

Kendal Town Council

Town Hall, Highgate, Kendal LA9 4ED
www.kendaltowncouncil.gov.uk



9 June 2025

To Members of the Planning Committee

Cllr A Campbell	Cllr H Ladhams (Vice-Chair)
Cllr J Cornthwaite	Cllr D Miles
Cllr L Edwards	Cllr D Rathbone (Chair)
Cllr R Edwards	Cllr G Supka
Cllr A Finch	

You are summoned to a meeting of Kendal Town Council Planning Committee on **Monday, 16 June 2025**, at **6.30 p.m.** in the Council Chamber at the Town Hall, Highgate, Kendal.

(Distributed to other Members of the Council for information only.)

Yours faithfully

A handwritten signature in black ink, appearing to be 'A B' followed by a long horizontal stroke.

Chris Bagshaw
Town Clerk

AGENDA

Public Participation

Any member of the public who wishes to ask a question, make representations or present a deputation or petition at this meeting should give notice of their attention to do so by contacting the Town Clerk on 01539 885430, office@kendaltowncouncil.gov.uk. Information on how to make the application is available on the Council's Website - <http://www.kendaltowncouncil.gov.uk/kendal-town-council/statutory-information/guidance-on-public-participation-at-kendal-town-council-meetings/> or by contacting the Town Clerk on 01539 793490.

1. Apologies

To receive and accept any apologies. If accepted, apologies will be considered to be for reasons approved by the council under the terms of the Local Government Act 1972, s85.

2. Declarations of Interest

To receive declarations by members and/or co-optees of interests in respect of items on this agenda.

3. Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

To consider whether there are any agenda items during consideration of which the press and public should be excluded.

4. Minutes from the Last Meeting (pages 3 to 10)

To receive the minutes of the meeting held on 2 June 2025 and to authorise the Chair to sign them as a true record (see attached).

5. Minute Action Sheet (pages 11 to 12)

To consider a report on actions taken by officers on resolutions or recommendations made at previous meetings (see attached).

6. Planning Process and Issues

To consider any planning process or related issues arising from the Council's interaction with the Planning Authorities. These may include items for reference, training, or guidance following feedback from previous applications.

7. Kendal Town Council Flood Relief Scheme Working Group

To receive a verbal update on the activities of the Working Group.

8. Kendal Town Council Local Plan Action Group

To receive a verbal update on the activities of the Working Group.

9. Shop Front Design Toolkit (Pages 13 to 23)

To consider proposing an update to the Shop Front Design Toolkit originally approved as Supplementary Planning Guidance by the former South Lakeland District Council on 18 May 2004 (see attached).

10. Planning Applications (pages 24 to 25)

To consider planning applications received from Westmorland and Furness Council, if any.

The Committee will consider planning applications received and published by the Local Planning Authority up to the date of the meeting. Where the publication of the application is after the initial publication of the agenda, items will be added up to the day of the meeting where necessary to meet planning consultation timeframes. A full list of applications likely to be considered can be obtained by checking the local planning authority website:

<https://www.southlakeland.gov.uk/planning-and-building/planning/planning-applications/search-for-a-planning-application/>

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Minutes of a meeting of the Planning Committee held on Monday, 2 June 2025, at 6.00 p.m., in the Council Chamber at the Town Hall, Highgate, Kendal.

Cllr A Campbell	Apologies	Cllr H Ladhams (Vice-Chair)	Present
Cllr J Cornthwaite	Present	Cllr D Miles	Present
Cllr L Edwards	Present	Cllr D Rathbone (Chair)	Present
Cllr R Edwards	Apologies	Cllr G Supka	Present
Cllr A Finch	Present		

In attendance: Chris Bagshaw (Town Clerk) and Inge Booth (Democratic Services Assistant).

P1/2025 Apologies

Resolved: To receive and accept apologies for absence from Cllrs Campbell and R Edwards.

P2/2025 Declarations of Interest

No declarations of interest were raised.

P3/2025 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

There were no excluded items on the agenda.

P4/2025 Minutes of the Previous Meeting

Resolved: To receive and accept the minutes of the previous meeting of the Planning Committee held on 12 May 2025 and to authorise the Chair to sign them as a true record.

P5/2025 Minute Action Sheet

Attention was drawn to Item Ref. No.36, Minute No.P127/2024, and arrangements for a site visit for all Members to enable them to have a wider view of Kendal in reality. The Town Clerk undertook now to arrange a suitable date, particularly with the Call for Sites document having been recently published.

