Planning applications refused 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

7/2026/3093 Full Planning application

Sunny Croft, Troutbeck, CA11 0SJ
Single storey extension

The proposal would be a single storey flat roof extension to the principal (west) elevation. The extension, due to its depth, form and location on the principal elevation of the property, would result in an incongruous addition to the dwelling and would not relate to the form and appearance of the existing dwelling.

The proposed extension, by reason of the form, siting and design would be visually incongruous, and would neither reflect nor respond to local character and distinctiveness.

As such, the proposal would fail to conserve and enhance the character and quality of the built environment and local landscape and fail to deliver a high standard of design. It would be directly contrary to Policy 01 (National and international significance of the Lake District), Policy 02 (Spatial strategy), Policy 05 (Protecting the spectacular landscape), and Policy 06 (Design and

development) of the Lake District National Park Local Plan 2020-2035, the Design Guide Supplementary Planning Document, and the National Planning Policy Framework.

7/2026/4051 CLPUD - Certificate of Lawfulness of Proposed Use or Development

11, Main Street, Silecroft, Millom, LA18 5LP
Removal of conservatory type structure and the construction of a new mono-pitched roof structure. The new addition will not exceed the footprint of the existing. The proposal also includes the installation of external windows and doors, plus internal works

The proposed single storey extension as shown on drawing nos.: 26-33-P-07 (Proposed 3D sketches), 26-33-P-06 (Proposed elevations), 26-33-P-05 (Proposed Plans), 26-33-P-01 (Proposed Site Plans) is considered to be positioned in an area that fills the space between a side elevation and a rear wall and as such does not satisfy the definition and conditions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The proposed single storey extension on the north east and south east elevations is not permitted development and a planning application is required.

7/2026/5211 Full Planning application

Marys Cottage, Lake View Drive, Grasmere, LA22 9TD
Creation of first floor replacement bedroom to mitigate flood risk

The proposal would increase the massing and prominence of the building, and introduce a prominent gable containing a large balcony opening featuring heavy use of glass in a non traditional manner. In this respect the development would be discordant and would harm rather than preserve or enhance the character of the area and the character and setting of the Grasmere Village Conservation Area. The development would therefore be contrary to Policies 06 and 07 of the Lake District National Park Local Plan (2020-2035), the Lake District Design

Code Supplementary Planning Document, and decision making policies HE6 and HE9 of the National Planning Policy Framework.

7/2026/5286 Full Planning application

Hill View, Field Broughton, Grange-Over-Sands, LA11 6HS
Demolition of existing flat roofed front extension and rebuilding as part 2 storey pitched roof extension, addition of rear dormer and side bays and various internal alteration and upgrading.

The proposed development would, through its various structural elements, fenestration and use of materials result in a confused and overcomplicated appearance inconsistent with the traditional character of the area.

The proposals are contrary to Policy 01 (National and international significance of the Lake District), Policy 02 (Spatial strategy), Policy 04 (Biodiversity and geodiversity) Policy 05 (Protecting the spectacular landscape), Policy 06 (Design and development) of the Lake District National Park Local Plan 2020-2035, the Design Code Supplementary Planning Document, and the National Planning Policy Framework.

7/2026/5490 Full Planning application

18, Ash Street, Bowness on Windermere, Cumbria, LA23 3EB
Proposed Pergola with tilting/sliding roof panels and half height timber infill panels.

The application site is centrally located within the Bowness Conservation Area, a designated heritage asset, the character and appearance of which should be conserved. The site is surrounded by Buildings of Special Character as identified in the Bowness Conservation Area Appraisal. The area is characterised by the appealing mix of traditional vernacular buildings which despite alterations over time (for example to accommodate retail uses) present an attractive, very busy and extremely heavily walked pedestrianised shopping street. The site is fully open to public views. The application structure is basic and utilitarian in appearance with an aluminium frame and timber panelled lower walls. It offers a poor standard of appearance which fails to preserve or enhance the character of

the conservation area (a designated heritage asset), fails to respect the character and appearance of the locality, fails to have regard to the historic interest and architectural detailing of existing buildings, and fails to utilise materials, scale and design appropriate to
the locality. For these reasons the structure causes demonstrable, unacceptable harm to the character and visual appearance of the conservation area.

