

**South Lakeland District Council**  
**Lake Administration Committee**  
**Friday, 5 October 2018**  
**Jetty, Slipway and Boathouse alterations Calgarth Hall**  
**Boathouse, Windermere.**

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**Portfolio:** Not applicable  
**Report from:** Director People and Places  
**Report Author:** Frankie Flannigan – Principal Lake and Parking Services Officer  
**Wards:** Windermere;  
**Forward Plan:** Not applicable

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**1.0 Expected Outcome**

1.1 That approval be given to an application for permission to replace the two existing jetties, relocate the slipway and add a balcony to the encroachment at Calgarth Hall.

**2.0 Recommendation**

**2.1 It is recommended that the Committee:-**

**2.1.1 Delegate authority to the Director (People and Places) to grant permission, subject to the completion of a revised encroachment agreement, for the following:-**

**a. Replacement of two existing wooden jetties**

**b. Installation of a glass balustrade balcony; and**

**c. Remove and replace the existing slipway 2.5m north of its current location and be installed 2.7m wide.**

**2.1.2 Note the intention of the applicant to undertake dredging to the internal area of the Boathouse.**

**3.0 Background and Proposals**

3.1 Calgarth Hall Boathouse is a private property situated on the eastern shore of Windermere. An application was made to the LDNPA to demolish the existing boat house and to construct a new boathouse to include both jetties. The boathouse is located above the Council's registered title.

- 3.2 The application provides details of the proposed replacement of the two wooden jetties. The northern jetty will cover an area 18.5m<sup>2</sup> and southern jetty 48.13m<sup>2</sup>. The slipway will cover an area of 2.7m. A glass balustrade balcony will be constructed on the upper floor of the boat house and that will encroach into an area of 18.5m<sup>2</sup>. All measurements will be subject to a full survey on completion of the works.
- 3.3 An application for dredging has also been received - this should only cover the internal area of the boat house; temporary scaffolding and a temporary cofferdam will be installed within the Council's registered title so works can proceed.
- 3.4 The existing concrete slipway will be removed and a new slipway constructed 2.5m north and will cover an area of 2.7m.
- 3.5 The applicant has provided confirmation of the approved planning permission by the Lake District National Park Authority and a copy is attached for reference. Environment Agency Approval has also been received.

#### **4.0 Consultation**

- 4.1 Informal consultation has taken place with the Lake Wardens who made no comments. The Principal Lake and Parking Services Officer is also in possession of all relevant permissions, risk assessments and method statements and plans.

#### **5.0 Alternative Options**

- 5.1 The Committee could decide to refuse the application however this action is not recommended as there are no boundary disputes at the site, planning permission has been granted by the LDNPA and Environment Agency approvals are supplied.

#### **6.0 Links to Council Priorities**

- 6.1 Not applicable

#### **7.0 Implications**

##### **Financial, Resources and Procurement**

- 7.1 An amendment to the existing encroachment agreement will be required as the proposed extension will increase the extent of the licenced demise and an increased rental will be achieved.

##### **Human Resources**

- 7.2 There are no staff implications

##### **Legal**

- 7.3 Legal Services will be required to complete the encroachment agreement following confirmation of the agreed terms by LSH.

##### **Health, Social, Economic and Environmental**

- 7.4 Have you completed a Health, Social, Economic and Environmental Impact Assessment? No
- 7.5 This is an individual application which has already been granted planning permission and Environment Agency approval.

##### **Equality and Diversity**

- 7.7 Have you completed an Equality Impact Analysis? No

- 7.8 This is an individual application which has already been granted planning permission and Environment Agency approval. No equality or diversity implications arise out of this proposal.

### Risk

Risk	Consequence	Controls required
That the committee refuse the application.	It is likely this would be challenged by the applicant	Approve the construction of the works as detailed by the Principal Lake and Parking Services Officer who is satisfied with the application that has been submitted

### Contact Officers

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### Appendices Attached to this Report

Appendix No.	Name of Appendix
1	Planning decision notice
2	Notification of Environment Agency Consent
3	Application for encroachment
4	Application for dredging
5	Location Plan
6	Proposed existing and extent jetty plan
7	Proposed jetty
8	Slipway plan
9	Elevations of the boat house showing the balcony

### Background Documents Available

Name of Background document	Where it is available
N/A	N/A

### Tracking Information

Signed off by	Date sent
Legal Services	12 <sup>th</sup> September 2018
Section 151 Officer	12th September 2018
Monitoring Officer	12th September 2018
SMT	N/A

Circulated to	Date sent
Assistant Director	12th September 2018
Human Resources Manager	N/A

<b>Circulated to</b>	<b>Date sent</b>
Communications Team	N/A
Leader	N/A
Committee Chairman	N/A
Portfolio Holder	N/A
Ward Councillor(s)	N/A
Committee	5 <sup>th</sup> October 2018
Executive (Cabinet)	N/A
Council	N/A