations of the National Park. It seeks to encourage more sustainable living and working patterns by reducing unnecessary travel and avoiding sporadic development in the open countryside. The application site is within the open countryside. We will only support proposals for development in the

open countryside in limited circumstances including where the application demonstrates:

- that it helps to sustain an existing business; or
- an appropriate extension, or reuse of an existing building.

5.3 Policy 02 goes on to set out that we will support 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 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 Policy 18 (Sustainable tourism and holiday accommodation) sets out that we will support proposals which deliver high quality, sustainable tourism for a diverse range of visitors to the Lake District.

5.6 For caravan and camping uses the policy supports the creation of new caravan and camping sites for short term holiday letting where:

- it contributes to the diversification of an agricultural or land-based rural business (Policy 19), pub or drinking establishment, and
- the proposed development area would be appropriately screened and is consistent with the landscape character; and
- the site has necessary infrastructure capacity, it does not introduce inappropriate levels of use to the location, and is well related to the existing road network.

5.7 For holiday letting accommodation we will only support proposals for the reuse of existing buildings (excluding guest houses) for short term holiday letting where they would:

- not utilise a building that is suitable for providing local need or affordable needs housing; and
- not utilise a building which is suitable for providing employment use; or
- form part of an agricultural or land-based rural business diversification proposal (see Policy 19).

5.8 There are two main threads of the application, the creation of two self-contained holiday lets within the existing building and the siting of camping pods within the grounds.

- 5.9 Policy 02 is in principle supportive of redeveloping buildings of landscape and historic importance. The existing building positively contributes to the character of the area, particularly from the road to the north, where the building's layout and appearance indicate its historic coaching inn use. A small extension is proposed but this would not impact on the character of the building.
- 5.10 Policy 18 permits the change of use to holiday accommodation only where the reuse of the building for local or affordable housing or employment would be unsuitable. In other words, only after these uses are discounted can holiday letting accommodation be considered.
- 5.11 I am conscious of the parish council's preference for local occupancy housing, and indeed the application as originally submitted indicated local occupancy housing, however I have doubts about whether occupants would enjoy the amenity one might expect in one's permanent home. The proposed units are located within the eastern portion of the building and share a party wall with the public house and are adjacent to the external seating area, car park and proposed camping use beyond. In my view the relationship of the building to the public house and camping use is too close and would give rise to activity, noise and disturbance that would fail to achieve an adequate level of amenity for any future occupant of permanent housing. I also do not consider it would be suitable for an employment use.
- 5.12 A holiday let use is therefore acceptable in principle. Such a use would be tied to the business and would find policy support from wider aims in Policies 02, 18 and 23 in supporting the operation of the existing public house business.
- 5.13 The proposed camping pods would also find direct support from Policy 02 in supporting the existing business and from Policy 18 in contributing to the diversification of a public house. The principle of the camping pods, if tied to the pub, is therefore acceptable.

Impact on the character and appearance of the area

- 5.14 Policy 05 (Protecting the spectacular landscape) outlines 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.
- 5.15 Policy 06 (Design and development) outlines that development must reinforce the importance of local character by having regard to scale, height, density, layout, appearance and materials.
- 5.16 As set out above, Policy 18 supports new sites where they are well screened and consistent with landscape character.
- 5.17 The alterations to the main building are small scale, involving the insertion of new windows into the existing side extension together with the addition of a small lean-to extension. External works are shown that would create formal parking spaces within the existing gravel area. All of the works are considered small in scale and in keeping with the existing building to the existing public house.

