

DELEGATED DECISIONS ON ENFORCEMENT MATTERS BY THE HEAD OF DEVELOPMENT MANAGEMENT ACTING UNDER DELEGATED AUTHORITY

In 2024/25 we received 278 complaints of alleged breaches of planning control. Often breaches of planning control are resolved without formal enforcement action - for example the owner or occupier may voluntarily remedy the breach. Sometimes it may be appropriate to regularise the breach with a retrospective permission. In some cases it may be necessary to take formal action. In other cases it may not be expedient to pursue formal action even though voluntary resolution or regularisation cannot be achieved.

ENFORCEMENT NOTICES ISSUED

E/2024/0105, Land at Thwaite Howe, Thornthwaite, Keswick, CA12 5SA

Alleged material change of use of dwellinghouse to holiday letting accommodation

Thwaite Howe is a substantial property located in Thornthwaite. It was formerly a hotel, but in 2023 a lawful development certificate was granted that established that its lawful use was as a dwellinghouse. Last year the property began to be occupied as short term holiday accommodation. The property can sleep up to 24 people and is marketed for groups.

We consider that the occupation as holiday letting accommodation has resulted in a material change of use which is unauthorised. Due to the adverse impact on the amenity of neighbouring properties and the loss of a dwelling the current use is unacceptable. An enforcement notice was issued on 22 October 2025.

E/2024/0228, Land at The Croft, Broughton House Croft, Field Broughton, Cartmel, LA11 6HN

Alleged material change of use to a dwellinghouse

In November 2022 planning permission was granted to build a detached annex in the garden of Broughton House Croft. The building has been completed and is now being occupied as an independent dwelling marketed as a holiday let. The use as an unfettered dwelling is contrary to the Local Plan, so an enforcement notice was issued on 5 November 2025. The owner has indicated that they will comply with the notice.

E/2025/0209, Land at The Nant, Tilberthwaite Avenue, Coniston, LA21 8ED

Alleged operational development consisting of the installation of a spherical pod structure

The Nant is a semi-detached property located to the east of Coniston. The house is traditional in appearance, constructed of Lakeland stone with a slate roof. A spherical pod structure has been sited at first floor level of the concealed flat roof. The form, design and appearance of the development harm the character and appearance of the area. An enforcement notice was issued on 22 October 2025.

INVESTIGATIONS CLOSED

E/2020/0104, 12 Park Road, Windermere, LA23 2BJ

Subdivision of property

Reason for closure: No Breach - Immune (S171B)

We received concerns about building works including subdivision of the property to create a new dwelling. Our investigation revealed that the sub-division had taken place sometime in 2011 and therefore the use as two dwellings is immune from enforcement action. The external alterations which have taken place have planning permission.

E/2020/0334, Wilson Arms, Torver, Coniston, LA21 8BB

Alleged non-compliance with conditions 3, 6, 7 and 8 on planning application

7/2019/5353 and alleged unauthorised development consisting of erection of huts, hot tubs and camping pods

Reason for closure: Breach - Resolved

Planning permission was granted in 2019 for the siting of four shepherd's hut. The development was not carried out in accordance with the planning permission, so an enforcement notice and a breach of condition notice were served in 2022. The appeal against the enforcement notice was dismissed. The notices were partially complied with. The huts have been resited, and a number of applications for revised details in relation to the track, lighting and soft and hard landscaping have been approved. These applications regularise the development. The breaches of planning control have been resolved.

E/2021/0300, Farmers Arms, Lowick Green, Ulverston, LA12 8DT

Alleged signage and replacement windows

Reason for closure: Breach - Not expedient to enforce

Numerous breaches of planning and listed building control have occurred in recent years. This includes external and internal works to the listed building and the erection of buildings in the grounds. We have assessed the works and have concluded the alterations have not harmfully affected its character as a building of special architectural or historic interest. The works serve to conserve and enhance the significance of heritage assets, including the character, authenticity, integrity, setting and views of the historic environment and are in accordance with the Lake District National Park Local Plan Policy 07 and the NPPF. It is not considered in the public interest to take formal enforcement action. Advice has been provided to the owners of the property.

E/2021/0321, High Barn, Far Sawrey, Ambleside, LA22 0LL

Alleged construction of multiple outbuildings

Reason for closure: No Breach - Immune (S171B)

We received concerns about buildings that had been erected on domestic land to the rear of a property. The use of High Barn as a dwelling was approved in 2002. There is a condition on the permission which removes permitted development rights from the garden land. Our investigation found that the garden of the property had been extended in 2010, but as the use had been occurring for more than 10 years it was immune from enforcement action. When we visited in 2021 we found two new buildings had been erected, which replaced previous buildings and a shipping container clad in wood which replaced another small container. Due to the limited harm caused the case was not prioritised. The buildings are now immune from enforcement action.

