Lake District National Park

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

7/2025/2110 Full Planning application

Otley House, Otley Road, Keswick, CA12 5LE

Two storey building providing ground floor restaurant (Use Class Eb)) or hot food takeaway (Sui Generis), with 3 local needs residential apartments (Use Class C3) at first floor, including associated access, parking, hard and soft landscaping and ancillary structures

7/2026/2046 Listed Building Consent application

Chapel House, Bassenthwaite, Keswick, CA12 4QH

Reslating of existing roof, replacement of cast iron gutters and addition of new downpipe, new door to rear of garage, replacement timber door, replacement of timber sash windows and replacement internal timber lintel

7/2026/2105 Outline planning application

Longlands, Uldale, Wigton, CA7 1HN

A single agricultural workers dwelling

7/2026/2128 Full Planning application

Scarthwaite, Grange Village, Grange, Keswick, CA12 5UQ

Extensions and alterations to existing dwelling

7/2026/2130 Full Planning application

Rawnsley Centre, Minor Hall, Main Street, Keswick, CA12 5NP

Formation of accessible ramp and steps to existing front entrance to Class F, Rawnsley Centre. Inclusive of low level wall, railings and handrail

7/2026/2148 Full Planning application

Rickerby House, Barn Trees, Portinscale, Keswick, CA12 5RH

Demolition of existing detached garage and erection of replacement detached garage, together with associated driveway upgrade

7/2026/2149 Full Planning application

Site of Former Footbridge, Braithwaite

Reinstatement of Chicken Bridge

7/2026/2165 Listed Building Consent application

Pack Horse Inn, Pack Horse Court, Keswick, CA12 5JB

Minor internal works including poultice cleaning of ceiling timbers and internal redecoration including new fixed seating including a window seat and bench seating, new drinks shelf to wall to the right side of the bar, new timber panelling, new fire surround to corner fireplace, cosmetic redecoration including new floor finishes to the customer areas, WCs and bar, redecoration of existing painted and papered wall finishes and reupholstering of existing fitted seated being retained and sanding and re-staining of modern joinery finishes and installation of 3no new fixed, decorative screens (1 to ground floor adjacent to left lobby entrance and 2 to the first floor either side of the kitchen entrance)

7/2026/2167 Full Planning application

Lonnin Garth, Portinscale, Keswick, CA12 5RS

Addition of small rear extension containing a porch and WC.

7/2026/2168 Listed Building Consent application

Scar House, Applethwaite, Keswick, Cumbria, CA12 4PN

Replace porch door

7/2026/2170 Full Planning application

Booths, Tithebarn Street, Keswick, Cumbria, CA12 5EA

Proposal for the installation of an additional six rapid electric vehicle charging stations and ancillary equipment within the car park of Booths, Keswick, including one fully accessible EV charging bay. The existing feeder pillar to be

removed and replaced with updated kiosk to house metering equipment for additional chargers on site.

7/2026/2173 Full Planning application

Buttermere Youth Hostel, Buttermere, CA13 9XA

Installation of a ground level 980mm VSAT dish within a close board fenced compound on land abutting the south east side of the YHA property (retrospective).

7/2026/2174 Full Planning application

Station House, Brundholme Road, Keswick, CA12 4NL

Erection of oak framed carport

T/2026/0156 TPO application

Nether Place Nursing Home, Chestnut Hill, Keswick, Cumbria, CA12 4LS

T1 Dying conifer - Remove. T2 Norway Maple - Remove to facilitate safe removal of dying conifer. T3 Noway maple - prune to create 2m clearance of phone wire. T4 Yew prune branch ends to create 2m clearance of phone wire. T5 Ash - Fell (Roadside and pavement clearance). T6 Norway Maple - Fell (Roadside and pavement clearance). T7 Norway Maple - Crown raise (Roadside and pavement clearance). T8 Beech - Crown raise (Roadside and pavement clearance). T9 Norway maple - crown raise for roadside and pavement clearance.

T/2026/0167 TPO application

15, Newlands Close, Braithwaite, Cumbria, CA12 5FF

T1 - Oak tree (listed as T1 in the application) - Reduce end weight as shown in submitted photos. Remove all major dead wood over new properties.

T/2026/0172 Tree Work in Conservation Area

Orchard Cottage, London Row, Blindcrake, Cockermouth, CA13 0QW

Fir tree (marked in red in notification) - To have height reduced to height shown with annoted red line in submitted photograph.

T/2026/0181 Tree Work in Conservation Area

Greenedge Cottage, Caldbeck, Wigton, CA7 8ER

Whitebeam tree (marked as oversized tree in notification) - Reduce height to red line shown in submitted picture and crown thin by up to 35%.