The Authority has taken into account the potential benefits of the structure to the business but consider that the demonstrable harms identified are not outweighed by any benefits. The proposal is therefore directly contrary to the provisions of Lake District National Park Local Plan 2020-2035 Policies 05, 06, 07, and National Planning Policy Framework policies HE6 and HE9.

7/2026/5491 Full Planning application

The Lodge, Windermere Road, Kendal, Cumbria, LA9 5SA
Proposed single storey garage extension and replacement of existing workshop

The proposed workshop building would be very assertive in this location due to its large footprint, combined with a pitched, rather than hipped, roof and roadside glazing. The new building would crowd the existing lodge and would contrast with, rather than complement, the character of the Lodge to a degree that would be unacceptably harmful.

The development proposed is unacceptable in terms of its impact on the character and appearance of the area and it fails to satisfy the requirements of Lake District National Park Local Plan (2020-2035) Policies 01, 02, 05, and 06, the Design Code SPD and the NPPF

7/2026/5497 Full Planning application

Thurston House, Coniston, LA21 8EE
Removal of existing defective veranda and provision of new aluminium / glazed veranda in black powder coated finish

The vernacular building contributes to the traditional character of Coniston and the World Heritage Site. The southern elevation of Thurston House is in

prominent public view.

The proposal would adversely impact on the character and appearance of the building, the character of Coniston and the World Heritage Site by way of its contemporary form and materials which would be at odds with the vernacular character of the existing building.

The proposals would fail to maintain local distinctiveness and sense of place, fail to reinforce the importance of local character and fail to conserve and enhance the character, authenticity, integrity, setting and views of the historic environment, contrary to Policies 01, 05, 06 and 07 of the Lake District National Park Local Plan 2020-2035, the Design Code Supplementary Planning Document and the National Planning Policy Framework.

7/2026/5500 Listed Building Consent application

Ormandy House, Crosthwaite, Kendal, LA8 8BP
Installation of solar panels to roof of separate barn/garage together with associated works

The proposed development would obscure the majority of the existing weathered local slate roof on the most prominent elevation of this curtilage listed building, located in an area characterised by traditional building, and replace it with the modern, functional, engineered and often reflective appearance of a solar panel array, its associated framing and installation fixings. Such development would detract from the visual coherence and local distinctiveness of this part of the village including in views from Mill Lane, adversely impacting on the character of the building and surrounding area. The changes to this curtilage listed building would result in harm to the aesthetic significance and the character of Ormandy House, contrary to Policy 07 of the Lake District National Park Local Plan 2020-2035.

7/2026/5502 Full Planning application

Valley View, Johnscales, Lyth, Kendal, LA8 8DG
Alterations and extensions to existing dwelling.

The proposed extension and balcony to the north elevation of the building would depart from the local traditions of the area in terms of the extent of glazing and appearance, resulting in harm to the visual amenity of this part of the Lake District National Park. The glazing, due to its position would be likely to result in reflection and glint to the detriment of the visual amenity of the area. The development proposed is not acceptable in terms of its impact on the character and appearance of the area and it fails to satisfy the requirements of Lake District National Park Local Plan (2020-2035) Policies 01, 02, 05, and 06, the Design Code SPD and the NPPF.

The proposed development would be likely to result in the damage or destruction of a maternity roost site for pipistrelle bats. It is of local importance and high conservation value at site level. As such, a maternity roost and day roost would be lost, damaged or destroyed by the proposed development and therefore a protected species licence will need to be in place prior to work commencing. Although mitigation is proposed within the bat survey, there is no evidence in the application that the proposals have been designed to avoid disturbance and/or destruction of roosts in the first instance.

As a competent Authority, we have concluded, as required by law, that the proposals are not likely to meet the three tests for a derogation licence as required by the Conservation of Habitats and Species Regulations 2017. In particular, the significance of the roost, and lack of overriding public interest, means that a derogation licence is unlikely to be granted and the development would result in harm to the conservation status of a protected species.