E/2021/0342, Hawkrigg Farm, Far Sawrey, AMBLESIDE, LA22 0LL

Alleged use of property as holiday let and unauthorised development and use of field as helipad

Reason for closure: No Breach - Has permission/consent

We received concerns about the change of use of a dwelling to a holiday let. Our investigations revealed that no material change of use had taken place. Planning permission had been granted to extend the garden and erect a gazebo. Helicopters occasionally land in the approved garden area. The use is incidental to the domestic use of the house and no operational development to form a landing pad has taken place. There was no breach of planning control.

E/2022/0243, Carhullan Farmhouse, Bampton, Shap, Cumbria, CA10 2QL

Alleged change of use of field to hardstanding; erection of new shed; small barn converted to dwelling not studio in breach of planning permission 7/2019/3167

Reason for closure: Breach - Resolved

We received concerns that works had not been completed in accordance with the relevant planning permissions and a studio barn was being occupied as separate residential dwelling. Our investigations revealed that the works had not been carried out in accordance with the permission and the owner undertook to voluntarily rectify the breaches, including ceasing the occupation as a separate dwelling. We considered it not expedient to take action on the other matters.

Following the majority of the issues being resolved the studio barn was sold and it is again being occupied as a separate dwelling. A new case was opened to investigate that matter (ref E/2024/0242) and we have now served an enforcement notice. This is currently at appeal.

E/2022/0271, Dock Tarn, Neaum Cragg, Skelwith Bridge, Ambleside, LA22 9HG

Alleged erection of a building and extension to twin unit caravan and damage to TPO woodland and trees

Reason for closure: No Breach - Immune (S171B)

A small timber extension has been built onto the side of a twin unit caravan in breach of planning control. The extension matches the appearance of the caravan and given its position with a large caravan site it causes minimal harm. This case has not prioritised and the extension is now immune from enforcement action.

E/2023/0034, Farmhouse at High Drybarrows Farm, Bampton, Cumbria, CA10 2RA

At risk Grade II listed building: urgent works required

Reason for closure: Other

The former farmhouse at High Drybarrows is a listed Grade II building which was in a serious state of disrepair and needed urgent works to secure its preservation. The owners agreed to undertake the necessary works which have now been completed. The listed building is no longer at risk.

E/2023/0046, Woodland to the east of Pool Foot House, Clappersgate, Ambleside, Cumbria, LA22 9NE

Formation of track and hardstanding

Reason for closure: Breach - Not expedient to enforce

The domestic garden has been extended into the adjoining woodland and seating areas have been installed together with a new package treatment plant. The use is considered to be acceptable given the screened nature of the site and the minimal harm resulting from the developments. We considered that the works are acceptable in the context and it not expedient to take any further action.

E/2023/0088, Old Joiners Shop, Threlkeld, Keswick, CA12 4SQ

Alterations to listed building,

Reason for closure: No Breach - Has permission/consent

The Old Joiners Shop has been converted to a local occupancy dwelling. It was initially alleged that the dwelling was not being occupied in accordance with the local occupancy condition. This allegation was quickly retracted and it was confirmed the dwelling was being occupied as authorised by permission 7/2018/3042. No breach of planning control has occurred.

Listed building consent was granted in July 2022 for works to the building. These works have been completed and are considered acceptable. No breach of listed building control has occurred

E/2023/0090, Gate Farm, Mungrisdale, Penrith, CA11 0XR

Alleged unauthorised works to a listed building

Reason for closure: Breach - Resolved

Gate Farm is a Grade II listed building. An application for listed building consent for internal works was submitted, but when we visited the site to assess the application works has already started in breach of listed building control. Our advice was followed to ensure the historic interest of the building was restored. Consent for the works was granted and the works have been completed to a standard and design which complements the building. The breach has been regularised.

E/2023/0099, Land to Dale End, Grasmere, Ambleside, Cumbria, LA22 9PY

Alleged formation of path to boathouse

Reason for closure: Breach - Not expedient to enforce

We received a concern about a new track that had been constructed between a domestic property and recently rebuilt boathouse on the shores of Grasmere. A pedestrian path with a crushed stone surface has been installed in breach of planning control. Subsequent visits showed that the path has grassed over and we now considered that it is not in the public interest to take enforcement action.

E/2023/0190, Elder Cottage, Rogerscale, Cockermouth, CA13 0RG

Alleged engineering operations

Reason for closure: Breach - Not expedient to enforce

We received concerns about some works that had taken place in the vicinity of Rogerscale. Due to the anonymous nature of the complaint and limited details provided it was difficult to ascertain where and what the alleged development was. From research and site visits together with the limited information provided is considered it related to works that took place in a field to the north east of Crag End Farm. This appears to have

involved limited regrading of land and the removal of some trees that would have once formed part of a hedgerow. Revisits have established that the land on which the development had taken place had recovered in grass and it was considered not expedient to take further action.

