

AGENDA ITEM 8. i)	PLANNING GROUP REPORT ON PLANS RECEIVED BETWEEN 15/05/2026 – 11/06/2026				
Plan Ref.	Location	Description	Comments	Recommendation	Date Comments sent to LDNPA under Delegated Powers (if applicable)
7/2026/2086	6 Borrowdale Road, Keswick, Cumbria, CA12 5DB	Proposed renovation and conversion of an office to room only serviced accommodation and associated change of use	Object – We fully appreciate the need for renovation and adapting the existing building to a new use as it is no longer in use as offices. We object to the principle of “room only serviced accommodation” with no on site control. This is different to previous applications for guest houses applying for Change of Use to holiday lets as it is not currently any type of holiday accommodation. Local Plan Policy 18 does apply in the section dealing with Holiday letting in advising that LDNPA will only support proposals where re- use of existing buildings for short term holiday letting would not utilise a building that is suitable for providing local or affordable needs housing. It is evident with the type of conversion proposed that it could be converted for local needs housing which is in far greater demand. This proposal creates 7 new bedrooms which could result in 14 people being accommodated with no on site supervision. The approach proposed by the applicant of visiting the property on a daily basis, does not provide the level of supervision necessary as those intent on causing anti social behaviour always target times when there is no comeback from property owners or public authorities who are never able to react in time. As currently proposed, this could be used as an HMO (House of Multiple Occupation). We are aware special protective conditions are imposed in such situations, and this should also apply here as safeguard.	OBJECT	

			This is a substantial building over 5 floors built or converted at a time when fire safety considerations were less stringent. We have concerns about the practicality of meeting current fire escape standards on a restricted site when considered against what has been necessary on the adjoining property, Windsor House. It should also be noted that there is currently no parking available for this property which is also on a double yellow lines section of a constrained Borrowdale Road which is also a one way traffic system. This is a highly vulnerable location for people using it as a drop off point given its proximity to the Derwent Street junction. The nearby Central Car Park referred to may be in close proximity but does involve a long detour around the one way system going to and from. We are providing a compilation of anti – social behaviour reports over recent years which shows the impact it can have on any property affected in this way noting it is only a small proportion of actual complaints as many go unreported due to the failure of the system to protect them. This house is large enough to provide on site management accommodation which is essential – SH, CH, LT & CP		
7/2026/2094	Arkholme, Lonsties, Keswick, CA12 4TD	Bungalow alterations and extension	Support- the alterations and extension proposed are sympathetic to the scale and character of the existing bungalow to provide improved family living accommodation with one exception. We are concerned at the prominence of a new flue on the front elevation for a log burner in lieu of the existing chimney which we consider is out of character. This is a sloping site down towards the estate access road. We request conditions are imposed requiring the new car parking to be in permeable construction to prevent rainwater run off onto the access road - SH, CH, LT & CP	SUPPORT	
7/2026/2095	Lairbeck House, Vicarage Hill, Keswick, Cumbria, CA12 5QB	To confirm the closure of 2 x bedspaces in the Lairbeck Apartments unit 6 and creation of 2 single bedspaces in proposed units 8 and 9	Support as this does not change the principle of previous approvals - SH, CH, LT & CP	SUPPORT	

7/2026/2104	25, Bank Street, Keswick, CA12 5JZ	Change of use from guest house to a flexible use allowing use as a) guest house, b) dwelling house or c) holiday letting accommodation	Object – Swiss Cottage is currently operating as a 5 bed guest house with 3 bed owners accommodation. Although the application form indicates there will be no gain, loss or change of use of residential units, the Design Statement sites examples where properties are not owner or manager occupied. The applicants address is also not this property. We have no objection to its continued use as a guest house or to its use as a private dwelling house subject to a condition that it is occupied as an only or principal home, i.e. not as a second home or holiday let accommodation. We object to the holiday let element of this application as it contains no commitment to provide on site management. We consider the failure to provide any on site control does not provide the necessary safeguard to satisfy the requirement of Local Plan Policy 06, referred to in the applicant’s statement, that it should not have an unacceptable impact on the amenity of adjoining residents. Previous approved applications referred to in the Design statement have failed to recognise the impact anti social behaviour can have where there is no on site supervision or control. (We note the protection provided on application 7/2024/2208 at 21 Bank Street, when approved as an HMO). We are providing a compilation of anti social behaviour reports over recent years which shows the impact it can have on any property affected in this way noting that this is only a small proportion of actual complaints, many of which go unreported due to a failure of the system to protect them . It is time to correct this by insisting on site supervision must be maintained as currently exists with all guest houses - SH, CH, LT &CP	OBJECT	
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