Lake District National Park

7

Report from the Head of Development Management to Development Control Committee

Application number: 7/2026/5560
Application type: S73 (Amend/Delete Condition)
Applicant: Mr J Wicksteed
Location: The Hut, Beetle Brow, Foul Step Lane, Ambleside, LA22 9HG
Grid reference: 334541, 503842
Proposal: Demolition of existing holiday chalet and replacement - variation of condition 2 (plans) of planning permission 7/2024/5044 to improve insulation
Report prepared by: Kelsey Blain, Area Planner
Report agreed by: Kevin Richards, Planning Manager

Recommendation: APPROVE with conditions

1 About this report

1.1 The case planner has prepared this report, assessment and recommendation taking into account our policies (known as the Development Plan), written representations we have received, and any other material considerations.

1.2 Material considerations are things that are relevant to our decision making and which we are able to take into account – for example site specific factors, or Government planning policy (the National Planning

Policy Framework) and Government planning guidance (the National Planning Practice Guidance).

1.3 The Development Control Committee will determine the application at its meeting having regard to the provisions of the Development Plan, representations we have received, and all other material considerations, following a verbal and visual summary of the application by the case planner and, where applicable, after hearing any verbal representations made in accordance with our Policy for Public Speaking at Meetings.

1.4 Most applications are decided under powers delegated to the Head of Development Management. A small number of significant or more contentious applications are considered by our Development Control Committee as set out in our Scheme of Delegation.

2 Background and proposals

2.1 This application is before Committee as my recommendation to approve with conditions is contrary to the objections of Lakes Parish Council.

2.2 The application site consists of a small plot of grassland to the west of Mill Brow Wood, approximately 295 metres north of the A593 which runs through Skelwith Bridge. The site is accessed off an unclassified road via an existing field gate to the north of the site.

2.3 In June 2024, the Development Control Committee granted planning permission for the demolition and replacement of an existing holiday chalet (7/2024/5044). Amendments to the design of the building were approved under application 7/2025/5495 in November 2025.

2.4 This section 73 application now seeks to vary condition 2 (plans) to allow for the installation of 60mm of continuous insulation within the walls of the building. The proposed amendment would increase the length and width of the building by 12mm respectively.

3 Representations

3.1 Lakes Parish Council object to the application on the following grounds:

- The proposed development has progressively increased in scale and dimensions beyond the original approval. The proposed dimensions are excessive in relation to the structure's original purpose.
- The hut increasingly resembles a dwelling and not a modest garden structure.
- The Council is concerned the building may be used as a holiday let.
- The proposed insulation is not considered to be sufficient justification for the additional increase in the building's dimensions. The Council considers external insulation should be explored.

4 Development plan policies and other relevant guidance

4.1 The relevant Development Plan comprises:

- The Lake District National Park Local Plan 2020-2035

4.2 The following Lake District National Park Local Plan policies are relevant to this application:

- Policy 05: Protecting the spectacular landscape
- Policy 06: Design and development

- Design Code Supplementary Planning Document

4.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Development plan policies materially inconsistent with NPPF policies should be given very little weight. The following NPPF decision-making policies are relevant to the determination of this application:

- DM3: Determining development proposals
- DP3: Key principles for well-designed places
- DP4: The design process

4.4 There is no community plan in this area.

5 Main issues and assessment

5.1 Planning permission has previously been granted for the demolition and replacement of an existing holiday chalet under applications 7/2024/5044 and 7/2025/5495. Work has begun on the construction of the approved building and therefore these permissions are now extant. The authorised use of the building is as short-term holiday accommodation. Both of the previous approvals included a condition stating that the building must not be occupied other than for short-term holiday letting purposes.

5.2 The principle of the development has been accepted in the granting of the previous permissions and we therefore cannot revisit the principle of the development under this section 73 application. We must only consider the proposed amendment to condition 2 (plans).

5.3 The main issue is therefore the impact of the proposed amendment on the character and appearance of the area.

Impact on the character and appearance of the area

5.4 It is proposed to install 60mm of continuous insulation within the wall build-up of the building. This would result in a 12mm increase in the length and width of the building respectively. No amendments to the external finish of the building are proposed. The submitted plans also show a reduction in the size of one window in the south elevation and a reduction in the glazing in the door within the north elevation.