Resolved: To note the actions taken by officers on resolutions or recommendations made at previous meetings.

P6/2025 Planning Process and Issues

The Town Clerk reported that the Call for Sites document had now been published, pointing out that this was not the final Call for Sites. Attention was drawn to the need to make residents aware that the consultation had not yet been opened up to the public. The Town Clerk also drew Members attention to the large amount of housing land held in Kendal by Westmorland and Furness Council which it called "non-statutory allotment land". He

explained that he had approached colleagues at Westmorland and Furness Council on the matter but that he had as yet received no response. He raised the need to address this issue at an early stage and to seek for all allotments to be transferred to the Town Council. This, he pointed out, needed consideration by both the Planning and the Allotments committees.

Resolved: The Town Clerk to report back to Committee on receipt of a response from Westmorland and Furness Council regarding its “non-statutory allotment land.”

Resolved: To note the verbal update.

P7/2025 Kendal Town Council Flood Relief Scheme Working Group

Cllr Cornthwaite, Chair of the Kendal Town Council Flood Relief Scheme Working Group, reported that there had been no further meetings to date, with the next meeting due to be held on 9 July 2025. He provided a brief update in relation to the recent unveiling of the wall on New Road and with regard to the Mintsfeet area of the Scheme.

Resolved: To note the verbal update.

P8/2025 Kendal Town Council Local Plan Action Group

There was no further update, the matter having already been discussed under Minute No.P6/2025 above.

P9/2025 Planning Applications

The Committee considered the Planning Applications as detailed in Appendix 1 to these minutes.

Resolved: To submit the recommendations in Appendix 1 to these minutes to the Planning Authority.

The meeting closed at 7.18 p.m.

