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.

Enforcement notice served

E/2023/0163, Land at Cornhow, Brackenthwaite, Lorton, CA13 9UX

Permission 7/2021/2236 granted permission for the change of use of the land for the siting of camping cabins for holiday/tourism purposes. The development has not been carried out in accordance with the approved plans and additional land is being used to support the holiday accommodation use. Planning permission has been refused and dismissed at appeal for the site as it is currently operating. Two enforcement notices were issued on 28 October 2026, one relates to the breach of the approved plan condition and the other to the material change of use of the additional land.

Section 215 notices (untidy land) served

E/2019/0102, Land north west of Dixon Ground Farm, Coniston

This land has been used to store non-agricultural items, including boats, building materials, plastic barriers, a skip and sheeting. These items are stored on the edge

of a track which is a public right of way. The condition of the land, as a result of the items, adversely affect the amenity of the area. The land owner has not removed the items voluntarily so we issued a notice on 11 November 2026 which requires the items to be removed.

E/2025/0163, Land to the north of Sun Hotel, Coniston

This land has been used to screen and spread soil and material from other land. Piles of stone and soil remain on the land. The condition of the land, as a result of the piles of material, adversely affect the amenity of the area. The land owner has not removed the material voluntarily so we issued a notice on 11 November 2026 which requires the material to be removed.

Breach of condition notices served

E/2025/0278, Land at Bluebird Car Park, Coniston

In 2025 planning permission was granted for a coach and car park, public bus stop, erection of building to accommodate a bike hire, toilet and information facilities, and associated infrastructure and landscaping, ref 7/2025/5259. This was a variation of condition 5 of planning permission 7/2025/5032 to change the Car & Coach Park Management Plan. Condition 6, amongst other things required the amenity building, including the toilets and bike hire, to be complete and available for use within three months of the car park opening. The amenity building remains unfinished and the car park has been open since March 2025. There is a breach of condition 6.

Condition 8 of the permission requires the site to be landscaped in accordance with the approved details within 12 months of the first use of the car park. The site has not been fully landscaped.

We issued two breach of condition notices on 29 October 2026 which require the landscaping to be completed and the use of the car park to cease unless the amenity building is complete and available for use.

Planning Contravention Notices Issued

E/2025/0186, Greenbank Farm, Greenbank Lane, Cartmel

Alleged new dwelling

We have identified a number of potential breaches at this property including the siting of a residential caravan, the change of use of an outbuilding as a dwelling, the use of the farm house as holiday letting accommodation and operational development. We have issued four planning contravention notices to gather information about the different issues. The information will help us to confirm if breaches of planning control have occurred.

E/2022/0200, Land at Rothay Bridge, Ambleside

Alleged siting of structures

We have issued a planning contravention notice to gather information about how a yurt and a container, which have been sited on this land, are being used. The information will help us to confirm if a breach of planning control has occurred.

Investigations closed

E/2022/0172, Hill Rising, Bowness-On-Windermere, Windermere, LA23 3HR

Alleged non-compliance with approved plans on application 7/2021/5690 (retaining wall) and fence over 2 metres
Reason for closure: Breach - Retrospective permission

Our investigation found that the work to create a level area and retaining wall in the eastern corner of the site have planning permission under planning permission reference 7/2020/5829. A second retaining wall was found to be a breach of planning control. However, the wall was regularised by planning permission reference 7/2022/5715. The breach of planning control has been resolved.

Concerns were also raised about a caravan on site. The siting of the caravan does not amount to development as confirmed by Lawful Development Certificate 7/2021/5093. The formation of the concrete base under the caravan is permitted development under Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) (England) Order 2015. There is no breach in relation to the siting of the caravan.

E/2023/0009, Brown Howe, Glenridding, Penrith, CA11 0PG

Breach of condition 3 (contamination pre-condition) on planning permission 7/2017/3037

Reason for closure: Other

There has been a breach of condition 3 on permission 7/2017/3037 requiring contamination investigations to be carried out prior to the change of use of the site commencing. As condition 3 is a pre-commencement condition and the development has commenced it is not possible to now satisfy the condition. Subsequent approval of 7/2022/3156 addresses the breach by reinstating a condition which prevents use as a garden without having first verified to the satisfaction of the local planning authority that contamination has been addressed.

E/2026/0052, Tall House, 12 Ambleside Road, Keswick, Cumbria, CA12 4DL

Alleged unauthorised sign

Reason for closure: Breach - Not expedient to enforce

A new advert is being displayed outside a property that is used as holiday letting accommodation in breach of advertisement control. The advert does not cause sufficient harm to the amenity of the area or public safety to warrant further action being taken.