5.5 Such an amendment would ordinarily be considered non-material, however as a section 73 application has been submitted we have proceeded with determining the application.

5.6 It is considered that the very minor increase in the width and length of the building would be almost imperceptible and therefore have no impact on the character and appearance of the area. The reduction in glazing is considered to be a positive step in the design of the development.

5.7 NPPF Policy DP4 states that the local planning authority should not allow the quality of approved development to be materially diminished between permission and completion, as a result of changes proposed following its initial approval.

5.8 For the reasons set out above, I am satisfied that the proposed amendments would not materially diminish the quality of the approved development, nor are they considered to represent an excessive increase in the scale of the development.

5.9 The development proposed is acceptable in terms of its impact on the character and appearance of the area and satisfies the requirements of Local Plan Policies 05 and 06, the Design Code SPD and the NPPF.

6 Conditions

6.1 As this is a Section 73 application, all relevant conditions from the previous approval will be carried over. The following conditions have been amended:

- Condition 1 (Time): Removed as the development has commenced and the permission is now extant.

- Condition 2 (Plans): Amended to reflect the amendments approved under this application.

7 Conclusion

7.1 Having regard to the provisions of the development plan, in particular Lake District National Park Local Plan Policies 05 and 06, the Design Code SPD and other material considerations (including the provisions of the NPPF), the development is considered to be acceptable, subject to the conditions recommended.

Recommendation: APPROVE with conditions

Conditions/Reasons

1 The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details received by the Local Planning Authority:

Drawings approved under this application:
-Drawing no. 108E - Proposed Elevations and Floor Plan
- Plan 108E (Insulation) Changes

Drawing approved under 7/2024/5044:
- Location Plan
- Drawing no. 110 - Services Plan

And the following plans and details submitted and approved under planning application 7/2024/5044

-Location Plan
-Drawing no. 110 - Services Plan
-Arboricultural Impact Assessment Version 4.0 (May 2024)

-Preliminary Ecological Assessment

REASON: For the avoidance of doubt.

2 The building hereby permitted shall not be occupied otherwise than for short term holiday letting purposes and for no other use. The building shall not be occupied as a person's sole or main place of residence. The owner/operator shall maintain an up to date register of the names and addresses on the occupiers of the building and shall make the register available at all reasonable times to the Local Planning Authority upon request.

REASON: To ensure that the building is occupied as holiday accommodation only in accordance with Policies 02 and 18 of the Lake District National Park Local Plan 2020-2035.

3 The roof of the building hereby permitted shall be covered and maintained in local green slates which have been mined or quarried in Cumbria. Such slates shall be riven not sawn, and shall be laid in diminishing courses from eaves to ridge.

REASON: To ensure a satisfactory standard of appearance of the development by the use of traditional materials in accordance with Policies 01 and 06 of the Lake District National Park Local Plan 2020-2035.

4 Prior to their installation into the building hereby permitted, details of the following shall be submitted to the Local Planning Authority for approval:
i) Details of the proposed window and door frames including size and finish.
ii) Details of any external lighting, including location, design and lumens.

Thereafter the development shall be carried out in accordance with the approved details.

REASON: To ensure a satisfactory standard of appearance of the development in accordance with Policies 05 and 06 of the Lake District National Park Local Plan 2020-2035 and the provisions of the National Planning Policy Framework.

5 The external flue hereby permitted shall be coloured matte black.

REASON: To ensure a satisfactory standard of appearance of the development by the use of traditional materials in accordance with Policies 01 and 06 of the Lake District National Park Local Plan 2020-2035.

6 Not later than 12 months from the substantial completion of the development, landscaping of the site shall be undertaken in accordance with the details of a scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. The said scheme shall include details of all replacement tree planting.

Any trees or plants which, within a period of five years thereafter, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species unless the Local Planning Authority gives written consent to any variation.

REASON: To safeguard the visual amenities of the area in accordance with Policies 05 and 06 of the Lake District National Park Local Plan 2020-2035.

7 Prior to the commencement of the development hereby permitted, tree protection measures shall be put in place in accordance with the approved details. All tree protection measures shall be retained for the duration of works.

