Development Control Committee – 4 November 2026
Agenda Item: 10

Planning applications approved by the Head of Development Management acting under delegated authority.

If Members wish to raise an issue with any of the following items please contact the Head of Development Management before Committee

7/2026/2022 Full Planning application

Derwentwater Hotel, Portinscale, Keswick, CA12 5RE

Proposed Extension including internal alterations to create new Ballroom, Restaurant and 8 additional Bedrooms

7/2026/2125 Full Planning application

Field to the west of the A591 opposite the house Greystone, Underskiddaw, CA12 4PY

Creating two ponds in a field

7/2026/2151 Full Planning application

37, Lakeland Park, Keswick, CA12 4AT

Erection of side extension to replace garage, front porch, raised patio and internal alterations to provide rear living room/space, walk-in-wardrobe and ensuite

7/2026/2153 Full Planning application

2 Woodend Cottages, Thornthwaite, Keswick, Cumbria, CA12 5SJ

Proposed 2 storey side extension including first floor balcony and ASHP condenser unit at low level

7/2026/2155 Full Planning application

Seatoller House - Staff Accomodation, Seatoller, Keswick, CA12 5XN

Erection of a gabled porch to the front of an existing single-storey building, with associated new window openings and internal layout alterations for staff accommodation

7/2026/2158 S73 (Amend/Delete Condition)

Redmain Gill, Redmain, Cockermouth, CA13 0PZ

Extension and refurbishment of existing house - variation of condition 2 (plans) of planning permission 7/2024/2176 to change design to suit up to date applicant requirements

7/2026/2161 Full Planning application

The Old Police House, High Lorton, Cockermouth, CA13 9UL

Proposed single storey extension to the side of the house

7/2026/2162 CLPUD - Certificate of Lawfulness of Proposed Use or Development

Bassenthwaite Lakeside Lodges, Bassenthwaite, Keswick, CA12 4QZ

Installation of roof mounted photovoltaic solar panels and wall mounted batteries/inverter

T/2026/0150 Tree Work in Conservation Area

3-4, Church Terrace, Caldbeck, Wigton, CA7 8DR

Maple tree (marked with blue dot in notification) - Crown reduction by up to 1.5 metres. Crown thin by up to 15%.

T/2026/0154 5 Day Notice (TPO or Conservation Area)

Prior Holme, 9 Borrowdale Road, Keswick, CA12 5DD

Felling of a dead bird cherry tree in boundary hedge - 5 day notice

T/2026/0163 5 Day Notice (TPO or Conservation Area)

The Coach House, Greta Hall, Main Street, Keswick, CA12 5NH

T1 - Section fell 1 x Dead Beech Tree - 5 day notice

T/2026/0166 Tree Work in Conservation Area

17, Manor Park, Keswick, CA12 4AB

Cypress tree (listed as T1 in notification) - Reduce back to previous pruning points as shown in submittted picture.

Larch tree (listed as T2 in notification) - Reduce extended branch as shown in submitted picture.

T/2026/0184 5 Day Notice (TPO or Conservation Area)

Maysons Lodge, Dubwath, Bassenthwaite Lake, CA13 9YD

Remove deadwood from 2x Oak trees that are part of W1 of TPO 108 - 5-day notice

T/2026/0189 5 Day Notice (TPO or Conservation Area)

Underscar Manor, Underskiddaw, Keswick, Cumbria, CA12 4PH

Fell 1 x dead Cherry tree - 5 day notice

T/2026/0190 5 Day Notice (TPO or Conservation Area)

Keswick Country House Hotel, Station Road, Keswick, Cumbria, CA12 4NQ

Fell 3 x dead trees and 1x dangerous tree - 5 day notice

7/2026/3076 Full Planning application

Crossgate, Bampton, Penrith, CA10 2RQ

Erection of a 6'4' by 8'4' greenhouse to the north of the existing building

7/2026/3079 Full Planning application

Kitty House, Troutbeck, Cumbria, CA11 0SS

Extension to Holiday Let

7/2026/3080 S73 (Amend/Delete Condition)

Howgate Foot, Askham, Penrith, CA10 2PU

Change of use of barn to a dwelling including associated operations - variation of condition 2 (plans) on planning application 7/2023/3023 (variation of permission 7/2021/3132) to change design of the dwelling

7/2026/3090 Full Planning application

Beck Cottage, Penruddock, Penrith, CA11 0RD

Refurbishment and improvement of an existing dwelling, including stripping and recovering roof coverings, installation of solar panels, replacement windows and doors, and a new timber framed porch

7/2026/3092 Notice of Intention (Agricultural, Q6g)