T/2026/0185 TPO application

Main village green, Hesket Newmarket, Wigton, CA7 8JG

Ash tree (marked with blue dot in application) - Crown reduction by up to 5 metres. Crown thin by up to 15%.

T/2026/0186 Tree Work in Conservation Area

41, Wordsworth Street, Keswick, CA12 4BZ

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

T/2026/0210 5 Day Notice (TPO or Conservation Area)

Hope Park, Lake Road, Keswick, Cumbria

Removal of 3 x failed Birch trees - 5 day notice

T/2026/0211 5 Day Notice (TPO or Conservation Area)

Land behind 1-22 Calvert Way, Keswick, CA12 4LZ

T008 Norway Maple tree - Fell to ground level.

T003 Sycamore tree - Fell to ground level

T010 Ash Tree, T017 Sycamore tree and T020 Ash Tree - Remove major deadwood.

Mixed species trees T002, T004, T005, T009, T013, T014, T015, T016 and T019 - Remove deadwood.

T/2026/0224 5 Day Notice (TPO or Conservation Area)

Lane Rigg House, The Heads, Keswick, CA12 5ES

Fell 1 willow tree T1 - 5 day notice

7/2026/3075 Full Planning application

Mains House, Pooley Bridge, Penrith, CA10 2NG

Replacement general agricultural storage shed, similar in size, shape and type to the existing shed

7/2026/3082 Full Planning application

1 West Side, Glenridding, CA11 0PA

Demolition and removal of existing shed and replace with new shed

7/2026/3085 S73 (Amend/Delete Condition)

Moorahill, Askham, Penrith, CA10 2QL

Variation of condition 2 (plans) of listed building consent 7/2023/3063 alterations, extensions and external works - in respect of internal wall insultation construction method and two hay vent windows

7/2026/3086 S73 (Amend/Delete Condition)

Moorahill, Askham, Penrith, CA10 2QL

Variation of condition 2 (plans) on planning application 7/2023/3062 alterations, extension and external works - in respect of internal wall insultation construction method and two hay vent windows

7/2026/3094 S73 (Amend/Delete Condition)

The Meadows, Gill Head Farm, Troutbeck, Penrith, CA11 0ST

Conversion of recreation room into agricultural workers residential accommodation - variation of condition 3 (occupancy condition) on planning permission 7/1991/3129 to widen the agricultural and forestry occupancy condition to add occupation by a person solely or mainly employed, or last employed in the campsite operated at Gill Head Farm.

7/2026/3106 Listed Building Consent application

Parcey House, Hartsop, Penrith, CA11 0NZ

Replacement of a 3-pane bathroom window to the rear of the property.

T/2026/0177 Tree Work in Conservation Area

Low Nook, Askham, Penrith, Cumbria, CA10 2PG

Beech tree (as identified in notification) - Crown reduction by 4m.

T/2026/0207 5 Day Notice (TPO or Conservation Area)

Woodbank, Watermillock, Penrith, CA11 0JP

1 x Lime tree (growing as part of W1 of TPO: 279) Pollard remaining 2 x stems following partial failure - 5 day notice.

T/2026/0218 5 Day Notice (TPO or Conservation Area)

Royal Hotel, Dockray, Penrith, CA11 0JY

Oak tree T9 came down in the storm. It is fully uprooted and requires full removal - 5 day notice

T/2026/0225 5 Day Notice (TPO or Conservation Area)

Village Green adjacent to Punch Bowl Inn, Askham, Penrith, CA10 2PF

Removal of a failed limb from Willow tree - 5 day notice

7/2026/4006 S73 (Amend/Delete Condition)

Wellbank, Bootle, Wellbank, LA19 5AD

Variation of condition 2 (plans) of planning permission 7/2023/4052 - Mixed Use Development including 50 Dwellings, 8 Short Term Holiday Let units, Community Hub, landscaping and associated works - vary approved plans to create a hub complex of three buildings

7/2026/4041 Full Planning application

The Ralliss, Whicham, Millom, LA18 5LX

Conversion of existing agricultural barn to a single dwelling with associated external alterations, package treatment plant and associated works

7/2026/4047 Full Planning application

High Boonwood, Gosforth, Seascale, CA20 1EA

Replacement farm building

7/2026/4057 Full Planning application

Long Yocking Cottage, Eskdale, CA19 1UA

Proposed stand alone garage

7/2026/4058 Full Planning application

Bank House Farm, The Barn, Kinniside, Cleator, CA23 3AG

Single storey low pitch lean-to extension

7/2025/5370 Full Planning application

St Margaret's Church, Low Wray, Ambleside, Cumbria, LA22 0JA

Refurbishment and re-use of St Margaret’s Church into a storage facility, a small office, and the relocation of four war memorials