REASON: To minimise the risk of damage to nearby trees, protection measures need to be in place before work starts on site and maintained during the construction period in accordance with Policies 04, 05 and 06 of the Lake District National Park Local Plan 2020-2035.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no material external alterations or extensions shall be carried out to the building, nor shall any building, enclosure, structure, fuel oil container, pool or hardstanding be constructed within the curtilage of the building, without application to, and the grant of permission by, the Local Planning Authority.

REASON: The Local Planning Authority considers that such development should be subject to formal control in order to safeguard the character and appearance of the area in accordance with Policies 01 and 06 of the Lake District National Park Local Plan 2020-2035.

NPPF decision notice requirements

Town and Country Planning (Development Management Procedure) (England) Order 2015 Article 35(2) statement.

The Local Planning Authority did not identify problems arising in relation to dealing with the application.

Background papers

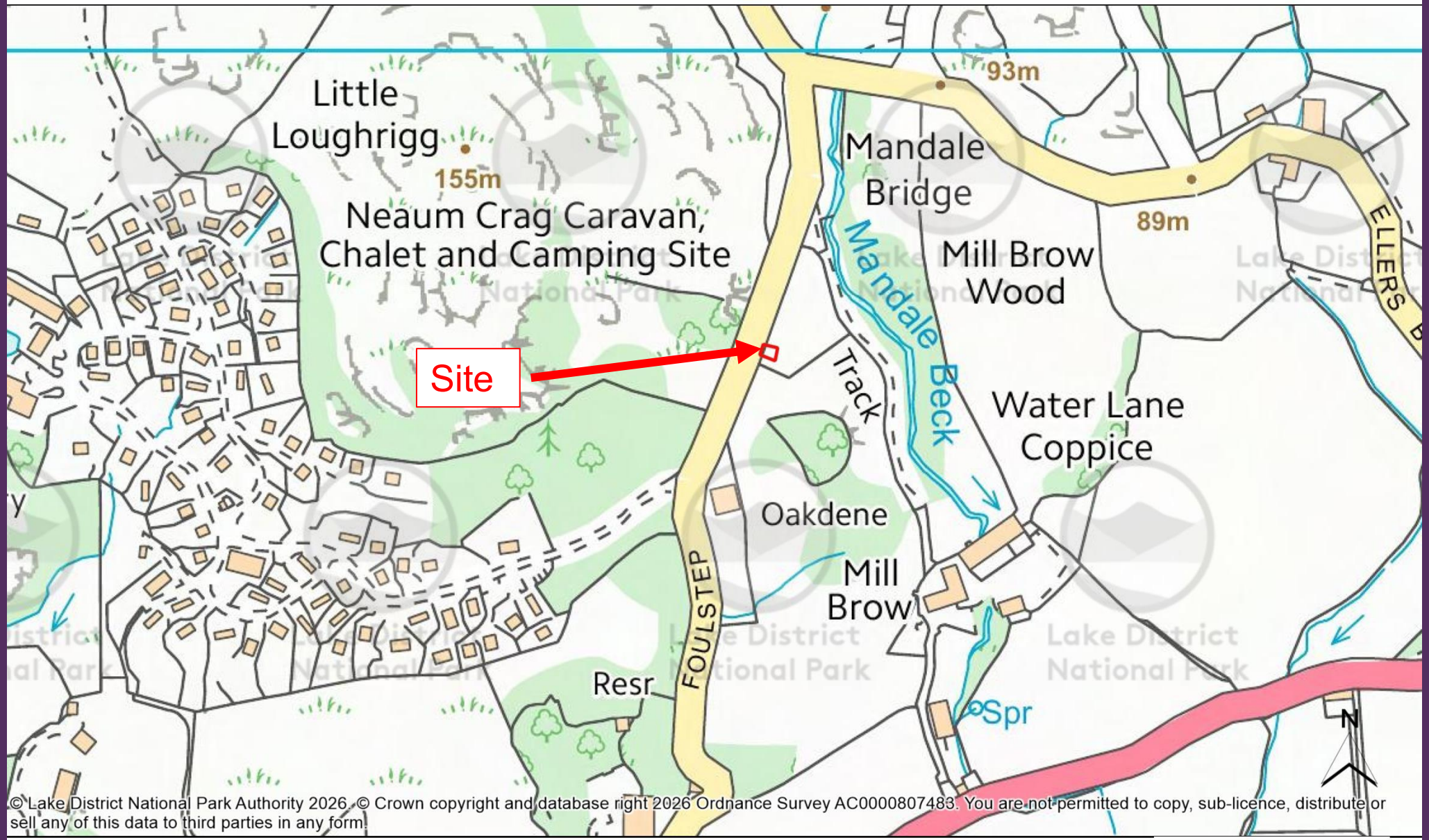
Background papers are available for inspection on the planning application file unless otherwise specified on that file as confidential by reasons of

