

South Lakeland District Council
Lake Administration Committee
Friday, 2 July 2021

**Installation of a new balcony at Blackwell Boathouse
Storrs Park Windermere**

Portfolio:	Not Applicable
Report from:	Simon Rowley- Director of Customer and Commercial Services
Report Author:	Frankie Flannigan – Service Delivery Manager
Wards:	Bowness & Levens;
Forward Plan:	Not Applicable

1.0 Expected Outcome

1.1 That approval be given to the application to install a new balcony at Blackwell Boathouse Storrs Park Windermere.

2.0 Recommendation

2.1 It is recommended that The Committee:-

2.1.1 Delegate the authority to the Director of Customer and Commercial Services to grant permission, subject to the completion of a new private encroachment agreement, for the following:

(1) Installation of a new balcony as outlined in the appendix to this report.

3.0 Background and Proposals

3.1 An application has been received to construct a new projecting balcony at Blackwell Boathouse Windermere.

3.2 The application provides details of the construction of the new balcony consisting of a cantilever steel frame with timber deck and joists and timber balustrade with an overall encroachment of 9.57m² approx. These measurements are subject to a survey on completion.

3.3 The applicant has provided confirmation of the approved planning consent by The Lake District National Park Authority and a copy is attached. Environment Agency approval has also been received

4.0 Consultation

4.1 Informal consultation has taken place with the Lake Wardens. The Service Delivery Manager is also in possession of all relevant consents, risk assessments, method statements and plans. Please see appendices.

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 issues with this location, planning

permission has been granted by LDNPA and approval of the Environment Agency has been issued.

6.0 Links to Council Priorities.

6.1 Economy and Culture

6.2 Health and Environment

7.0 Implications

Financial, Resources and Procurement

7.1 A new encroachment agreement will be required to ensure the appropriate income is received.

Human Resources

7.2 There are no staff implications.

Legal

7.3 A new private encroachment agreement will be required following confirmation of agreed terms by the Council's property agents, Lambert Smith Hampton (LSH).

Health, Social, Economic and Environmental

7.4 Have you completed a Health, Social, Economic and Environmental Impact Assessment? No.

7.5 A sustainability impact assessment has not been carried out as this is an individual application which has already been granted planning permission and Environment Agency consent

7.6 Summary of health, social, economic and environmental impacts: Not Applicable.

Equality and Diversity

7.7 Have you completed an Equality Impact Analysis? No

7.8 No equality and diversity implications arise out of this proposal

7.9 Summary of equality and diversity impacts: Not applicable

Risk

Risk	Consequence	Controls required
The Committee refuse the application.	It is likely to be challenged by the applicant as planning consent has been approved.	Allow the construction to proceed subject to a private encroachment agreement

Contact Officers

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Appendices Attached to this Report

Appendix No.	Name of Appendix
1	Planning notice decision
2	Notification of Environment Agency consent
3	Encroachment application
4	Location plan
5	Proposed layout plan
6	Elevation plan

Background Documents Available

Name of Background document	Where it is available
Not Applicable	Not Applicable

Tracking Information

Signed off by	Date sent	Date Signed off
Legal Services	04/06/2021	11/06/21
Section 151 Officer	04/06/2021	11/06/21
Monitoring Officer	04/06/2021	11/06/21
CMT	Not Applicable	Not Applicable

Circulated to	Date sent
Lead Specialist	Not Applicable
Human Resources Lead Specialist	Not Applicable
Communications Team	Not Applicable
Leader	Not Applicable
Committee Chairman	Not Applicable
Portfolio Holder	Not Applicable
Ward Councillor(s)	Not Applicable
Committee	Not Applicable
Executive (Cabinet)	Not Applicable
Council	Not Applicable