- 5.18 The most substantial change to the site would be the introduction of the nine camping pods and associated access track into what is currently an undeveloped green field. Each pod would measure 3.2m by 7m and would have a pitched shingle roof with a centre porch. The plans show an area of decking would be built to the front of each unit, served by a central track off which a parking area for one car for each pod would be provided.
- 5.19 The main public vantage points of this part of the application site are from the A66 to the south, the minor roads to the west and north and more distant views from elevated points.
- 5.20 The field is relatively well screened from the A66 when travelling from the east owing to the steep banking which would limit views of the development to a short section immediately adjacent to the south. Views of the field when travelling from the west would be more apparent owing to the open nature of the western corner of the field and lack of banking. Similar views of this open portion of the site would be apparent from the minor road to the west and north.
- 5.21 The pods without screening would result in a harmful intervention into an otherwise undeveloped field characteristic of the surrounding rural character. To mitigate for this the proposed landscaping plan shows the western corner of the field measuring approximately 40m by 40m would be planted up with new trees and this would also be extended along the northern roadside boundary. This landscaping is extensive and would when mature act to adequately screen the development mitigating for the impacts identified above. Nonetheless in the short to medium term until screening takes effect the proposed development would result in a minor adverse impact on the character of the area.
- 5.22 New facilities of this nature will almost inevitably have some landscape impact, but such impact should be considered in the context of the presumption in favour of supporting new tourism sites that support drinking establishments set out in Policy 18. As well as supporting the public house business, the proposals would also provide wider economic benefits through providing new tourism accommodation which would support the local economy and support local jobs.
- 5.23 I am satisfied that the benefits of the development are sufficient to outweigh the minor adverse impacts on the short to medium term and when read in the round the proposals are acceptable in terms of its impact on the character and appearance of the area and that it satisfies the requirements of Local Plan Policies 01, 02, 05, 06, 18 the Design Code SPD and the NPPF.

Highways and access

- 5.24 The existing use of the site comprises a public house on the ground floor and a self-contained flat at first floor. Parking associated with both uses is contained within a large gravel area to the rear of the public house access to which can be gained via two entrances off the minor road, one either side of the public house.
- 5.25 The proposed scheme seeks to formalise the parking and access arrangements to serve the three main uses proposed - the public house, the camping pods and the two holiday lets. Parking for the holiday lets would be to the east of the building group and would utilise the eastern access. Parking for the public house would be

located to the south on a newly formalised area containing 25 spaces and each camping pod would have space for a single car to the side. These two uses would utilise the western access.

- 5.26 The authorised use of the site would be expected to result in regular vehicular movements to and from the site. The proposed changes would result in a reduction in the floor area of the public house but would introduce additional uses in the form of two holiday lets and nine glamping pods. Overall, I consider that this would represent a minor intensification in the use of the site and the associated access points onto the highway.
- 5.27 The Local Highway Authority have sought further information on the visibility splays and parking provision to ensure that the intensification in the use of the site, and associated movements would not impact on local highway conditions.
- 5.28 Visibility splays of 131m by 122m can be achieved from the existing accesses. This falls short of the requirements of the Local Highway Authority, and no speed survey has been provided. Whilst the requirements of the LHA are noted the narrow nature of the road coupled with the accesses being close to other road junctions means that in my view vehicle speeds are likely to be lower than the national speed limit of 60mph in this location. I am also conscious that the highway from which access would be gained was once the main route between Penrith and Keswick. The A66 now performs that function, so traffic levels are very much reduced as a result and the adjacent highway has become a secondary route. Furthermore, though the proposals would intensify the use of the site I consider that the increase would be minor compared to the existing authorised use of the site as a public house larger than the one now proposed. I am therefore satisfied that the likely increase in vehicular use of the site can be accommodated by the existing access arrangements without adversely impacting on local highway conditions.
- 5.29 Sufficient detail has been provided to demonstrate that adequate parking provision would be available on the site. Cycle provision is shown alongside each pod and would be conditioned to be provided.
- 5.30 In summary I consider that the proposed access and parking arrangements are sufficient to accommodate the proposed use of the site without detriment to highway safety.

Drainage

- 5.31 Surface water drainage plans indicate that runoff from the roofs of the camping pods would be directed to an individual soakaway serving each of the units. Run-off from the new holiday lets would be directed to a soakaway in the garden area.
- 5.32 Foul water is to be directed to a new package treatment plant after which outfall would be direction to a soakaway.
- 5.33 In all instances the soakaways would be positioned within the confines of what is currently open green fields. I am satisfied that the soakaways would be effective in dealing with resultant run-off and outfall.

