

PLANNING APPLICATIONS REFUSED BY THE HEAD OF DEVELOPMENT MANAGEMENT ACTING UNDER DELEGATED AUTHORITY

CUMBERLAND

7/2025/2148 Full Planning application
Emerald Bank, Newlands Valley, Keswick, CA12 5TS
Conversion of an agricultural barn to form one dwelling

The application site is within an area of exceptionally high landscape value given its location in a National Park and a 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 building is characterised by its agricultural character, which comprises of both the building's appearance, its use, how that use is perceived and its setting, enclosed on all sides by open green fields with no other associated development. The building and its setting contribute positively to the landscape and historic character of the area.

The introduction of a domestic use into this context, in particular the conversion of the barn, loss of agricultural use in lieu of a domestic use in and around the building, along with the creation of a garden, parking area and associated activity would significantly change the character of the site to the detriment of its landscape setting. The proposed use would irretrievably erode the agricultural character of the land which is an important characteristic of the site and component of the attributes of Outstanding Universal Value of the World Heritage Site, contrary to Lake District National Park Local Plan Policies 01 (National and international significance of the Lake District), 02 (Spatial Strategy), Policy 05 (Protecting the spectacular landscape), Policy 06 (Design and Development) and Policy 07 (Historic Environment).

The impacts identified would constitute less than substantial harm to the barn itself (a non-designated heritage asset) and the World Heritage Site (a designated heritage site) but not be outweighed by the public benefits of the proposals.

WESTMORLAND & FURNESS

7/2025/5456 S73 (Amend/Delete Condition)
Mickledore, Skelwith Bridge, Ambleside, LA22 9NP
Erect a general purpose building, agricultural, and forestry contracting and associated use - removal of condition 4 (removal of building if it ceases to be used for agricultural or forestry purposes) of planning permission 7/2009/5602 - retention of building

The development was only permitted in its current form in the open countryside of the Lake District National Park to meet the identified needs for a building for agricultural and forestry purposes. If those circumstances cease to exist the justification under Policy 02 of the Lake District National Park Local Plan (2020-2035) would also cease. The condition remains necessary and appropriate in this regard.

The land on which the building sits is still defined as Ancient Semi Natural Woodland, to which the current NPPF and Standing Advice applies. The restoration of the land as required by the condition would result in the enhancement of this part of the site, it follows therefore that the removal of the condition would be a potential deterioration. The condition remains necessary and appropriate in this regard.

The applicant has presented personal circumstances to support the proposal to retain the building. These circumstances do not outweigh the policy presumption against the retention of modern buildings in the open countryside of the Lake District or represent the wholly exceptional reasons necessary to support development that would result in the deterioration of ASNW.

The development is therefore contrary to Lake District National Park Local Plan (2020-2035) Policies 01, 02, 04, 05, and 06, and other material considerations (including the provisions of Standing Advice and the NPPF).

7/2025/5472 Full Planning application
Ghyll Head Farm, Crosthwaite, Kendal, LA8 8JB

Conversion of attached barn into additional habitable accommodation, attached garage and demolition of existing link extension and replacement new link extension.

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 existing building group is an attractive former farmstead comprising a modest cottage with an attached bank barn and outbuildings. While the building has been subject to previous alterations, the overall aesthetic value of the property remains, with the bank barn character remaining largely unaltered and all extensions appearing subservient to the main house. The site is highly visible from the adjacent public right of way and makes a positive contribution to the landscape character and historic environment, displaying attributes of the National Park's Special Qualities and Outstanding Universal Value of the English Lake District World Heritage Site.

The proposed extensions and alterations by reason of their design, form, scale

and materials would fail to conserve the traditional character and appearance of the existing building group and would detract from the visual amenity of users of the adjacent public right of way. In particular, the terracing of the ground levels to the north of the bank barn would significantly erode the character of this attractive and prominent elevation, which is crucial to the legibility of the building's historic, agricultural use. Furthermore, the garage extension, upper floor extension and high number of rooflights would further detract from the character and appearance of this attractive vernacular building. The size and design of the proposed link extension would fail to appear subservient to the main house due to its large footprint and use of non-traditional roofing material and form and would therefore fail to reflect the principles set out within the Design Code SPD.

The identified harm would represent harm to the Special Qualities of the National Park and less than substantial harm to the World Heritage Site.

The application would be contrary to Lake District National Park Local Plan Policies 02 (Spatial strategy), 05 (Protecting the spectacular landscape), 06 (Design and development) and 07 (Historic environment), the Design Code Supplementary Planning Document and the National Planning Policy Framework.

7/2025/5524 Advertisement Consent Application

Low Wood Bay Resort & Spa, Ambleside Road, Windermere, LA23 1LP

Advertisements relating to the business operating on site and events taking place

The V-shaped advertisements at Site A (to the North of the main hotel access), will be generally viewed from the road (A591) within a seemingly undeveloped location within fields, remote from the main hotel buildings. The proposed advertisements will be prominent, being at a higher level than the road, on this main and busy principal route through the National Park and they will appear remote from the site that they relate to. They are harmful to the amenity of the surrounding area due to their location, size and prominence in this open countryside location.

The proposed advertisements are contrary to Policies 01 (National and international significance of the Lake District), 02 (Spatial strategy), 05 (Protecting the spectacular landscape), 06 (Design and development), 07 (Historic environment) and 24 (Lakeshore Development) of the Lake District National Park Local Plan (2020-2035), and the National Planning Policy Framework.

The proposed advertisements at Site C, the watersports and Marina access, are many in number and they are in a lakeshore location. Advertisement 2A provides for an additional large board sign, above an existing board sign, on the north side of the access. Advertisements 3 and 4 are large and prominent flag signs (six in total), three on each side of the access. These seven signs are in addition to the four signs that exist or are approved under advertisement consent 7/2025/5249 and the existing four flagpoles.

The advertisements proposed would be prominently sited on the main busy principal road (A591) through the National Park. Cumulatively, with the existing and approved signage and flagpoles at this location, they will appear to be relatively large and excessive in number, and therefore intrusive. They would be highly visible from public viewpoints, including from the A591. In addition, they

would compromise the open view across the lakeshore towards the Langdales as they would not be seen against any buildings and they would be higher than the boundary treatment around the watersports centre at this point.

The general characteristics of the locality for these signs, includes the presence of the grade II listed hotel building just to the north of the site, and the wider landscape of the National Park and the World Heritage Site. The signage would be seen in the context of these important historic, architectural and cultural features. In addition, the signage would be viewed, when travelling north on the A591, in the first iconic view of the Langdales across the lakeshore in front of the hotel.

These seven signs would be large, excessive in number and would add an unacceptable level of clutter and visual intrusion to this location on the lakeshore and they would be harmful to the setting of the adjacent listed building, the landscape of the National Park and the World Heritage Site, due to their location, number and size, and when viewed cumulatively with the other existing and approved signage. They would be out of keeping with these identified historic and cultural features and would be detriment to public amenity for these reasons.

The proposed advertisements are contrary to Policies 01 (National and international significance of the Lake District), 02 (Spatial strategy), 05 (Protecting the spectacular landscape), 06 (Design and development), 07 (Historic environment) and 24 (Lakeshore Development) of the Lake District National Park Local Plan (2020-2035), and the National Planning Policy Framework.

T/2025/0210 TPO application

The Laurels Beemire Lane, Birthwaite Road, WINDERMERE, LA23 1DW

Reduce one ash by 3m - 5 day notice