



**Lake District
National Park**

7/2021/5527

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF GRANT OF PLANNING PERMISSION

To: Mr Adam Perry,
Stephenson Halliday Ltd.
32, Lowther Street
Kendal
Cumbria
LA9 4DH

PART 1 - PARTICULARS OF APPLICATION

- | | | |
|---|--|---|
| 1 | Name and address of applicant | Mr Noel McKee, 1 & 2 Lakeshore Boathouses, Storrs, Bowness on Windermere, LA23 3LT |
| 2 | Date of application | 18 June 2021 |
| 3 | Land to be developed | Land at Bellman Landing, Storrs Park, Bowness on Windermere, LA23 3LT |
| 4 | Development forming the subject of the application | Erection of a single replacement boathouse comprising wet docks, jetties and living accommodation; associated site works; and a site wide landscaping scheme including a replacement vehicular access. (Revisions to withdrawn application 7/2021/5119) |

PART 2 - PARTICULARS OF DECISION

IN PURSUANCE of their powers under the Town and Country Planning Act 1990, the Lake District National Park Authority as local planning authority **HEREBY GIVE NOTICE THAT PLANNING PERMISSION** for the development referred to in Part 1 hereof **HAS BEEN GRANTED**.

SAVE as hereunder specified the development shall be carried out and completed in entire accordance with the particulars specified in the application and plans submitted. The development shall be subject to the following conditions:

- 1 The development hereby permitted shall be commenced before the expiration of **THREE** years from the date hereof.

REASON: Imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990.

- 2 The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details:



Notice of variation with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Mr Noel McKee

Demolition and replacement of two boathouses at Lake Windermere, River Levens (Main River)

Installation of temporary scaffolding at Lake Windermere, River Levens (Main River)

Removal of gravel at Lake Windermere, River Levens (Main River)

Installation of three timber jetties at Lake Windermere, River Levens (Main River)

National grid references: SD3930293658 and SD3929793633

1 & 2 Lakeside Boathouses, Bellman Landing, Windermere

Variation application number

EPR/LB3858SR-V01

Permit number

EPR/LB3858SR

Appendix 3

South Lakeland District Council

Lake Wardens Office
Ferry Nab
Bowness-on-Windermere
Cumbria LA23 3JH

Tel: 015394 42753
Fax: 015394 47813

e-mail: lake.wardens@southlakeland.gov.uk

APPLICATION FOR AN ENCROACHMENT ON THE BED OF WINDERMERE

Encroachment No.....

Name of Applicant	Mr Noel McKee
Address	Hollingworth Manor, Peanock Lane, Littleborough. OL15 0AD
Telephone No	07802 266 0901