Habitats Regulations Assessment (nutrient neutrality)

- 5.34 The application site lies within the catchment of the River Eden Special Area of Conservation as identified by Natural England as a European protected site requiring nutrient neutrality strategic solutions.
- 5.35 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.
- 5.36 The proposed new holiday letting accommodation and camping pods would result in a net increase of 1.85kg /yr of Total Phosphorus (TP) for which mitigation is required.
- 5.37 An Appropriate Assessment is therefore required to determine whether it can be concluded that the project (either alone or in combination with other plans or projects) will not adversely affect the integrity of the European site, in view of its conservation objectives. There is no prescribed format or content for an Appropriate Assessment. Having regard to the nature and scale of the proposals together with their impacts and proposed mitigation this assessment should be read as our Appropriate Assessment as Competent Authority.
- 5.38 On-site mitigation is proposed through the replacement of the existing septic tank which serves the public house and dwelling above together with the change in the use of the field which is currently in an agricultural use. The mitigation should be conditioned to be implemented prior to the occupation of the pods and holiday accommodation.
- 5.39 It is considered that the development, alone or in combination with other plans or projects, and subject to the mitigation measures proposed, would avoid an adverse effect on the integrity of the River Eden Special Area of Conservation in accordance with Policies 01 and 04, the NPPF and the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain (BNG)

- 5.40 The development proposed is subject to the legal requirement to demonstrate BNG. Should permission be granted it will be subject to the mandatory BNG condition and a biodiversity net gain plan would need to be submitted and approved prior to the commencement of development.
- 5.41 In terms of the habitat classification, the site presents one primary habitat 'modified grassland' with a second habitat 'developed land, sealed surface' comprising existing buildings, built up areas and gardens and other developed land.
- 5.42 The proposals seek to repurpose the existing 'urban' habitat and remove part of the modified grassland to the west to create the glamping area. As part of this development, additional native hedgerow is to be created to the south and east of the site and native trees are to be planted around the glamping area to the west to increase diversity and create some screening.

- 5.43 The inclusion of hedgerows and native tree planting offer a higher value of habitat than currently existing and link in with the surrounding habitat. There is potential to enhance the area of modified grassland to the east of the site to create a more biodiverse habitat. The current proposals satisfy the trading rules under the biodiversity metric.

Protected species

- 5.44 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. The applicant commissioned a bat survey which was submitted with the application. The survey found no evidence of bats using the site, and very limited roosting potential. As such the development is considered of low risk in respect of protected species, satisfying the requirements of the NPPF and Local Plan Policy 04.

- 5.45 A representation has been received which raises concerns that the submitted bat survey which was conducted in September 2024 is out of date. Guidelines indicate that bat surveys can be considered relevant if they have been undertaken within the past 18 to 24 months. I still consider the findings of the survey remain relevant.

6 Conclusion

- 6.1 Having regard to the provisions of the development plan, in particular Lake District National Park Local Plan Policies 01, 02, 04, 05, 06, 18 and 23, the Design Code SPD and other material considerations (including the provisions of the NPPF), the development is considered to be acceptable, subject to the conditions recommended.

RECOMMENDATION: APPROVE with conditions

Conditions/Reasons

- 1 The development hereby permitted shall be commenced before the expiration of THREE years from the date hereof.

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

- 2 The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details:

- Proposed Site Plan (inc Location Plan) - Drawing no. 3 Rev B
- Proposed Plans and Elevations - Drawing no. 2 Rev C

REASON: For the avoidance of doubt.

- 3 The use of the site known as the Sportsman Inn shall consist of a single planning unit with a mixed use comprising a public house with ancillary staff accommodation, two short term holiday letting units and a holiday glamping pod site.

REASON: For the avoidance of doubt

4 The public house shall be brought back into active use within nine months of the first occupation of any of the short term holiday letting units or camping pods. In the event that the public house use ceases for a period in excess of six months then the holiday letting use shall cease and the camping pods shall be removed from the site and the land restored to its former condition within a period of nine months thereafter, in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

REASON: In order to ensure continued compliance with Policies 02 and 18 of the Lake District National Park Local Plan 2020-2035.

5 The holiday letting accommodation hereby permitted shall only be occupied for the purposes of short-term holiday letting, and shall not be occupied by any one individual, family or group for a period exceeding 35 days in any calendar year.

A register of occupants shall be maintained by the owner, the content of which shall be provided to the Local Planning Authority within 14 days of a written request by the Local Planning Authority.

REASON: To ensure that the accommodation hereby permitted is secured as short-term holiday accommodation in accordance with Policy 18 of the Lake District National Park Local Plan 2020-2035.

6 No more than nine camping pods shall be sited on the land at any one time. None of the camping pods hereby permitted shall be replaced by any other structures or caravans differing from the approved details, unless and until details of the size, design and colour of such replacements have first been approved in writing by the Local Planning Authority.

