Delegated decisions on enforcement matters by the Head of Development Management acting under delegated authority

In 2025/26 we received 302 complaints of alleged breaches of planning control. 44% of complaints related to matters that were not in breach. 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.

Breach of condition notices served

E/2026/0127, Land at Robin Hood Farm, Bassenthwaite

In 1988 planning permission was granted for the erection of an agricultural worker's dwelling on this farm, reference 7/1988/2078. Condition 3 limits occupation to agricultural or forestry workers. In 2025 we received an application to vary condition 3 to allow occupation by persons with a local connection. The application was recommended for refusal as there was insufficient evidence to show there was no longer an agricultural need. However the application was withdrawn before the decision was made. In July 2026 we gathered evidence that the dwelling was being occupied as a holiday let in breach of condition 3, so a Breach of Condition Notice was issued on 14 October 2026 which requires the dwelling to only to be occupied in accordance with condition 3 on 7/1988/2078.

Investigations closed

E/2013/0067, Denton Hill, Matterdale

Alleged creation of hardstanding, repairs to barn wall and residential caravan
Reason for closure: Breach resolved

Planning permission has been granted to reinstate a dwelling on this site. A static caravan was sited on the land and repairs to part of a wall were completed with concrete blocks. The caravan was being occupied by the owner of the site and but it did not appear building work was ongoing. We therefore concluded that the residential use of the land was not permitted development and so was in breach of planning control. Enforcement notices were served in relation to the wall and caravan.

The notice relating to the wall was been complied with. We have continued to monitor the use of the caravan. The reinstatement of the dwelling is now progressing slowly and the landowner is carrying out the works. This means when the caravan is occupied it is permitted development. The breaches of planning control have been resolved.

E/2019/0313, Manor House Hotel, Oxen Park, Ulverston, LA12 8HG

Alleged static caravan and double decker bus used for accommodation in the rear car park
Reason for closure: No Breach - Not development

The original concern related to: the siting of a double decker bus in the car park; use of the car park by motorhomes overnight; and the use of a twin unit caravan.

The bus was originally intended to provide additional accommodation but is now used for storage in association with the pub business, which is not development. Overnight use of the car park by motorhomes does not amount to a material change

of use of the planning unit. Neither the parking of the bus or motorhomes is in breach of planning control.

There has been a static caravan present on the pub car park since 2001. It was replaced with the current caravan in August 2019. The caravan is used as an extension to the owner's living accommodation within the business. It is not occupied or operated as a separate residential unit of accommodation. The current use of the caravan is ancillary to the business use and therefore no material change of use is established. There is no breach of planning control.

E/2020/0194, Bretherdale Woodland, Greenholme, Penrith, CA10 3TE

Alleged unauthorised works including shipping containers in connection with shooting. Enforcement Notice served 10 May 2023.
Reason for closure: Breach - Notice complied with

There had not been a material change of use of the land, however, three buildings and two metal shipping containers with a link roof were erected in breach of planning control. Following the refusal of a retrospective application an enforcement notice was served against the buildings. An appeal against the notice was dismissed. The enforcement notice has now been fully complied with. The breach has been resolved.

E/2022/0015, Browside Cottage, Ayside, Grange-Over-Sands, LA11 6JE

Alleged siting of a hot tub to a workshop
Reason for closure: No Breach - Permitted development

The siting of the hot tub does not appear to involve development. Even if it was development it would be permitted development under Part 1 Class E. The associated development has planning permission under 7/2021/5361 and Part 2 Class A of the GPDO (permitted development). No breach of planning control established.

E/2026/0017, Land near Low Dale Park, Satterthwaite, Ulverston, Cumbria, LA12 8LH

Alleged siting of a touring caravan and shepherds hut

Reason for closure: No Breach - Not development

A timber clad shepherd's hut and touring caravan had been sited within an agricultural field. A small moveable animal shelter has also been placed on the land. The land has recently been sold, and the new owners tell us they intend to use the land for the keeping and breeding of livestock. The touring caravan is not operational development as it is being used for storing tools and equipment for the purposes of agriculture, therefore no material change of use of the land has occurred. The shepherd's hut has been removed from the field. No breach of planning control has taken place.

E/2026/0072, Levens Reach, Newby Bridge, Ulverston, LA12 8NL

Alleged - breach of condition 5 of planning permission 7/2023/5146 (tree felling)

Reason for closure: Breach - Resolved

Condition 5 of 7/2023/5146 stated that tree protection measures should be put into place in accordance with the approved plans in the Arboricultural Report. Our investigation found that tree protection measures were not in place in accordance with the approved plans and that trees were removed that were marked on the plans for retention. A breach of planning control has occurred as tree protection measures were not put in place. However, we have no control over the removal of the trees as they were not protected by a tree preservation order. As there are no longer trees to protect the heras fencing is no longer needed.