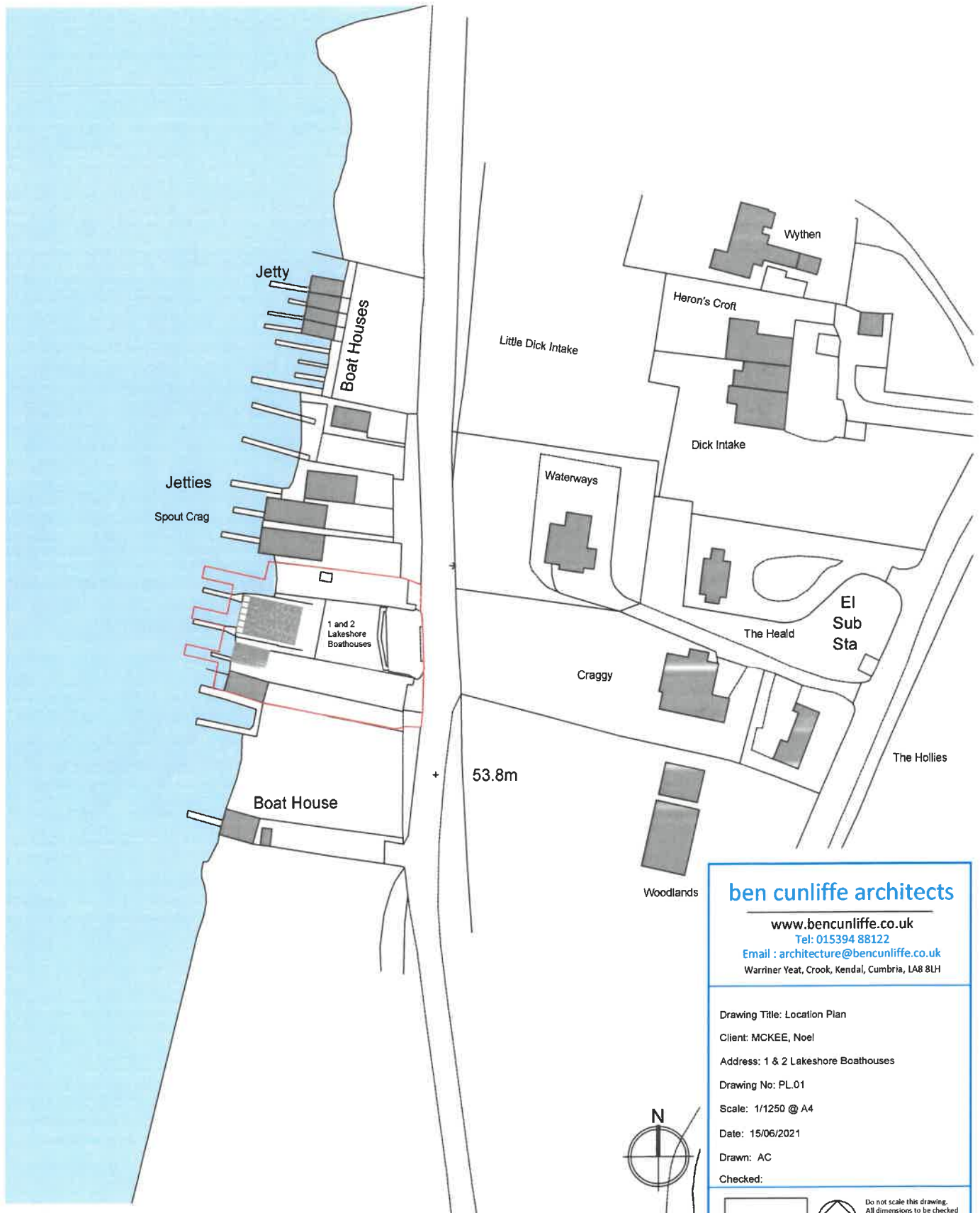
Name of Agent	Sadler Brown Architects – Robin Parker
Telephone No	07081 815 801
Name of Contractor	Unknown
Telephone No	Unknown

Location of Proposed Encroachment (inc O.S. grid Ref) OS grid: SD 39320 93679 1 and 2 Lakeshore Boathouses, Bellman Landing, Bowness-on-Windermere 5 COPIES OF THE LOCATION PLAN AND DIMENSIONS TO BE SUBMITTED AT TIME OF APPLICATION
Details of Proposed Encroachment..... Pier / Boathouse / Wet Dock / Slipway (a) Method and Type of Construction: 1no. boathouse to be constructed with wet docks using contiguous piles and a total of 4.no timber jetties. The proposed scheme has planning permission 7/2021/5527
(b) Dimensions: Length 30.5 metres Width: 18.8 metres
(c) Is the proposed Encroachment to be used Commercially/ Privately

Names and Addresses of adjoining land owners 1)Unknown 2)Unknown
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All Applications Must include certified copies of plans and permissions granted by the Lake District National Park Authority.(Planning Consent) and The Environment Agency, together with the fee of £231.60p inc.vat.

