AGENDA ITEM 7. i)	PLANNING GROUP REPORT ON PLANS RECEIVED BETWEEN 11/09/2026 – 8/10/2026				
Plan Ref.	**Location**	**Description**	**Comments**	**Recommendation**	**Date Comments sent to LDNPA under Delegated Powers (if applicable)**
T/2026/0186	41, Wordsworth Street, Keswick, CA12 4BZ	One Thuja to remove - rear of property	Support – we support the recommendations of Josh Ledbury of Evolve Tree Management for removal of this overgrown tree given its proximity to existing structures – SH, LT, CH & CP	**SUPPORT**	
7/2026/2130	Rawnsley Centre, Minor Hall, Main Street, Keswick, CA12 5NP	Formation of accessible ramp and steps to existing front entrance to Class F, Rawnsley Centre. Inclusive of low level wall, railings and handrail	Support – the design details of the proposed new ramp to provide access for disabled users are in keeping with the style of the existing building – SH, LT, CH & CP	**SUPPORT**	
7/2026/2159	Boat Repair Depot, Isthmus Bay, Keswick, CA12 5DJ	Approval of details reserved by conditions 3(construction traffic management plan), 4 (tree protection), 5 (pre-construction survey - footpath), and 7 (biodiversity net gain) on application 7/2026/2014 - Erection of a building for the storage and maintenance of launch craft in association with Keswick Launch Company	No comments required		
7/2026/2165	Pack Horse Inn, Pack Horse Court, Keswick, CA12 5JB	Minor internal works including poultice cleaning of ceiling timbers and internal redecoration including new fixed seating including a window seat and bench seating, new drinks shelf to wall to the right side of the bar, new timber panelling, new fire	Support – the internal works proposed to improve the ambience of the existing Inn are in keeping with the style of the existing building - SH, LT, CH & CP	**SUPPORT**	

		surround to corner fireplace, cosmetic redecoration including new floor finishes to the customer areas, WCs and bar, redecoration of existing painted and papered wall finishes and reupholstering of existing fitted seated being retained and sanding and re-staining of modern joinery finishes and installation of 3no new fixed, decorative screens (1 to ground floor adjacent to left lobby entrance and 2 to the first floor either side of the kitchen entrance)			
7/2026/2166	22, Southey Street, Keswick, CA12 4EF	Change of use of guesthouse to a flexible use as a) guesthouse, b) dwellinghouse, c) holiday letting accommodation, d) house in multiple occupation	Object – we object to the principle of applying for multiple different uses as one application when there are clear differences in the characteristics of each option. a) Guesthouse – there is no change of use applicable in this case b) Dwellinghouse – we have no objection to its use as a private dwellinghouse 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 c) Holiday Letting Accommodation – we object to its use as a holiday letting accommodation particularly where there is no provision for on site management. We repeat our concern that the failure to provide on site control does not provide the necessary safeguard to satisfy the requirement of Local Plan Policy 06, that it should not have an unacceptable impact on the amenity of adjacent residents. To support previously submitted evidence of the impact of holiday lets with no on site control, a special ''Holiday Let Nuisance Survey'' was carried out between 10-26 August 226. This resulted in 118 responses	**OBJECT**	

			and the survey summary is provided with this response. Whilst figures are constantly changing the consistent element is that 34% of domestic properties in Keswick are not available to live in as a family homes due to the increased use of holiday lets and second homes. 20% is considered to be the upper limit for a healthy town (as stated in the FOLD' who pays for the Lake District report2026). This is evidence alone that no further holiday let provisions should be approved in preference to use as family homes. There have been a significant number of Change of Use applications from guesthouses to holiday lets over the past 3 years. This also results in the displacement of a family home which has to be re-accommodated elsewhere increasing the pressure on local needs housing. d) House of Multiple Occupation – this is another different characteristic where occupants stay for longer periods. We acknowledge the need for businesses to provide staff accommodation locally. This is only acceptable where adequate on site control is provided to safeguard the amenity of nearby residents and conditions imposed as applied to application 7/2024/2208 at 21 Bank Street when approved as an HMO - SH, LT, CP &CH		
7/2026/2170	Booths, Tithebarn Street, Keswick, Cumbria, CA12 5EA	Proposal for the installation of an additional six rapid electric vehicle charging stations and ancillary equipment within the car park of Booths, Keswick, including one fully accessible EV charging bay. The existing feeder pillar to be removed and replaced with updated kiosk to house metering equipment for additional chargers on site.	Support – this is proposed to supplement the existing provision in Booth's car park to improve overall capacity in Keswick given the drive towards future use of electric vehicles in line with government policy – SH, LT, CP &CH	**SUPPORT**	

7/2026/2172	6, Grange Park, Keswick, CA12 4AY	Variation of condition 1 (plans) on planning permission 7/2022/2261 - Amendment to condition 2 (plans) on planning permission 7/2019/2270 for demolition of conservatory & porch. Addition of dining and play room extension with porch	Object – we have no objection in principle to the extended patio linked to the existing house but we object to the removal of the retaining wall and mature planting at the rear, shown on the original approved plans, which appears to have been done without permission - SH, LT, CP &CH	**OBJECT**	
7/2026/2174	Station House, Brundholme Road, Keswick, CA12 4NL	Erection of oak framed carport	Support – the rustic oak frame design with slate roof is a positive addition to the existing house - SH, LT, CP &CH	**SUPPORT**	
7/2026/2182	26 , Brandlehow Crescent, Keswick, Cumbria, CA12 4JE	Single storey rear extension	Object – we have no objection in principle to the extension proposed but we object to the use of red brick walls as the new finish to the external walls which is out of keeping with the render finish which is predominant throughout this estate. The large triangular gable window/panel is also out of character with neighbouring dwellings. An existing vertical timber boarded fence with concrete divisions has been erected to the side boundary along the access road to Manesty View which closes off the view to and from the dwelling creating an oppressive impression out of character with the open planted nature of boundaries on the estate. Overall, we believe the design proposed will have a negative impact on the character of the area - SH, LT, CP &CH	**OBJECT**	