REASON: For the avoidance of doubt and to safeguard the visual amenities of the area in accordance with Policies 05, 06 and 18 of the Lake District National Park Local Plan 2020-2035

7 The pods hereby permitted shall not be occupied otherwise than for short term holiday letting purposes and shall not be occupied as a person's sole or main place of residence. The owner/operator shall maintain an up to date register of the names and addresses of the occupiers of the pods and shall make the register available at all reasonable times to the Local Planning Authority upon request.

REASON: To ensure that the camping pods are occupied as holiday accommodation only in accordance with Policies 02 and 18 of the Lake District National Park Local Plan 2020-2035.

8 Prior to the first occupation of the camping pods and holiday letting accommodation hereby approved the mitigation measures set out in the Shadow habitats regulation & nutrient neutrality mitigation assessment shall be implemented. Thereafter the package treatment plant shall be maintained as operational and land use change retained.

REASON: To avoid an adverse effect on the integrity of the River Eden and Tributaries Special Area of Conservation in accordance with Policy 03 of the Lake District National Park Local Plan 2020-2035.

9 The roof of the extension hereby permitted shall be covered and maintained in slate to match that used in the construction of the existing building.

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

10 Details of any external lighting shall be submitted to, and agreed in writing by, the Local Planning Authority prior to installation. Such lighting shall be maintained in accordance with the approved details thereafter.

REASON: In order to minimise the effects of external lighting upon the special qualities of the Lake District National Park, including the tranquillity and intrinsically dark landscape of the open countryside in accordance with Plan Policies 01 (national and international significance of the Lake District), 05 (protecting the spectacular landscape) and 06 (design and development) of the Lake District National Park Local Plan 2020-2035.

11 Not later than 12 months from the substantial completion of the development, landscaping of the site shall be undertaken in accordance with the details of a scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. The said scheme shall include details of hard and soft landscaping proposals together with details of the proposed internal tracks, parking areas and boundary treatments.

Any trees or plants which, within a period of five years thereafter, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species unless the Local Planning Authority gives written consent to any variation.

REASON: To safeguard the visual amenities of the area in accordance with Policies 05 and 06 of the Lake District National Park Local Plan 2020-2035.

12 The Biodiversity Gain Plan to be submitted for approval as required by the statutory Biodiversity condition, shall include a Habitat Management and Monitoring Plan (the "HMMP") to include:

- (a) a non-technical summary;
- (b) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (c) a timetable for those works in (b) above to be carried out;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the verification and monitoring methodology and frequency in respect of the created or enhanced habitat, including the timetable for such monitoring to be submitted to the local planning authority,

Notice in writing shall be given to the local planning authority when the:

- (a) HMMP has been implemented; and
- (b) habitat creation and enhancement works as set out in the HMMP have been completed.

The enhanced habitat specified in the approved HMMP shall be managed and

maintained in accordance with the approved HMMP thereafter for a period of 30 years commencing from the date the local planning authority receives verification that the habitat creation and enhancement works have been completed.

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP. If verification or monitoring identifies that:

- the target habitat condition set out in the Biodiversity Gain Plan has not been reached within the timescale indicated, or
- the habitat has declined from its target condition within the 30 year period, then:
- a scheme of remedial interventions to secure or resecure the target habitat condition, or
- an alternative Biodiversity Gain Plan which delivers at least equivalent biodiversity net gain shall be submitted to the Local Planning Authority for approval.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990, Policy 04 of the Lake District National Park Local Plan 2020-2035 and the Biodiversity Supplementary Planning Document. Schedule 7A requires that where an applicant relies upon a significant increase in onsite habitat biodiversity value, the habitat enhancement should be maintained for at least 30 years after the development is completed.

13 Prior to the first use of the camping pods or holiday accommodation hereby approved the cycle parking shown on the plans shall be implemented and retained as such thereafter.

REASON: To ensure adequate cycle parking provision to improve access to sustainable transport.

NPPF decision notice requirements

Town and Country Planning (Development Management Procedure) (England) Order 2015 Article 35(2) statement.

The Local Planning Authority have worked with the applicant in a positive and proactive manner by seeking solutions to problems arising in relation to dealing with the application by seeking further information from the applicant.