Land adjacent to Eusemere Car Park, Pooley Bridge, Penrith

Replacement of existing crossings to gain access to field across small beck

7/2026/3096 S73 (Amend/Delete Condition)

Waterside House Caravan and Camping Site, Howtown, Penrith, CA10 2NA

Proposed replacement cafe - variation of condition 2 (plans) of planning permission 7/2025/3049 to increase indoor area

7/2026/3098 S73 (Amend/Delete Condition)

Near Howe, Troutbeck, Penrith, CA11 0SH

Proposed is the installation of 2 glamping pods for overnight guest use, associated decking, hot tubs, footpaths and an upgraded drainage system. Also intended is minor landscaping of the site, and planting of native species trees, hedgerows and shrubbery around the site - variation of condition 2 (plans) and condition 6 (tree protection) of planning permission 7/2025/3090 to change location due to tree protection measures

T/2026/0162 Tree Work in Conservation Area

Parcey House, Hartsop, Penrith, CA11 0NZ

Willow tree (marked as to remove in notification) - Fell to ground level.

7/2026/4033 Full Planning application

Knott End, Birkby, Ravenglass, CA18 1RT

Alteration to roof and installation of photovoltaic panels

7/2026/4036 Full Planning application

67, Meadowfield, Gosforth, Seascale, CA20 1HX

Removal of the existing single storey flat roof Garage/Utility and the construction of a 2 storey front and side extension including the installation of solar panels to the south facing roof aspect, single storey rear extension with 3no. rooflights including internal and external modifications to the existing dwelling, plus extended vehicular access including dropped kerb and crossover, and the construction of a new

low level dwarf wall and hedgerow to the existing driveway

7/2026/4043 Full Planning application

Moorgate Farm, Irton, Holmrook, CA19 1YR

Erection of a 24 panel solar array

7/2026/4046 S73 (Amend/Delete Condition)

Fell View Garage, Eskdale, Holmrook, CA19 1TN

Dwelling - variation of conditions 1 (plans) on planning permission 7/2025/4030 to change the design of the dwelling

7/2026/4050 CLPUD - Certificate of Lawfulness of Proposed Use or Development

Penrice House, Gosforth, Cumbria, CA20 1HT

Installation of new external windows and doors plus 8 no. rooflights to the existing external walls and roofs, conversion of roof space to form habitable rooms, and reconfiguration of the internal layout to achieve a 3 bedroom dwelling

T/2026/0140 TPO application

80 Fell View Park, Gosforth, CA20 1HY

Beech tree (protected as T4 of TPO: 285) - Crown reduction by up to 30%.

T/2026/0145 5 Day Notice (TPO or Conservation Area)

Oaktree, Wasdale, Seascale, CA20 1ET

Fell 1 x ash tree (T1) - 5 day notice

7/2025/5613 Full Planning application

Spooner How, Spooner Vale, Windermere, LA23 1AU

Proposed loft conversion by upward extension to the dwelling and addition of dormer windows. Demolition of existing garage and construction of new garage with gymnasium attached, and utility extension to the rear

7/2025/5639 Full Planning application

Aynsome Manor Park, Aynsome Lane, Cartmel, Grange-Over-Sands, LA11 6HH

Decommissioning of a non-compliant septic tank and installation of a new foul drainage system

7/2025/5667 Full Planning application

Bryan Beck Farm, Cartmel Fell, Windermere, LA23 3PB

Conversion of the existing, Grade II listed bank barn, to provide a new two bedroom residence

7/2025/5668 Listed Building Consent application

Bryan Beck Farm, Cartmel Fell, Windermere, LA23 3PB

Conversion of the existing, Grade II listed bank barn, to provide a new two bedroom residence

7/2026/5187 Full Planning application

Land at Wood Lea Farmstead, Wood Lea Farm, Newby Bridge Road, Wood Broughton, Cartmel

Construction of a self build farmhouse connected to existing foul water treatment plant, and installation of solar panels

7/2026/5202 Listed Building Consent application

Green End House, Colthouse, Ambleside, LA22 0JS

Internal alterations to house including creating an opening in an internal wall to create a larger kitchen-dining area and adding a new shower room on the first floor.

7/2026/5232 Full Planning application

Rocky Bank, Lakeside, Ulverston, LA12 8AS

Replacement of Septic tank and drainage field

7/2026/5311 Full Planning application

Craghill Cottage, Skelwith Bridge, Ambleside, Cumbria, LA22 9NW

Proposed extensions and alterations

7/2026/5321 Full Planning application

Caws Beck House, High Nibthwaite, Ulverston, Cumbria, LA12 8DF

New glazed single store porch, reroofing of boot room as flat roof and new front door opening reusing front door on north elevation. New window on east elevation. New French doors to study in place of window on south elevation. New French doors from and new rectangular glazed bay window on west elevation

7/2026/5326 Listed Building Consent application

Fir Bank, Elterwater, Ambleside, Cumbria LA22 9HY

Full re-roofing of Fir Bank Quarrymen's Cottages (nos.1-4) with partial new, partial reused local slate; rebuilding 2 no. existing chimneys on new lead trays complete with new lead flashings and upgrade existing uPVC rainwater goods with new deep-flow including gutters and downpipes.