A new planning permission 7/2026/5327 was approved on 7 October 2026 which includes a new landscaping scheme in the relevant area, so the breach of planning control has been resolved in any case.

E/2026/0104, Levens Reach, Newby Bridge, Ulverston, LA12 8NL

Alledged breach - Development of property

Reason for closure: Breach - Retrospective permission

A concern was raised regarding the construction of a summerhouse not being in accordance with the approved plans under planning permission 7/2023/5146. Our investigation found that a building was being constructed in the location specified by the plans for a summerhouse, but it was of a different size and design than that approved. A breach of planning control had occurred. Following advice, a planning application for a modification of the summerhouse design was submitted under application ref: 7/2026/5327. This was approved with conditions on 7 October 2026. The breach of planning control has been regularised.

E/2026/0121, Thurston Bank, Coniston, Cumbria, LA21 8HA

Alleged removal of sections of wall and new surfacing

Reason for closure: No Breach - Not development

A concern was raised regarding the removal of an area of vegetation, a small section of a wall and the laying of a stone surface. Our investigation found that these works have taken place but they do not amount to an act of development and therefore there is no breach of planning control.

E/2026/0125, Tongue House, Watermillock, Penrith, CA11 0LT

Alleged change of use of agricultural land to garden

Reason for closure: No Breach - Not development

We received concerns about whether repositioning a fence line around a domestic property had led to material change of use. We visited and noted the existing garden area around the house was more tightly defined and whilst the fence line had moved the character and appearance of the land had not changed. No material change of use has occurred. There is no breach of planning control.

E/2026/0126, Mellfell Barn, Thackthwaite, Penrith, CA11 0ND

Alleged change of use of detached building into a dwelling
Reason for closure: Breach - Resolved

We received concerns that a barn was being used as holiday accommodation with associated commercial livery and owner's living accommodation. We investigated and found that part of the property was being let as holiday accommodation. We visited and spoke to the owner who has now ceased the holiday letting of the main house. There was no commercial livery and the owner's accommodation had not created a separate dwellinghouse. The whole site was now used as a single dwellinghouse. The breach has been resolved.

E/2026/0133, Various locations in Keswick

Alleged banners for Howdens Kitchens
Reason for closure: No Breach - Not development

We received concerns about advertising in relation to a business in Keswick. However the complaint was anonymous and vague with no particular adverts highlighted. We have monitored in and around Keswick including the A591 and A66 corridors and no advertisements have been seen in breach of regulations. No breach of advertisement control has been identified.

E/2026/0134, Various locations in Keswick

Alleged signs for 10 in 10 Charity
Reason for closure: Other

We received concerns about advertisements for a charity event in Keswick. However the complaint was anonymous and vague with no particular details were provided. We have monitored in and around Keswick and no adverts have been seen in breach of regulations. No breach of advertisement control has been identified.

E/2026/0147, 26, Main Road, Windermere, LA23 1DY

Alleged unauthorised laundry storage use
Reason for closure: Breach - Retrospective permission

Our investigation found that the lawful use of the premises was as a tattoo shop and retail gallery (sui generis). No planning permission was granted for a change of use to a laundry store and therefore a breach of planning control has occurred. Following advice, a retrospective planning application was submitted for a change of use and approved with conditions on 9 October 2026. The breach of planning control has been regularised.

E/2026/0151, Howe Top, White Moss, Ambleside, LA22 9SF

Alleged breach of occupancy condition on application 7/2020/5667 - Conversion of former agricultural buildings to local needs dwellinghouse
Reason for closure: No Breach - Has permission/consent

The property known as Duckponds is a converted agricultural barn which was purchased by the current owners last year. The new owners are aware of the local occupancy condition. The property is currently vacant, and no breach of the local occupancy condition has occurred.

E/2026/0152, Brackenrigg Inn, Watermillock, Penrith, CA11 0LP

Alleged construction of play area in pub grounds
Reason for closure: No Breach - Not development

We received concerns that a new playground had been installed within the beer garden of the Brackenrigg Inn. We have visited twice and whilst woodchip has been laid in part of the existing beer garden no playground equipment has been installed. There is no breach of planning control.

E/2026/0160, Littlewood Farm, Nr Staveley, Kendal, Cumbria

Alleged breach of condition 10 on application 7/2016/5885

Reason for closure: Breach - Notice complied with

We received concerns that a local occupancy dwelling was being occupied as a holiday let. We had issued a breach of condition notice to previous owners (who still had an interest in the land) and the occupation as a holiday let ceased. However we found that the property was again being occupied in breach of the local occupancy condition. We served a new breach of condition notice on the new owner and an enforcement notice on all those with an interest. The notices have been complied with. The property is now occupied in accordance with the occupancy condition. We will continue to monitor the property and if the property is occupied in breach of the enforcement notice we will be able to immediately consider bringing a prosecution.