E/2026/0132, Orthwaite Hall, Uldale, Wigton, CA7 1HL

Alleged breach of pop up campsite regulations - in excess of 50 pitches

Reason for closure: Breach - Resolved

We received concerns that a Recreational Campsite was operating beyond the 60 days and with more than 50 pitches. We have no evidence to show that the site has operated beyond 50 pitches. In terms of number of days that the site operated for, evidence has been provided to show it was for more than 60 days, so a breach of planning control has occurred. The site has now stopped operating as a Recreational Campsite, so the breach has ceased.

E/2026/0146, 9, Dixon Wood Close, Lindale, Grange-Over-Sands, LA11 6LN

Alleged conversion of a garage into a bedroom. Replacement fence
Reason for closure: Breach - Not expedient to enforce

Our investigation found that the garage has been converted into ancillary accommodation. The use as ancillary accommodation does not amount to development. The associated external alterations are permitted development under Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

A fence has also been erected which measures 1.9 metres in height and it is adjacent to a highway. As the fence is more than 1 metre in height it is not permitted development and is a breach of planning control. However, it is not expedient to take action as the fence is acceptable on its planning merits, does not materially affect the character of the area nor does it have an unacceptable impact on the amenity of adjoining neighbours.

E/2026/0148, Land west of River Leven, Levens View, Backbarrow, Ulverston, LA12 8QD

Alleged unauthorised works
Reason for closure: No Breach - Permitted development

A concern was raised regarding engineering works taking place in the River Leven to the east of Lakeland Village, Backbarrow. Our investigation found that works were taking place to repair the gabion supporting baskets on the west bank of the river. As repair work this did not amount to development. An area of hardstanding has been formed to create a temporary compound for the storage of plant and machinery in

connection with these works. The temporary use of the land in connection with the works is permitted development under Part 4 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015. Therefore, there is no breach in planning control.

E/2026/0157, Hill Farm, Ings, Kendal, LA8 9QQ

Alleged creation of bund

Reason for closure: Breach - Not expedient to enforce

Our investigation found that engineering operations had taken place to form an earth bund using material sourced from elsewhere on the farm. The bund does not have planning permission and does not benefit from permitted development rights. A breach of planning control has occurred. However, it is not considered expedient to take action as the development is acceptable on its planning merits. It does not materially affect the character of the area nor does it have an unacceptable impact on the amenity of adjoining neighbours.

E/2026/0202, 1, Scotgate Bungalows, Braithwaite, Keswick, Cumbria, CA12 5TJ

Alleged breach of planning condition, erection of fence across shared driveway

Reason for closure: No Breach - Permitted development

We received concerns about whether a new fence was permitted development and whether the conditions in connection with a parking and turning area attached to a new house were being complied with. The new fence is permitted development under Schedule 2, Part 2, Class A of the General Permitted Development Order. There is no breach of the conditions on planning permission 7/2018/2218. No breach of planning control has been identified.

E/2026/0204, 11 & 13 Crescent Road, Windermere, LA23 1EA

Alleged - A boards on the pavements

Reason for closure: Breach - Not expedient to enforce

Our investigation found that three A-board advertisements were being displayed in contravention of the Advertisement Regulations. Following advice, one of the

advertisements, which was considered to be causing an amenity and highway safety issue, was quickly removed. The other two advertisements remain in place. It is not considered expedient to take enforcement action against the remaining two advertisements as they do not materially affect the character of the area, nor do they have an unacceptable impact of the amenity of the Conservation Area, nor do they cause a significant highway safety issue.

E/2026/0238, 30, High Portinscale, Portinscale, Keswick, CA12 5RN

Alleged works not in accordance with approved plans
Reason for closure: No Breach - Has permission/consent

A concern was raised regarding development that has taken place, namely a loft conversion at 30 High Portinscale, Keswick, which has not been carried out in accordance with the approved plans. Specifically, that the render colour to the walls was not white and that the roof was not local slate. Our investigation found that there were no conditions requiring a specific render colour or use of local slate. The development is in accordance with the planning permission. There is no breach of planning control.

E/2026/0244, Fallen Yew Barn, Underbarrow, Kendal, LA8 8HQ

Alleged creation of hardstanding in a field and two holiday apartments created over garage without permission
Reason for closure: Other

The matter is already being investigated under E/2026/0223. This case has been closed as a duplicate.

E/2026/0253, Land off Lake Road, Ambleside, LA22 0DS

Alleged – Non-compliance with enforcement notice E/2021/0343
Reason for closure: Other

This matter is already being investigated under E/2021/0343. This case has been closed as a duplicate.