7/2025/5371 Listed Building Consent application

St Margaret's Church, Low Wray, Ambleside, Cumbria, LA22 0JA

Refurbishment and re-use of St Margaret’s Church into a storage facility, a small office, and the relocation of four war memorials

7/2026/5123 Full Planning application

Springbank, Mill Side, Witherslack, LA11 6SQ

Rear extension to existing bungalow

7/2026/5244 Full Planning application

Miller Ground Jetties, Miller Ground, Rayrigg Meadow, Bowness on Windermere, LA23 1BP

Construction of two replacement timber jetties

7/2026/5309 Full Planning application

Rydal Hall, Rydal, Ambleside, LA22 9LX

Construction of buried FujiClean wastewater treatment system with associated pipework, manholes and kiosk

7/2026/5310 Listed Building Consent application

Rydal Hall, Rydal, Ambleside, LA22 9LX

Construction of buried FujiClean wastewater treatment system with associated pipework, manholes and kiosk

7/2026/5336 Listed Building Consent application

Collinfield, Cartmel Fell, Cumbria, LA11 6NS

Removal of internal ground-floor wall and door to dining room.

7/2026/5434 Listed Building Consent application

High Bethecar Farm, Nibthwaite, Ulverston, Cumbria, LA12 8DD

Alterations to building

7/2026/5440 Full Planning application

Fell End Cottage, Mill Side, Witherslack, LA11 6SQ

Garage extension with glazed link to existing building.

7/2026/5445 Full Planning application

Redmayne, Grasmere, Ambleside, LA22 9QY

Demolition of existing cottage and erection of new dwelling

7/2026/5447 Full Planning application

Land adjacent to Brathay Hall, Ambleside, Cumbria, LA22 0HP

Installation of reedbed system to provide a tertiary wastewater treatment system

7/2026/5454 Full Planning application

Old Rydal Hall Kitchen Garden, Rydal, Ambleside, Cumbria

Erection of a polytunnel

7/2026/5460 Notice of Intention (Agricultural, Q6g)

Land opposite Windermere Camping & Caravanning Club Site, Ashes Lane, Staveley, LA8 9JS

Erection of agricultural storage building

7/2026/5463 Full Planning application

6 Brantfell Cottages, Brantfell Road, Bowness-on-windermere, Windermere, LA23 3AD

Removal of porch and replacement as a link with a sunroom

7/2026/5468 Full Planning application

Long House Cottage, Seathwaite, Broughton in Furness, LA20 6EE

Replacement larger windows to rear dormer

7/2026/5469 Full Planning application

Valley View, Underbarrow, Kendal, LA8 8HG

Proposed replacement of rear/side single storey extension including removal of rear first floor window in the north elevation of the dwelling and addition of new window in the first floor side elevation (west)

7/2026/5470 S73 (Amend/Delete Condition)

High Birks Farm, Crosthwaite, Kendal, LA8 8BX

Installation of in-roof solar PV array and air-source heat pump; replacement windows and doors on a like-for-like basis; conversion of 3no existing windows into doors; removal of internal ground floor wall; internal fabric improvements to improve thermal performance and airtightness - variation of condition 2 (plans) on planning permission 7/2025/5485

7/2026/5472 Listed Building Consent application

Brimmer Head Farm, Grasmere, Ambleside, LA22 9QL

Re-roofing of house roof including replacing old rooflight with conservation rooflight, chimney repairs, and roof insulation

7/2026/5477 Full Planning application

1 The Ferry House, Far Sawrey, Ambleside, LA22 0LZ

Resubmission of application 7/2016/5373 formation of french doors and associated fanlight within modified window openings

7/2026/5484 Full Planning application

Mitchell Wyke Bay, Far Sawrey, Ambleside, LA22 0LP

Construction of timber landing stage

7/2026/5485 Full Planning application

2 Wilson House Farm, Kendal Road, Lindale, Westmorland And Furness, LA11 6QR

Addition of up to 19 solar panels on the south facing roof, addition of a storage battery and gateway outside the property not in view from the public highway, to improve self suficiency

7/2026/5489 Full Planning application

Land north east of Far Sawrey Wastewater Treatment Works, Far Sawrey

Construction of a temporary construction compound to facilitate upgrade works at Far Sawrey Wastewater Treatment Works

7/2026/5498 Full Planning application

Oak Head Farm, Ayside, Grange-Over-Sands, LA11 6HZ

Demolition of existing extension, new two-storey extension and internal alterations.