E/2026/0162, Wordsworth Hotel, Grasmere, Ambleside, LA22 9SW

Alleged - building work taking place outside permitted hours

Reason for closure: No Breach - Has permission/consent

A concern was raised regarding building works taking place outside of permitted construction hours, excessive noise levels and heras fencing not being secure. Our investigation found that there is no condition restricting construction hours or noise. The heras fencing also appears to be in accordance with the approved plans. Therefore, there is no breach in planning control. Other concerns were raised relating to safety and noise from site personnel which are covered by other legislation and are not a planning matter.

E/2026/0178, Brown Cow Inn, Waberthwaite, Cumbria, LA19 5YJ

Alleged change of use to campsite

Reason for closure: No Breach - Not development

Following an investigation we have determined that the site is not being used as a temporary recreational campsite and therefore there is no breach in planning control. The owner is keen to operate a campsite on the site; we have emailed advice on how to do this lawfully.

E/2026/0182, Wescoe, Threlkeld, Keswick, CA12 4TB

Alleged unauthorised works to a listed barn/house and removing of cobbles

Reason for closure: No Breach - Has permission/consent

We received concerns about works taking place to a listed barn. The works have planning permission and listed building consent. There is no breach of planning control.

E/2026/0186, Land near Scale Hill, Loweswater, CA13 9UX

Alleged unauthorised car parking

Reason for closure: No Breach - Permitted development

We received concerns about a field to the north of Lanthwaite car park, near Scalehill Bridge being used for car parking. We investigated and our visits found that the gate was closed and padlocked. We have written to the original complainant requesting any evidence that the field is used for more than 28 days and nothing has been provided. The landowner states that the field is open only 28 days per year. In the absence of evidence to the contrary we not have identified any breach of planning control.

E/2026/0203, 11, St. Marys Park, Windermere, LA23 1AY

Alleged - development larger than approved plans

Reason for closure: No Breach - Has permission/consent

A concern was raised regarding a single-storey side extension being constructed not in compliance with the approved plans on planning permission ref 7/2025/5145. Our investigation found that the development was in accordance with the approved plans and therefore there is no breach of planning control.

E/2026/0209, Skiddaw Service Station, Bassenthwaite, Keswick, CA12 4QH
Alleged - untidy land and environmental issues
Reason for closure: No Breach - Has permission/consent

We received concerns about how land was being used and its appearance. We found that the land had a lawful use as a garage with ancillary vehicle repairs, sales, shop and residential use. The appearance of the site is commensurate to its lawful use. There was no breach of planning control.

E/2026/0214, Hill Farm, Ings, Kendal, LA8 9QQ
Alleged use of field as caravan/camper van site
Reason for closure: No Breach - Not development

We received a concern about a caravan being sited in a field, however the caravan was only there for a weekend and it has now been removed. There is no breach of planning control.

E/2026/0215, Lowthwaite, Matterdale, Penrith, CA11 0LE
Alleged unauthorised works
Reason for closure: No Breach - Has permission/consent

We received concerns that development was not being built in accordance with the approved plans. We visited the site and reviewed the existing permissions and conditions and considered that the site was being developed in accordance with planning permission 7/2022/3168. There is no breach of planning control.

E/2026/0216, Land at Ivy Cottage, The Lodge, Pooley Bridge, Penrith, CA11 0LL
Alleged untidy land
Reason for closure: No Breach - Has permission/consent

We received concerns about an untidy site opposite the ferry landing jetty at Pooley Bridge. The site has planning permission for a dwelling and this has been commenced. Given the lawful use as a construction site the land is not considered to be untidy land. There was no breach of planning control.

E/2026/0221, Field near Grove Foot Farm, Thackthwaite, Penrith, CA11 0NA

Alleged formation of new large gateway and entrance to field

Reason for closure: No Breach - Permitted development

We received concerns about formation of new large gateway and entrance to field. No precise location was given. We visited and found that a gateway had been altered around an approved barn conversion. The alteration to the access are permitted development. There was no breach of planning control.

E/2026/0232, The Inn On The Lake, Glenridding, Penrith, CA11 0PE

Alleged removal of finial on left hand side gate pillar.

Reason for closure: No Breach - Not development

Some alterations have historically taken place which affected the character and appearance of the curtilage listed gate post, specifically a lantern was removed and replaced with a stone finial. The finial has recently been removed and we received a concern about this change. It is understood that works to restore the gate post to its original condition with a lantern are scheduled. This repair, which will restore the original appearance of the gate post and result in a matching pair again, does not require listed building consent. Advice has been provided to the landowner in this respect and we have confidence the character and appearance of the listed building will be restored. No breach of listed building control has been identified.