financial/personal circumstances in accordance with the Local Government (Access to Information) Act 1985.

7/2026/5560

The Hut, Beetle Brow, Foul Step Lane, Ambleside

Variation of condition 2 (plans) to improve insulation



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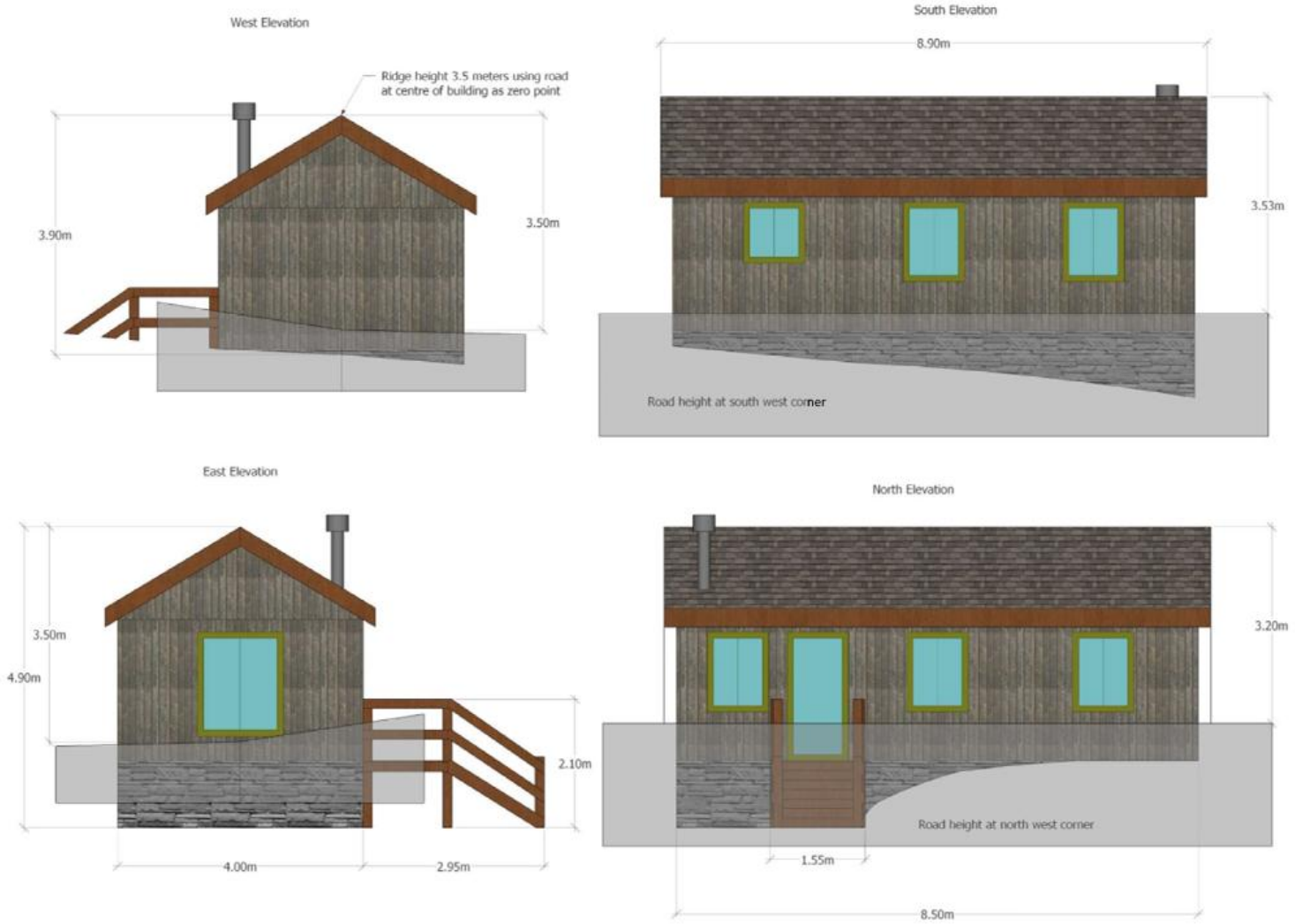
Lake District National Park Authority