7/2026/5355 Full Planning application

The Belsfield, Kendal Road, Bowness-on-Windermere, Windermere, LA23 3EL

Conversion and extension of existing garden pavilion building to be used as cafe space, ancillary to the main house. Extension to contain storage and wash room facilities.

7/2026/5356 Listed Building Consent application

The Belsfield, Kendal Road, Bowness-on-Windermere, Windermere, LA23 3EL

Conversion and extension of existing garden pavilion building to be used as cafe space, ancillary to the main house. Extension to contain storage and wash room facilities.

7/2026/5362 Full Planning application

6, Beck Yeat, Coniston, LA21 8HT

Remodelling of internal ground floor layout with new windows to rear and front elevations, extension to 1st floor at rear to provide useable bedroom space.

7/2026/5375 Full Planning application

Hill Of Oaks & Blakeholme Caravan Park, Newby Bridge, Ulverston, LA12 8NR

Demolition of toilet block, construction of new bin store, change of use of touring plots and toilet block site to 4 new holiday lodges

7/2026/5386 Full Planning application

Flat Farm, Boarding Kennels, Whinfell, Kendal, Cumbria, LA8 9EJ

Erection of dog kennels to replace existing kennels in barn

7/2026/5394 S73 (Amend/Delete Condition)

Meadowcroft House, Storrs Park, Bowness On Windermere, Cumbria, LA23 3JG

Variation of condition 1 (plans) on planning permission 7/2022/5346 application for 4 no. detached 2 storey dwellings with vehicle access from Meadowcroft - updated design

7/2026/5400 Full Planning application

Staveley Park Farm, Staveley, Kendal, LA8 9QT

Use of upper floor mezzanine of barn for soft furnishings workshop. (Use Class E(g) (iii)

7/2026/5419 CLPUD - Certificate of Lawfulness of Proposed Use or Development

11, High Greenbank, Ambleside, LA22 9BE

Front door side panel replacement and kitchen window pane replacement (rear of the bungalow) to improve ventilation

7/2026/5421 Full Planning application

Marlfield, 15 , Hill Top, Windermere, LA23 2HG

Replacement of garden shed which is in poor state of repair with greenhouse.

7/2026/5424 Full Planning application

Windermere Hotel, Church Street, Windermere, LA23 1AL

Erection of new sub-station

7/2026/5425 Listed Building Consent application

Windermere Hotel, Church Street, Windermere, LA23 1AL

Erection of new sub-station

7/2026/5427 Full Planning application

2, Rayrigg Rise, Bowness on Windermere, LA23 3DR

New fence and replacement gate to Rayrigg Road. Infill extension to front of house and conversion of garage. New garden shed and office.

7/2026/5428 Full Planning application

The Gateway Inn, Crook Road, Kendal, LA8 8LX

Function room and new accessible entrance extension with adapted car park spaces and kitchen extension

7/2026/5430 Full Planning application

Wild Boar Hotel, Crook Road, Windermere, LA23 3NF

Replacement bin store within the grounds of the hotel and alterations to the existing hotel entrance.

7/2026/5432 Full Planning application

Layby opposite entance to Far Sawrey Wastewater Treatment Works, High Cunsey, Claife, Far Sawrey LA22 0LX

Use of layby as temporary construction compound to support upgrade works at Far Sawrey WwTW

7/2026/5433 Full Planning application

Innisfree, Troutbeck Bridge, Windermere, LA23 1JA

Construction of summer house within the garden of Innisfree

7/2026/5435 Notice of Intention (Agricultural, Q6g)

Low Chambers Farm, Parkend Lane, Brigsteer, LA8 8AR

Agricultural building to house straw / hay, farm machinery / equipment and vehicles and associated hardstanding

7/2026/5439 Full Planning application

Garth Cottage, Middle Entrance Drive, Bowness-On-Windermere, Windermere, LA23 3JY

External alterations to existing cottage and design for new extension. Alterations to existing entrance gates and boundary hedge to Middle Entrance Drive

7/2026/5443 Full Planning application

1 High Knott Barn, Ings, Kendal, LA8 9PX

Erection of double oak garage and log store to a single dwelling

7/2026/5444 Full Planning application

Roselands, Under Loughrigg, Ambleside, Cumbria, LA22 9LL

Erection of bike store and workshop on site of previously damaged shed. Extension and regrading (increase levels) of existing path to meet FFL of store and provide level access from existing private drive.