7/2026/5499 Full Planning application

3 High Heathwaite, Park Road, Windermere, LA23 2DH

Proposed extensions and alterations to an existing house

7/2026/5504 S73 (Amend/Delete Condition)

Old Dairy Barn, Key Moss, Witherslack, Grange over Sands, LA11 6RX

Change of use from Barn to storage barn and residential - variation of condition 2 (plans) and condition 9 (energy) of planning permission 7/2025/5218 to increase the number of solar panels to 28 panels

7/2026/5510 Full Planning application

2 Barden Mead, Thornbarrow Road, Windermere, Cumbria, LA23 2DF

Dormer windows to the front and rear elevation of detached garage

7/2026/5516 Full Planning application

Millerfell, Rayrigg Road, Windermere, LA23 1EY

Extension to dormer window, window and door alterations, rooflights

7/2026/5517 Listed Building Consent application

Millerfell, Rayrigg Road, Windermere, LA23 1EY

Extension to dormer window, window and door alterations, roof lights

7/2026/5518 Full Planning application

Site at Pumple Syke, Kentmere, Kendal, LA8 9JL

Demolition of existing sub-standard agricultural building and rebuilding on the same site

7/2026/5525 Full Planning application

Linthwaite House, Crook Road, Windermere, LA23 3JA

External alterations including, erection of a first-floor terrace over a covered ground floor area, new fire door and repositioning of the existing external fire escape stairs, and alterations to window in the north elevation; reconfiguration of first floor fenestration to the east elevation; alterations to window sills and formation of a Juliette balcony to the west elevation; and associated works.

7/2026/5539 S73 (Amend/Delete Condition)

High Greenriggs, Underbarrow, Kendal, LA8 8BB

Annex accommodation for adult child for supported independent living within the family structure - variation of condition 2 (plans) of planning permission 7/2025/5692 to install integrated photovoltaic (PV) panels

7/2026/5541 CLPUD - Certificate of Lawfulness of Proposed Use or Development

The Bungalow, Cartmel Road, Lindale, Grange-over-sands, LA11 6LZ

Installation of solar PV array on roof of property

T/2026/0147 Tree Work in Conservation Area

Land surrounding St Mary's Church (off A591 and St Mary's Park), Windermere

TR1 Oak - selective branch removal (as shown on photo) to allow 5.2 metre highway clearance; TR2 Scots Pine - remove low hanging branch over footway to allow no less than 2.5 metre clearance; TR3 Beech - crown lift to 5 metres over entrance to care home; TR4 Lime- crown raise over church car park entrance to 5 metres

T/2026/0148 TPO application

1, Mciver Close, Waterhead, Ambleside, LA22 0DX

8 x Conifer trees (marked as row of conifers in application) - Fell to ground level.

T/2026/0151 TPO application

Spindles, Old Belfield, Bowness-on-windermere, Windermere, LA23 3HT

1x Copper Beech tree (listed as T38 in TPO: 7a) - Reduction in the overall crown by 2-3m.

T/2026/0152 TPO application

Field next to A592 (adjacent to Alma's Meadow), Smithy Lane, Bowness-on-Windermere, LA23 3HT

T3 1x Beech tree - crown raise low branch growing over the fence on Alma's Field side, crown raise approximately 2.5m. Branch obstructing new fence to be installed.

T/2026/0153 TPO application

Greenhowe Caravan Park, Great Langdale, Ambleside, LA22 9JU

Oak tree (listed as 34.72 Oak in appilcation) - Remove 1 x lower branch growing over gas tank.

Oak tree (listed as 36.96 Oak in application) - Remove 3 x small branches growing over gas tank.

T/2026/0164 TPO application

Stoneleigh, Gale Rigg, Ambleside, LA22 0AZ

2 x Hornbeam trees (listed as T4 and T5 in application) - Fell to ground level.

Douglas fir tree (listed as T6 in application) - Reduce long branches that are close to the property by up to 2.5m.

Douglas fir tree (listed as T7 in application) - Reduce long branches by up to 3.5m focusing on the upper crown and those close to the property.

Sycamore tree (listed as T13 in application) - Fell to ground level.

Beech tree (listed as T14 in application) - Fell to ground level.

T/2026/0169 TPO application

Aynsome Manor Park, Aynsome Lane, Cartmel, LA11 6HH

Sycamore tree (listed as T1 in application) - Fell to ground level.

Silver Birch tree (listed as T2 in application) - Fell to ground level.

Conifer tree (listed as T3 in application) - Fell to ground level.