Application Site



Previously Approved Scheme



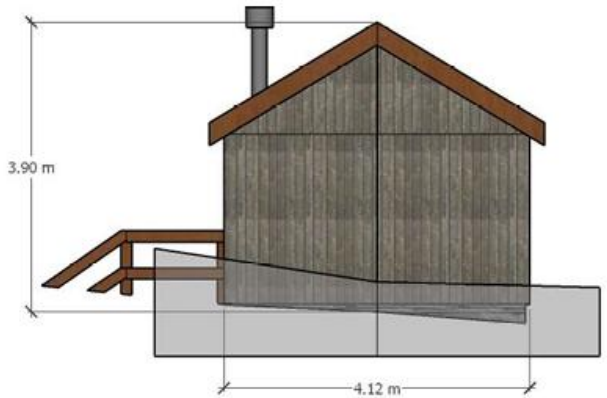
MATERIALS

WALLS - WOOD FRAME WITH SOFTWOOD RED CEDAR CLADDING. ROOF - SLATE TITLES. WINDOWS / DOORS - ALUMINIUM CLAD PAINTED TIMBER. RAINWATER GUTTERS - ALUMINIUM. RETAINING WALLS – FACED AND TOPED WITH SLATE STEPS - WOOD / COMPOSITE

DATE 24/11/25
DRAWING NO. 108B(ROAD)
PROPOSED FLOOR PLAN/ELEVATION SCALE 1:100
THE HUT, BEETLE BROW, FOUL STEP LANE, AMBLESIDE, CUMBRIA, LA22 9HG

Proposed Scheme

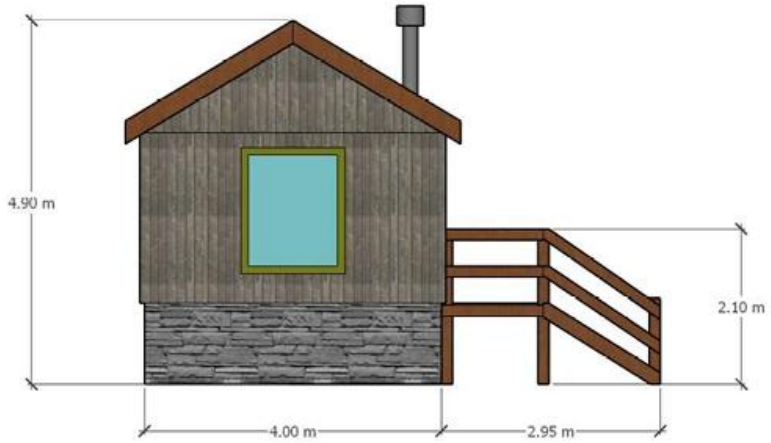
West Elevation



South Elevation



East Elevation



North Elevation



MATERIALS

WALLS - WOOD FRAME WITH SOFTWOOD RED CEDAR CLADDING. ROOF - SLATE TITLES. WINDOWS / DOORS - ALUMINIUM CLAD PAINTED TIMBER. RAINWATER GUTTERS - ALUMINIUM. RETAINING WALLS – FACED AND TOPED WITH SLATE STEPS - WOOD / COMPOSITE

DATE 24/11/25
DRAWING NO. 108E (INSULATION)
PROPOSED FLOOR PLAN/ELEVATION SCALE 1:100
THE HUT, BEETLE BROW, FOUL STEP LANE, AMBLESIDE, CUMBRIA, LA22 9HG