7/2026/5445 Full Planning application

Redmayne, Grasmere, Ambleside, LA22 9QY

Demolition of existing cottage and erection of new dwelling

7/2026/5446 Full Planning application

In The Bags, 26, Main Road, Windermere, LA23 1DY

Change of use of existing tattoo parlour (Sui Generis) to cleaning agency office (Class E(g)(i)) with ancillary linen storage

7/2026/5453 Listed Building Consent application

Dixon Ground Farm, Coniston, Cumbria, LA21 8HQ

EV charger

7/2026/5464 Listed Building Consent application

Barrow Wife, Cartmel Fell, Grange-over-Sands, LA11 6NZ

Replacement window to SW gable

7/2026/5465 Full Planning application

Convent La Sagesse, Queens Drive, Windermere, LA23 2DE

Proposed domestic garage

7/2026/5474 S73 (Amend/Delete Condition)

The Laurels Meadow Croft Lane, Storrs, Cumbria, LA23 3JJ

Variation of condition 2 (plans) on planning application 7/2022/5799

Elevational alterations and erection of outbuilding, garage and kennel - repositioning of garden room and amendments to patio and hardstanding arrangements

7/2026/5475 Full Planning application

Wavertree Lodge, Kendal Road, Bowness-on-windermere, Windermere, LA23 3EW

Chanage of use from hotel use (Class C1) to flexible use as holiday accommodation (Class C1) or primary residence (C3)

7/2026/5481 Listed Building Consent application

3a Croft Courtyard, Clappersgate, Ambleside, LA22 9LE

Replacement of decayed front door and window to its immediate right with new units.

T/2026/0141 TPO application

Innisfree, Troutbeck Bridge, Windermere, LA23 1JA

Cypress tree (listed as T1 in application) - Crown lift lowest 3 branches as annotated in red in the images submitted as part of the application.

Oak tree (listed as T2 in application) - Remove 4 areas of deadwood and large decay stubs as idenified in the images submitted as part of the application (exempt works).

T/2026/0155 Tree Work in Conservation Area

Pippin Cottage, Broadgate, Grasmere, LA22 9RH

1 x Spruce tree (listed as T001 in notification) - Reduce by up to 4m.

1 x Cypress tree (within marked blue area) - Fell to ground level.

1 x Group of Cypress trees (within marked blue area) - Reduce to the height of adjacent telephone pole.

T/2026/0158 Tree Work in Conservation Area

Green Gables, Longtail Hill, Windermere, Cumbria, LA23 3JD

Cypress tree (listed as T1 in notification) - Fell to ground level.

Thuja tree (listed as T2 in notification) - Fell to ground level.

Beech tree (listed as T3 in notification) - Prune lower 2 x limbs so they are not overhanging the raised bed area.

Larch tree (listed as T4 in notification) - Remove 1 x broken limb (exempt works).

T/2026/0159 Tree Work in Conservation Area

Woodlands Guest House, New Road, Windermere, LA23 2EE

1 x Group of mixed species trees on adjacent land - Crown raise over the carparking area by up to 3m from ground level.

T/2026/0160 Tree Work in Conservation Area

5 Old College Park, Phoenix Way, Windermere, LA23 1BZ

Holly tree (listed as T1 in notification) Crown reduction by approximately 1.52 metres back to suitable growth points, to manage overall canopy extension and reduce stress on the tree. Works also include selective branch clearance around the adjacent public street light fixture and overhead telecommunications wire.

T/2026/0161 Tree Work in Conservation Area

Rydal Hall, Rydal, Ambleside, LA22 9LX

Eastern Hemlock tree (listed as T42 in notification) - Crown raise over the track by up to 5m from ground work ACoW supervision.

2 x Sycamore trees (listed as T38 and T31 in notification) - Crown raise over the track by up to 5m from ground work ACoW supervision.

Beech tree (listed as T37 in notification) - Crown raise over the track by up to 5m from ground work ACoW supervision.

Ash tree (listed as T35 in notification) - Crown raise over the track by up to 5m from ground work ACoW supervision.

T/2026/0178 5 Day Notice (TPO or Conservation Area)

Breck House, Old Belfield, Bowness on Windermere, LA23 3HT

Fell 1 dead cypress tree - 5 day notice

T/2026/0188 5 Day Notice (TPO or Conservation Area)

Grass verge on A592 nr. Oaks Landing, Bowness on Windermere

Fell 1 x Ash tree - 5 day notice