INFORMATIVE - Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Certain permissions are exempted by The Biodiversity Gain Requirements (Exemptions) Regulations 2024, but based on the information available this permission is considered not to be exempt so the biodiversity gain condition DOES apply. The approval of a biodiversity gain plan WILL therefore be required before development is begun, unless it can be demonstrated that the development benefits from a statutory exemption.

In summary: A biodiversity gain plan is required to be submitted to, and approved by, the planning authority before development may be begun.

Background papers

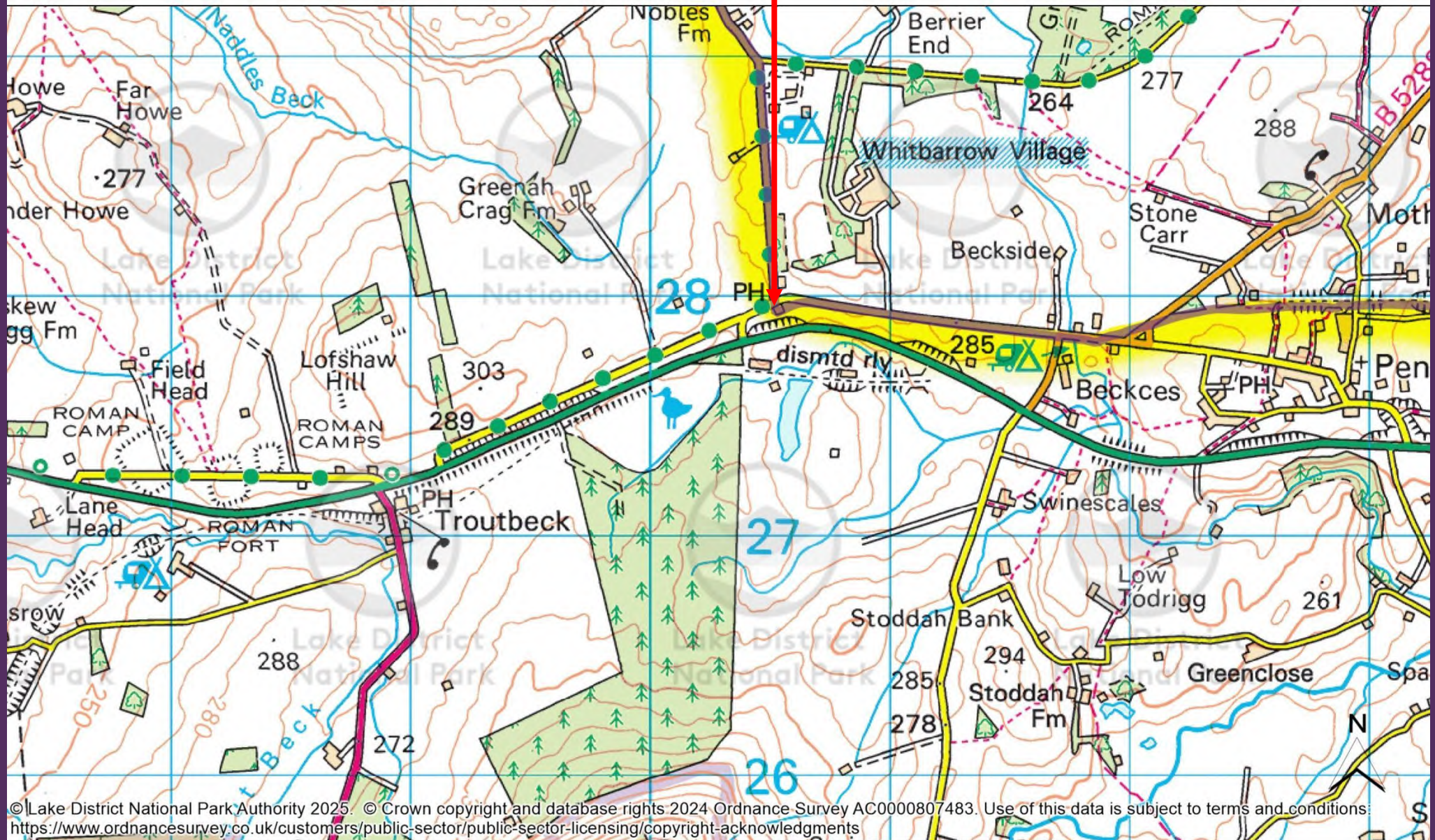
Background papers are available for inspection on the planning application file unless otherwise specified on that file as confidential by reasons of financial/personal circumstances in accordance with the Local Government (Access to Information) Act 1985.

