

PLANNING GROUP REPORT ON PLANS RECEIVED BETWEEN 13/06/2025 – 10/07/2025					
AGENDA ITEM 7. i)					
Plan Ref.	Location	Description	Comments	Recommendation	Date Comments sent to LDNPA under Delegated Powers (if applicable)
HRA/2025/000 4	Denton House Hostel, Penrith Road, Keswick, CA12 4JW	Prior approval for a pop-up camping site	Not received for Comments		
7/2025/2069	20, Blencathra Street, Keswick, CA12 4HP	Change of use from Hotel to HMO staff house	Object- it is acknowledged that the applicant is the Lake District hotels and we appreciate the need for staff accommodation. However we also need to take account of the impact this type of use has on neighbouring properties. We support the objections raised in representations made by two local residents. There is an inherent problem with the lack of on site management which used to apply when in use as a hotel. We consider that without such provision this fails to meet the requirements of Local plan policy 06 in the context that it does have an unacceptable impact on the amenity of adjoining residents. Evidence has previously been provided of the impact of a number of holiday let properties where no site management exists and this multi occupancy use falls into the same category - SH, CP, LT & CH	OBJECT	
7/2025/2112	Little Bield, Chestnut Hill, Keswick, CA12 4LT	Extension to dwelling	Support – SH, CP, LT & CH	SUPPORT	

7/2025/2115	Bristowe Hill, Crosthwaite Road, Keswick, CA12 5PG	Detached carport/garage and games room/gym	Support- this is a sensitive design in a secluded location compatible with the scale and style of the existing property at Bristowe Hill - SH, CP, LT & CH	SUPPORT	
7/2025/2123	Markholme, Keswick, Cumbria, CA12 5PW	Continued implementation of planning permission 7/2016/2034, 2 dwellings	No comments required		
7/2025/2124	Clarewood, Lonsties, Keswick, CA12 4TD	Demolition and new build dwellinghouse - variation of condition 6 (slate) of planning permission 7/2024/2250 to change slate colour to blue/grey	Support – SH, CP, LT & CH	SUPPORT	
7/2025/2129	Riverside, Crosthwaite Road, Keswick, CA12 5PG	Variation of condition 3 (windows) of planning permission 7/2024/2140, house extension - variation of condition 1 (plans) on planning permission 7/2022/2224 (variation of permission 7/2021/2209 - construction of a single storey bedroom extension, conservatory, front porch and a first floor extension to accommodate a new stair with access to a first floor seating area) - change window opening from fixed to restricted opening	Support – SH, CP, LT & CH	SUPPORT	
7/2025/2130	37, Lakeland Park, Keswick, CA12 4AT	Erection of rear and side extensions, raised patio and internal alterations	Object – it is acknowledged that some improvements have been made to the original withdrawn application 7/2025/2073 by omitting the high level triangular glazing above the lounge and kitchen/dining full height windows and reducing the extent of the raised patio at the rear. However this still creates a direct overlooking to the garden areas below at Owls Crag and No 22 Springs Road. It is curious that the visibility diagrams provided place great reliance on the height of the boundary hedgerow	OBJECT	

			which can vary. A patio at the existing rear garden level would overcome this problem. We also maintain our previous objection to the double roof pitch on the rear extension which we consider is unsympathetic to the original bungalow design - SH, CP, LT & CH		
7/2025/2132	Craghills Boot Store, 41921, Tithebarn Street, Keswick, CA12 5ED	Replacement non-illuminated signage	Support – SH, CP, LT & CH	SUPPORT	
7/2025/2139	Castlerigg Cottage, Chestnut Hill, Keswick, CA12 4LT	Replacement of existing shed/garage with new garage	Support – SH, CP, LT & CH	SUPPORT	