Signed  Date 21/03/2022



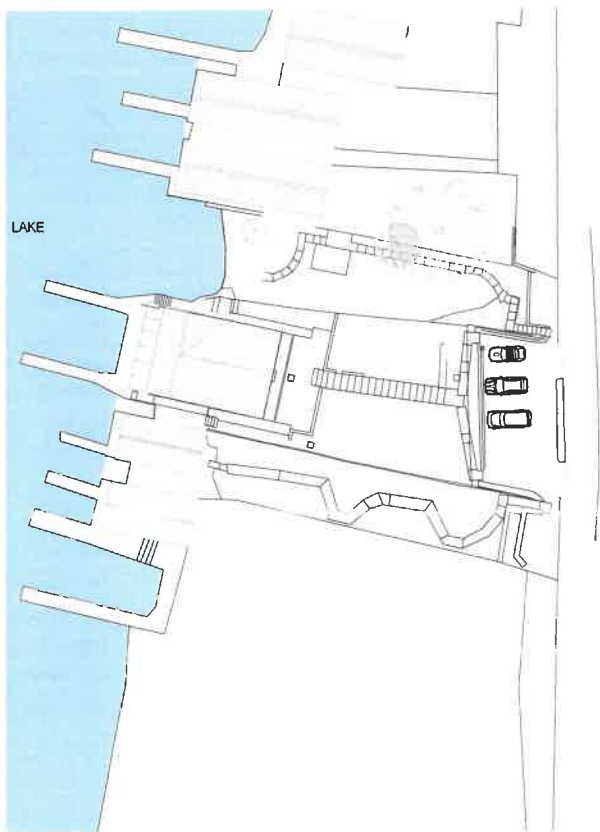
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 Tel: 015394 88122
 Email : architecture@bencunliffe.co.uk
 Warriner Yeat, Crook, Kendal, Cumbria, LA8 8LH

Drawing Title: Location Plan
 Client: MCKEE, Noel
 Address: 1 & 2 Lakeshore Boathouses
 Drawing No: PL.01
 Scale: 1/1250 @ A4
 Date: 15/06/2021
 Drawn: AC
 Checked:

Do not scale this drawing.
 All dimensions to be checked
 by the Contractor before
 construction proceeds.
 © ben cunliffe architects ltd

1 & 2 Lakeshore Boathouses - Site Plans



Existing Site Plan 1:200



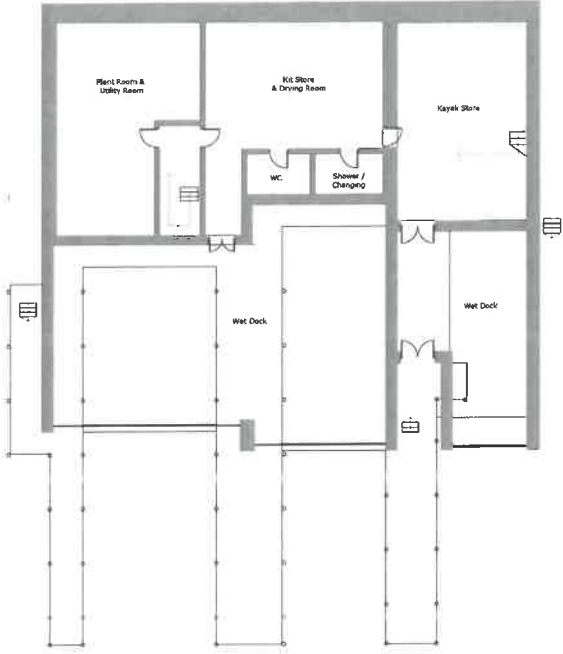
Proposed Site Plan 1:200

<p>ben cunliffe architects www.bencunliffe.co.uk Tel: 015 994 88322 Email: architecture@bencunliffe.co.uk Warren: Teet, Crook, Kendall, Cumbray, LA9 8JH</p>	
<p>Drawing Title: Existing and Proposed Site Plan Client: MCKEE Neal Address: 1 & 2 Lakeshore Boathouses Drawing No: PL 02</p>	
<p>Revision: Scale: 1/200 @ A1 Date: 15/09/2021 Drawn: AC Checked:</p>	
<p><small>Do not scale this drawing. All dimensions to be checked by the Contractor before construction proceeds. © Ben Cunliffe Architects Ltd</small></p>	

1 & 2 Lakeshore Boathouses- Proposed Plans



Ground Floor Plan



Wet Dock Plan

ben cunliffe architects
www.bencunliffe.co.uk
1st Floor: 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