7/2025/3109

The Sportsman Inn, Berridale Road, Troutbeck

Convert and extend part of the public house to provide 2 self-contained holiday lets, change of use of field and provision of holiday pods and external works associated with the above

Site



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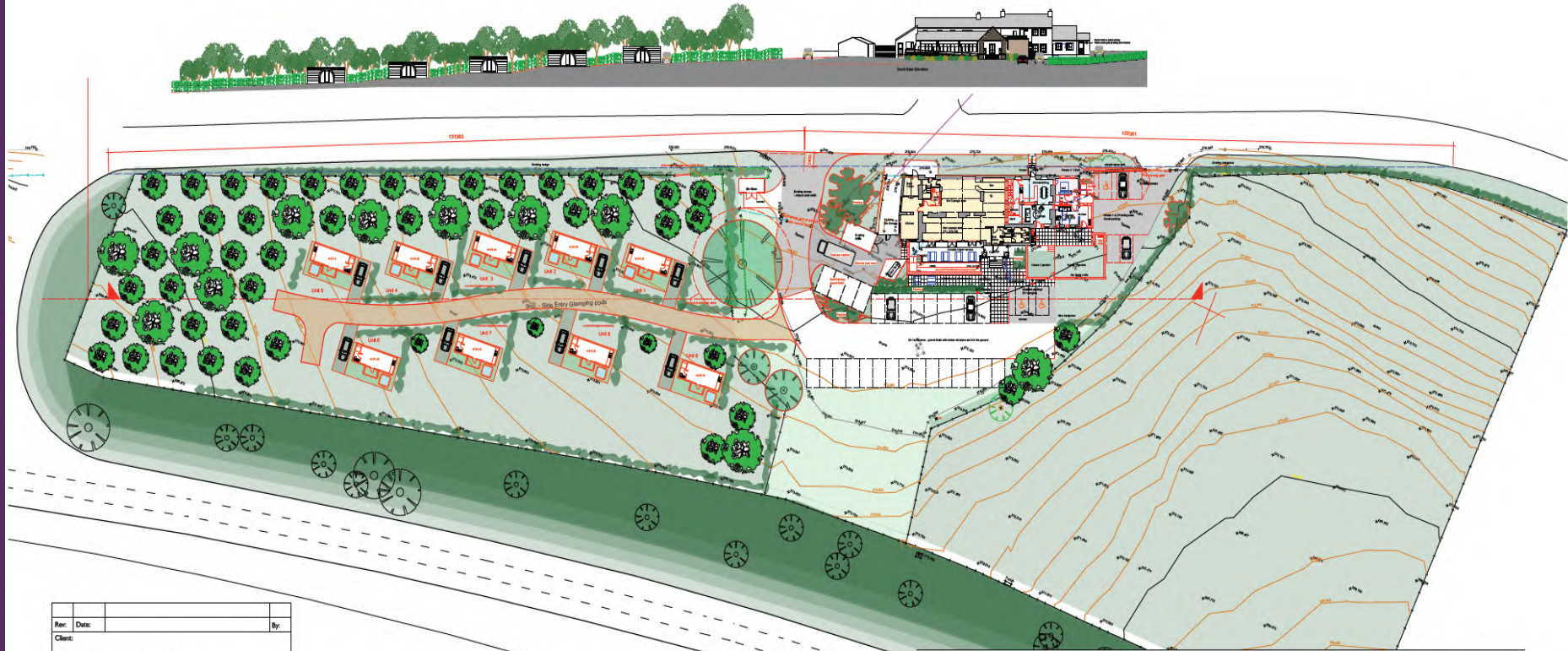


