

AGENDA ITEM 7. i)	PLANNING GROUP REPORT ON PLANS RECEIVED BETWEEN 12/06/2026 – 9/07/2026				
Plan Ref.	Location	Description	Comments	Recommendation	Date Comments sent to LDNPA under Delegated Powers (if applicable)
7/2026/2055	Easedale House, Southey Street, Keswick, CA12 4HL	Change of use from Guest House with Managers accommodation (C1) to self- contained residential dwellings (C3)	Support – this application proposes to adapt the existing guest house to provide 1x2 bedroom, and 7x1 bedroom self contained flats accessed via the existing entrance hall and communal staircase over 3 floors. There is also a lower ground floor area accessed off a ground floor unit. We support this type of accommodation which is in short supply in Keswick. It is noted that no car parking provision is included in the application, but we do not consider this to be essential for this type of accommodation. It is understood the guest house had separate arrangements for parking spaces in the area adjacent the Methodist Church. As this is a Change of use application we object to this being “Market” housing as indicated on the application form. We consider that all dwellings should be subject to local occupancy conditions with 3 designated as “affordable” housing. A condition should also apply safeguarding their use as permanent residential accommodation excluding its use as a second home or holiday letting – SH, CP & LT	SUPPORT	

7/2026/2092	Lane Rigg House, The Heads, Keswick, CA12 5ES	Installation of an external flue for a wood burning stove	Object – this property is a traditional 3 storey building within the conservation area. The applicant proposed a new external flue to the side elevation in a black metallic finish which extends approx. 2 metres above the roofline. It is argued that the position and detailing is to minimise its prominence from public vantage points and preserves the visual integrity of the building in the streetscape. We consider this would do exactly the opposite and would be completely out of character on what is a visually prominent side elevation when walking towards Lake Road. It could be argued that the installation of multiple upvc drainage pipes on this side elevation has already had a negative impact. However this is not an excuse to compound this situation. It is our view that a new flue on this side elevation should be enclosed within a built chimney stack with white render finish on the side of the building which can be accommodated within the site boundary – SH, CP &LT	OBJECT	
7/2026/2109	Rogerfield House, Manor Brow, Keswick, CA12 4AP	Proposed extension to the rear, side, and front	Support – this is a significant extension to the existing dwelling to provide improved living accommodation. It has been designed in a form and style in keeping with the existing house on a site which is large enough to accommodate it – SH, CP &LT	SUPPORT	
7/2026/2123	9, St. Johns Terrace, Ambleside Road, Keswick, CA12 4DP	Change of use from C1 (Guesthouse) to C3 Use (Dwelling)	Support – we support this change subject to a condition which would secure its use for permanent occupation excluding its use as a second home or holiday letting accommodation - SH, CP &LT	SUPPORT	