T/2026/0170 TPO application

Holly Brook, Oaks Field, Ambleside, LA22 9EJ

3 x Beech trees (As marked in red in the application) Reduce by approx 2-2.5m, as annotated in the submitted photographs.

T/2026/0171 Tree Work in Conservation Area

Riverside Cottage, Staveley, Kendal, LA8 9NA

2 x Lawson Cypress trees (Listed as T1 & T2 in notification) - Reduce height by 3m leaving the trees approximately 3m in height.

T/2026/0173 5 Day Notice (TPO or Conservation Area)

Lowfell, Kendal Road, Bowness-On-Windermere, Windermere, LA23 3EW

Fell 1 x dead Noble fir tree - 5 day notice

T/2026/0174 5 Day Notice (TPO or Conservation Area)

Greycotes, Belle Vue Lane, Ambleside, LA22 9EZ

T1 - Section fell dead Lawson Cypress - 5 day notice

T/2026/0176 Tree Work in Conservation Area

Bracklyn, Millans Park, Ambleside, LA22 9AG

Magnolia tree - Reduction in height to previous pruning points.

Cherry tree - Reduce height to leave the tree approximately 4m tall.

Cypress tree - Fell to ground level.

T/2026/0179 Tree Work in Conservation Area

Birks Wood, Newby Bridge Road, WINDERMERE, LA23 3LL

Lime tree (listed as T1 in notification) - Crown reduction by up to 2.5m.

Copper Beech tree (listed as T1 in notification) - Crown reduction by up to 1m.

Magnolia tree (listed as T3 in notification) - Crown reduction and reshape by up to 1m.

Cedar tree (listed as T4 in notification) - Fell to ground level.

2 x Cypress trees (listed as T5 and T6 in notification) - Fell to ground level.

T/2026/0180 Tree Work in Conservation Area

1 Meadowcroft Cottages, Meadow Croft Lane, Storrs LA23 3JE

2 x Lime trees (listed as T1 and T2 in the notification) - Pollard to a suitable growing point.

T/2026/0194 5 Day Notice (TPO or Conservation Area)

Rydal Hall, Rydal, Ambleside, LA22 9LX

Removal of 1 x split limb from 1 x sycamore tree - 5 day notice

T/2026/0204 5 Day Notice (TPO or Conservation Area)

Brockhole, Lake District Visitor Centre, Windermere, Cumbria, LA23 1LJ

T5445 - Wild Cherry - fell to ground level.

T4859 - Larch posing imminent threat - fell to ground level.

T4858, T4860, T4864, T5441 and T5442 - 5 x dead trees - fell to ground level.

T/2026/0208 5 Day Notice (TPO or Conservation Area)

2, Old Belfield, Bowness-On-Windermere, Windermere, LA23 3HT

Fell 1 x Willow tree - 5 day notice

T/2026/0220 5 Day Notice (TPO or Conservation Area)

Broughton Tower, Broughton-in-furness, LA20 6AA

Sycamore tree (T60 in the TPO) - Fell to ground level.

Horse Chestnut tree (T2 in the TPO) - Fell to ground level.

Oak tree (protected by the Conservation Area) - Fell to ground level.

T/2026/0222 5 Day Notice (TPO or Conservation Area)

Wetherlam, Bridge Lane, Troutbeck, Windermere, LA23 1LA

Goat Willow tree - Remove 1 x failed stem - 5 day notice

T/2026/0226 5 Day Notice (TPO or Conservation Area)

Greenhowe Caravan Park, Great Langdale, Ambleside, LA22 9JU

Remove/make safe damaged trees in W1- 5 day notice

T/2026/0227 5 Day Notice (TPO or Conservation Area)

Field near Sprinkling Tarn Lodge, Neaum Cragg, Loughrigg, Ambleside, Cumbria, LA22 9HG

Removal of oak tree - 5 day notice

T/2026/0229 5 Day Notice (TPO or Conservation Area)

Stony Tarn, Neaum Crag, Loughrigg, Ambleside, LA22 9HG

Removal of dead stem on tree no. 200 - 5 day notice

T/2026/0232 5 Day Notice (TPO or Conservation Area)

Church View, Church Street, Broughton-In-Furness, LA20 6ER

Fell to ground level - one dead holly tree - 5 day notice

T/2026/0233 5 Day Notice (TPO or Conservation Area)

1 Hilltop, Old Hall Road, Troutbeck Bridge, Windermere, LA23 1JA

Remove failed sycamore - 5 day notice

T/2026/0236 5 Day Notice (TPO or Conservation Area)

Cairn How, Gale Rigg, Ambleside, LA22 0AZ

Fell 2 x Silver Birch trees (T005 and T018 in submitted tree report) - 5 day notice