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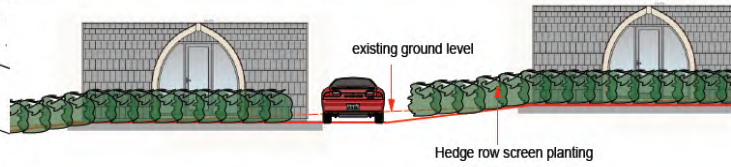
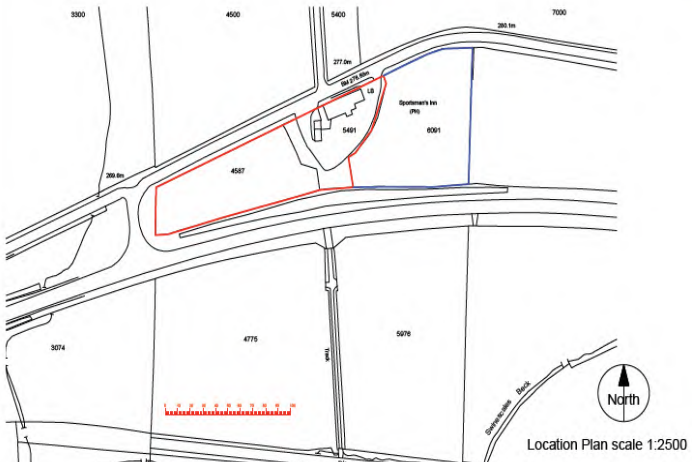
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Lake District
National Park Authority



Rev:	Date:	By:
Client:		
GDB Civils Ltd		
		
DAY CUMMINS LIMITED Architects & Surveyors Lakeland Business Park Cockermouth Cumbria CA13 0QT Tel: 01900 820700 Fax: 01900 820701 email: dc@day-cummins.co.uk www.day-cummins.co.uk		
Project:		
Redevelopment of the Sportsman's Inn, Troutbeck, Penrith CA11 0SG		
Drawing Title:		
Proposed Site Plan		
Drawn:	Checked:	Signed:
MD	JM	
Scale:	Date:	Paper Size:
1:50, 1:500 & 1:2500	17/11/24	A2
<small>ALL DIMENSIONS TO BE CHECKED ON SITE FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS THE DRAWING IS COPYRIGHT</small>		
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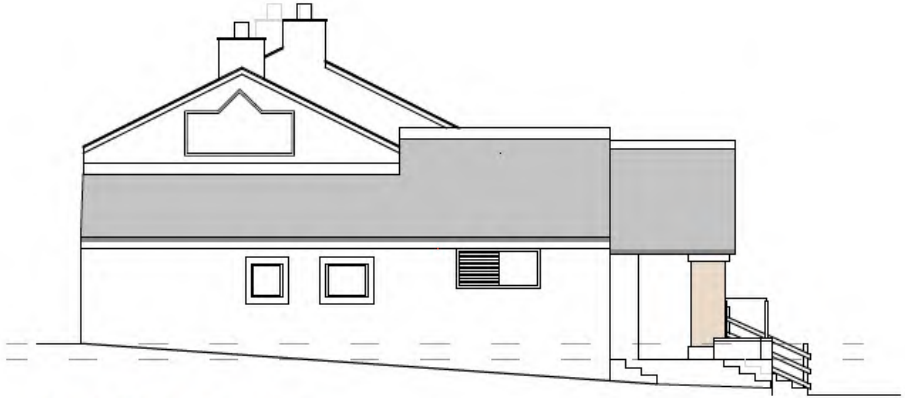
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Client:
GDB Civils Ltd



DAY CUMMINS LIMITED
Architects & Surveyors

Alterations to the building



South West Elevation



North East Elevation



South East Elevation



North West Elevation





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 Sept 2024 See more dates



Google Maps

Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and a street view pegman icon.

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View 1 - single unit visible



View 2 - Existing banking screens the site



View 3 - Proposed Trees and hedge landscape screens the site



View 4 - Trees and existing hedge landscape screens the site



Photo Montage Location plan (google street view images)

Rev	Desc	By
Client:		
GDB Civils Ltd		
		
DAY CUMMINS LIMITED Architects & Surveyors Lakeside Business Park Cockermouth Cumbria CA13 0QT Tel: 01900 820700 Fax: 01900 820701 email: dc@day-cummins.co.uk www.day-cummins.co.uk		
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Project No:	Drawing No:	Rev:
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Rev:	Date:	By:
Client:		
GDB Civils Ltd		
		
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Project:		
Redevelopment of the Sportsman's Inn, Troutbeck, Penrith CA11 0SG		
Drawing Title:		
Proposed Site Plan		
Drawn:	Checked:	Signed:
MD	JM	
Scale:	Date:	Paper Size:
1:50, 1:500 & 1:2500	17/1/24	A2
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Project No:	Drawing No:	Rev:
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