The proposed development would therefore be contrary to the requirements of Lake District National Park Local Plan 2020-2035 Policy 04, National decision-making policy N2 of the National Planning Policy Framework, and the Conservation of Habitats and Species Regulations 2017.

7/2026/5505 CLEUD - Certificate of Lawfulness of Existing Use or Development

Broad Ings, Skelghyll Lane, Ambleside, LA22 0HF

Continuous operational use as Class C1 - hotels, guesthouses and serviced accommodation

It is not possible to issue a certificate of lawful use in the manner described in the application because the evidence presented does not, as a matter of fact and degree, demonstrate that the current use of the premises is a hotel or guesthouse falling within Use Class C1 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

7/2026/5519 Notice of Intention (Telecoms, Q6g)

Wall End, Great Langdale, Ambleside, LA22 9JU
18m telegraph pole-style mast, antennas and associated apparatus

The site is in an area of exceptionally high landscape value given its location in the Lake District National Park and English Lake District World Heritage Site, and within the setting of a listed building. The National Planning Policy Framework requires that substantial weight should be placed on conserving and enhancing the natural beauty and cultural heritage of National Parks (N4: Protected Landscapes) and that any harm to the significance of a designated heritage asset should be given substantial weight (HE6: Proposals affecting designated heritage assets) and requires clear and convincing justification (HE4: Securing the conservation of heritage assets).

The proposed mast would introduce a conspicuous, engineered structure into this predominantly low-lying rural landscape, adversely affecting its character. When viewed from surrounding public rights of way, open access land and other public vantage points, the proposal would result in the addition of a highly utilitarian and incongruous feature that would result in an adverse visual and landscape impact which is inconsistent with the landscape character of the area. The Lake District Landscape Character Assessment identifies this landscape as particularly sensitive to tall vertical and large-scale development.

This landscape impact would accordingly adversely impact on the character of the extraordinary beauty and agro-pastoral attributes of the English Lake District World Heritage Site and result in harm to a designated heritage asset.

The development would also fail to preserve the significance of the setting of Wall End Farm, a Grade II listed building, as it would appear as an incongruous, vertical structure within close proximity to the listed building. Furthermore, as the farmstead is also a component of an Attribute of Outstanding Universal Value, harm to its setting would also cause further harm to the World Heritage Site.

The public benefits of the proposal including the provision of improved mobile coverage do not outweigh the identified harms.

The proposal would therefore be contrary to Policies 01 (National and international significance of the Lake District), 05 (Protecting the spectacular landscape), 06 (Design and development) and 07 (Historic environment) of the Lake District National Park Local Plan 2020-2035 and National Planning Policy Framework decision making policies P4, HE4 and HE6.

7/2026/5536 CLPUD - Certificate of Lawfulness of Proposed Use or Development

Tanglewood, Water Yeat, Ulverston, LA12 8DW
Alteration to wall to southern boundary of walled garden

I conclude that, on the balance of probabilities, the proposal is development which does not have planning permission either from the express grant of a planning permission or by virtue of the Town and Country Planning (General Permitted Development) (England) Order (2015)(as amended) and therefore the application for the issue of a certificate of lawfulness should be refused.

7/2026/5543 Advertisement Consent Application

Greystones Filling Station, Witherslack, Grange-Over-Sands, LA11 6RJ
Erection of free standing D6 small format advertisement display and relocation of existing display

Greystones Filling Station is in an open countryside location within the Lake District National Park and English Lake District World Heritage Site.

The proposed advertisement display would be visible from the adjacent highway and by reason of its size, illumination and continually changing digital display would appear visually intrusive in public views, resulting in harm to the appearance of the surrounding area, relating poorly to the character of this rural location within the National Park.

The proposal would not respect the visual amenities of the area contrary to the requirements of Lake District National Park Local Plan Policies 01, 02, 05, 06 and 07, the Design Code SPD, and the NPPF.

T/2026/0149 TPO application

Nutkin House, Loughrigg Park, Ambleside, Cumbria, LA22 0DY
4 x silver birch - reduce trees in height by 2m and prune crowns to balance