E/2023/0217, Field No: NY 0715 3294, Ennerdale Bridge, CA23 3AR

Alleged on site activity and groundworks.

Reason for closure: No Breach - Has permission/consent

The initial concern raised in this case, related to an incorrect site location. When the correct site was identified, enquiries reveal that planning permission was granted for an agricultural building at the site and the permission has been implemented.

E/2024/0120, Ghyll Crag, Storrs, Windermere, LA23 3LL

Non compliance with 7/2020/5060 (replacement house) and 7/2021/5013 (swimming pool) development not in accordance with approved plans

Reason for closure: Breach - Not expedient to enforce

Planning permission has been granted for a replacement dwelling with new vehicular access, garage and biomass room and later for a building to house swimming pool. The developments have not been carried out in full accordance with the approved plans. The variations mostly relate to the hard landscaping around the dwelling and swimming pool building.

We invited an amended application to be submitted, but no application has been made. It is considered that the amendments do not impact on the character and appearance of the area or the amenity of the neighbouring properties any more than the approved schemes. It is therefore not in the public interest to take further action.

E/2024/0273, Land near Hazelrigg Lane/Palace Lane, Newby Bridge LA12 8NZ

Alleged unauthorised caravan

Reason for closure: Breach - Notice complied with

A material change of use of this land from agriculture to leisure, recreation and storage occurred in breach of planning control. Due to the harm to the character and appearance of the area an enforcement notice was served in May 2025. The requirements of the notice have now been complied with. The breach of planning control has been resolved.

E/2025/0046, Johnscapes, Lyth, Kendal, LA8 8DG

Alleged - Untidy Land

Reason for closure: Breach - Resolved

The land concerned in this case was recently acquired and was in a untidy state. The new landowner has taken significant steps to remove items not required for agricultural purposes, thereby improving the appearance of the land. The condition of the land no longer adversely affects the amenity of the area.

E/2025/0089, Euserigg Field at Park Foot Holiday Park, Howtown Road, Pooley Bridge, CA10 2NA

Alleged use of field for camping and caravans

Reason for closure: Breach - Resolved

Review of the site history of this large holiday park on the shores of Ullswater established that this field did not have planning permission for use as campsite. The owners submitted a lawful development certificate to establish the lawful use of the land, reference 7/2025/3056. This was approved on 22 October 2025 with the lawful use for seasonal camping during the summer months (April to September) and agricultural use (primary grazing) outside these months (October to March) being confirmed.

E/2025/0090, Fellside Field at Park Foot Holiday Park, Howtown Road, Pooley Bridge, CA10 2NA

Alleged use of field for camping/caravan use
Reason for closure: Breach - Resolved

Review of the site history of this large holiday park on the shores of Ullswater established that this field did not have planning permission for use as campsite. The owners submitted a lawful development certificate to establish the lawful use of the land, reference 7/2025/3056. This was approved on 22 October 2025 with the lawful use for seasonal camping during the summer months (April to September) and agricultural use (primary grazing) outside these months (October to March) being confirmed.

E/2025/0129, Newlands Estate, Land west of the A66, Braithwaite, Keswick, CA12 5RY

Alleged non-compliance with Section 106 - affordability
Reason for closure: No Breach - Has permission/consent

We were asked if the sale price of the houses on this new development had been set in line with the requirements of the Section 106 agreement. Following discussions and information from the developer we have been able to confirm that an open market valuation was completed in accordance with the Section 106 agreement and the affordable housing for discounted sale is being marketed at 60% of their open market value. The terms of the agreement have been met.

E/2025/0132, Car park at Yewdale Road, Coniston

Alleged breach of condition on 7/2024/5172 relating to charges
Reason for closure: Breach - Resolved

A concern was raised regarding a breach of condition 5 on planning permission 7/2025/5032. Our investigation found that multiple daily rates were available to users of the car park. This was not in accordance with the approved Car & Coach Park Management Plan. A breach in planning control was occurring.

An application (ref: 7/2025/5259) to vary condition 5 on planning permission 7/2025/5032 to allow multiple daily parking charges had been submitted prior to us receiving the concern. The application was approved with conditions on 18 June 2025. Therefore, the breach in planning control has been resolved.

E/2025/0134, 3 and 5 Grosvenor Terrace, Windermere, Cumbria, LA23 3BS

Alleged unauthorised street furniture
Reason for closure: Breach - Not expedient to enforce

Two Tuk Tuk vehicles had been positioned outside the restaurant building at 3 Grosvenor Terrace as a 'representation' of the Asian culture, thereby falling within the definition of an advertisement. No advertisement consent was given in respect of the

Tuk Tuks. They have now been removed and the breach of advertisement control has been resolved.

Planning permission was granted with conditions, reference 7/2018/5621, for an area of decking with balustrade outside the front of 5 Grosvenor Terrace. Condition 2 states that the decking and balustrade shall be stained or painted black within 2 months of the date of permission and retained black thereafter. The decking and balustrade have been painted/stained in a brown colour which is a similar colour scheme to the front elevation of the restaurant and associated signage. Staining or painting them black would result in an uncoordinated colour scheme, which could have an adverse visual impact. It is not considered to be in the public interest to take enforcement action on this matter.

E/2025/0137, Low Hollows, Threlkeld, Keswick, CA12 4SZ

Alleged Pop up campsite - people using river and riverbank as toilet

Reason for closure: No Breach - Not development

The use of two field as a recreational campsite would be permitted development if the use was in accordance with the submitted notification. This notification did not include the lower field by the river. At the time of our visit the lower field was not being used for camping. An advice letter was sent to the owner and land agent advising them that the lower field by the river should not be used for camping.

E/2025/0138, Hardriggs Bank, Crosthwaite, LA8 8HX

Alleged - property split into two dwellings and one used as Airbnb

Reason for closure: Breach - Resolved

Part of this property was being used as a separate holiday let in breach of planning control. Following advice to the owner the holiday letting use has ceased and the breach of planning control is resolved.

E/2025/0177, Ginnel on Main Street, Keswick

Alleged unlawful advertisements

Reason for closure: Breach - Retrospective permission

A concern was raised regarding unauthorised advertisements, in relation to the new Ellis Brigham store, that had been placed in the main square and Kings Head Court in Keswick. The adverts were being displayed in contravention of the Advertisement Regulations. Following advice, the owners applied for advertisement consent under reference 7/2025/2157 which was subsequently approved on 30 September 2025. The breach of advertisement control has been regularised.

E/2025/0182, Land to north west of Setterah Park Wood & south of Helton

Alleged unauthorised material change of use of land from agriculture to a mixed use of leisure & recreation, including siting of a caravan and children's play equipment

Reason for closure: Breach - Resolved

This small agricultural field was being used for recreational purposes, including the siting of a touring caravan, in breach of planning control has occurred. The owner has since removed the caravan and other items from the field and restored the agricultural use. The breach has been resolved.

E/2025/0230, Land to east of Oakbank Barn, High Newton, LA11 6JP

Alleged residential use of static caravan
Reason for closure: Breach - Resolved

There was a breach of planning control in this case regarding residential caravans being sited on agricultural land. The breach may have been immune from further action, due to the length of time they have been in situ but they have now been removed and the agricultural use of the land restored. The breach of planning control has been resolved.

E/2025/0233, Stonegarth, Keldwyth Drive, Troutbeck Bridge, Windermere, LA23 1NJ

Alleged boundary wall is being rebuilt further into street

Reason for closure: No Breach - Not development

The existing wall was in a state of disrepair and it has now been faced with local stone, to support the structure and improve it visually. The original wall was over 1 meter high and there has been no increase in height. The work undertaken is permitted development so there is no breach.

E/2025/0235, Crosslands, Rusland, Ulverston, LA12 8JX

Alleged unauthorised campsite

Reason for closure: Breach - Not expedient to enforce

The breach of planning control in respect of the change of use of the land from agricultural to a campsite has been resolved, as camping on the land has ceased. The new track that has been created in the upper field, is sited behind a drystone wall and has been formed to assist in facilitating access for agricultural vehicles required to maintain the land. The track cannot easily be seen by members of the public and is considered not to have a significant impact on the surrounding amenity. It is therefore not in the public interest to take further enforcement action in respect of it

E/2025/0239, Beckthwaite, Lake Road, Coniston, Cumbria, LA21 8EW

Alleged non-compliance with approved plans

Reason for closure: Breach - Not expedient to enforce

The breach of planning control in this case relates to the construction of two patio areas in the confines of a residential garden. Both the patios are situated at the rear of the property, in an enclosed garden and are considered not to adversely affect the area or neighbouring properties. The patios are considered to be acceptable and so it is not in the public interest to take further enforcement action in respect of this breach of planning control.

E/2025/0248, Bowscale House, Mosedale, Penrith, CA11 0XH

Alleged extension of curtilage of house into the fell. Erection of a retaining wall

Reason for closure: No Breach - Not development

A concern was raised regarding the alleged extension of the domestic use of land adjacent to Bowscale House. Our investigation found that a small area of grass had been removed, and slate chippings have been placed on a narrow strip of ground immediately adjacent to the front of the house and in line with an existing retaining wall. The laying of slate chippings on the ground is not development. No evidence of the former use of the land can be found. If there has been a material change of use, it would not be expedient to take action against it, so further investigation to establish the lawful use of the land is not warranted.