Kendal Town Council
 Responses from Planning Committee: 2 June 2025
Appendix 1

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	2025/0500/HOU	16 Esthwaite Green Kendal Cumbria LA9 7RZ Proposed single storey rear extension, first floor side extension above existing garage and porch and bay window extension to the front (further information)	Heron Hill	21 May	No Material Objections
2	2024/2323/FPA	5 Galloway House Stramongate Kendal LA9 4BD Replacement of 2 front windows to double glazed timber sash windows	Fell	28 May	No Material Objections provided that the subsequent information provided by the applicant is sufficient for the Conservation Officer to recommend approval. The Committee is in favour of the improvements and looks forward to the further information being sufficient.
3	2024/2324/LBC	5 Galloway House Stramongate Kendal LA9 4BD Listed Building Consent for replacement of 2 front windows to double glazed timber sash windows	Fell	28 May	No Material Objections provided that the subsequent information provided by the applicant is sufficient for the Conservation Officer to recommend approval. The Committee is in favour of the improvements and looks forward to the further information being sufficient.
4	2025/0857/HOU	10 Wansfell Drive Kendal LA9 7JF Single storey front & side wrap around extension.	Heron Hill	28 May	No Material Objections subject to Biodiversity Net Gain being shown.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
5	2025/0211/HOU	63 Bellingham Road Kendal Cumbria LA9 5JY Pitched roof rear kitchen/diner extension with abutting workshop/side porch converted to habitable usage as utility room/boiler room & revised workshop layout (further information)	Stonecross	22 May	No Material Objections , however, the Committee notes and would draw Planning Officers' attention to the alleged inaccuracies outlined within the neighbour response. In addition, the side extension should be on the same footprint as the original building and as per the plan.
6	2025/0887/HOU	7 Carrock Close Kendal LA9 7HW Amendments to roof line and window and door revisions.	Oxenholme	30 May	No Material Objections
7	2024/2005/FPA	Unit 3 Parkside Business Park Parkside Road Kendal LA9 7EN Change of use from Industrial Unit (Use Class B2) to Indoor Swimming Pool (Use class F2) for Private Lessons including installation of an air source heat pump (Use Class F2) (Retrospective) (further information)	Heron Hill	5 June	Material Objections due to insufficient information having been provided on infrastructure around parking, lighting and safety of young children and the current opposition from Highways. The Committee, however, expresses favour with regard to the principle of this valuable local amenity. The Committee continues to express disappointment at the Retrospective nature of the application.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
8	2025/0900/HOU	<p>39 Kendal Green Kendal LA9 5PP</p> <p>Replacement single storey rear extension.</p>	Strickland	2 June	<p>No Material Objections subject to the Arboriculturist's Report being taken into consideration and the working guidelines outlined within the bat survey and as stated in the application being added as a condition.</p>
9	2025/0902/FPA	<p>109 Burneside Road Kendal LA9 6DZ</p> <p>Erection of a new holiday let and conversion of existing building to create a second holiday let (Retrospective).</p>	Strickland	5 June	<p>Material Objection.</p> <p>The Committee felt the change of use for the existing building should have been requested and drew attention to the neighbour comment in respect of noise and the disruption of the quiet enjoyment of the locality.</p> <p>The Committee objects to a second holiday let due to the size of the site and due to the Arboriculturist's comments regarding disturbance to trees and it adversely disturbing the curtilage of a Listed Building.</p> <p>In addition, the Committee is of the opinion that a Flood Plan is required.</p> <p>The Committee expresses disappointment at the Retrospective nature of the application.</p>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
10	2025/0903/LBC	<p>109 Burnside Road Kendal LA9 6DZ</p> <p>Erection of a new holiday let and conversion of existing building to create a second holiday let (Retrospective).</p>	Strickland	5 June	<p>Material Objection.</p> <p>The Committee felt the change of use for the existing building should have been requested and drew attention to the neighbour comment in respect of noise and the disruption of the quiet enjoyment of the locality.</p> <p>The Committee objects to a second holiday let due to the size of the site and due to the Arboriculturist's comments regarding disturbance to trees and it adversely disturbing the curtilage of a Listed Building.</p> <p>In addition, the Committee is of the opinion that a Flood Plan is required.</p> <p>The Committee expresses disappointment at the Retrospective nature of the application.</p>
11	2025/0554/HOU	<p>6 Green Road Kendal LA9 4QR</p> <p>Replacement of all current brown wood frame windows on the front elevation with modern uPVC windows in a sliding sash style (<i>see document attached to agenda</i>)</p>	Strickland	29 May	<p>No Material Objections subject to the Conservation Officer being satisfied that the proposal does not compromise the visual amenity of the Conservation Area. The Committee, however, expresses disappointment that traditional materials are not being used.</p>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
12	2025/0835/HOU	51 Aynam Road Kendal LA9 7DW Paint house exterior to better match that of neighbouring properties and weatherproof building due to being end of terrace.	Castle	5 June	No Material Objections
13	2025/0946/HOU	2 Wordsworth Drive Kendal LA9 7JW Single storey extension to side elevation of property.	Heron Hill	6 June	No Material Objections subject to Biodiversity Net Gain being shown.
14	2025/0940/HOU	18 Sedbergh Road Kendal LA9 6AD Single storey side & rear extension, loft conversion & rear dormers	Castle	6 June	No Material Objections , however, the Committee disagrees with the applicant's stance that there is no requirement for Biodiversity Net Gain and would require this to be included as a condition. The application will also be dependent on Network Rail requirements, if relevant.
15	2025/0969/ADV	44-46 Stricklandgate Kendal LA9 4ND Advertisement Consent for a non illuminated 4 x fascia signs & 1 x projecting sign	Fell	11 June	No Material Objections
16	2025/0982/ADV	W M Morrison Petrol Filling Station Queen Katherines Avenue Kendal LA9 6DU Advertisement Consent for a 7m internally illuminated pole sign	Mintsfeet	12 June	No Material Objections subject to conforming with this Council's Dark Skies Policy by restricting the lighting times from 6.30 a.m. to 10.00 p.m.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
17	2025/0236/APP	<p>39 Hallgarth Circle, Kendal, LA9 5NU</p> <p>Proposed two storey rear extension and replacement garage (<i>see document attached to agenda</i>)</p>	Strickland	12 June	No further action , the Committee's original Material Objections remain unchanged.
18	5/25/9003	<p>Kendal Household Waste Recycling Centre (HWRC), Canal Head North, Kendal, LA9 7BY</p> <p>Section 73 application to vary Condition 1 of planning permission 5/20/9004 to allow continued use of land as part of Kendal Household Waste Recycling Centre (HWRC) for an extended time period (<i>see document attached to agenda</i>)</p>	Castle	12 June	No Material Objections

Item No.5

Planning Committee - Minute Action Sheet - as at 9 June 2025

Ref. No.	Meeting Date	Minute No.	Title	Action (Resolution)	Officer Responsible (CB unless stated)	Deadline, if any	Date Action Commenced	Comments
22	19/02/2024	P150/2023	Planning Process and Issues	To produce a draft statement in relation to out of town food outlets, and to circulate to all Members of the Planning Committee, with Members to submit comments for inclusions should they so wish. (17/03/2025 - The Chair and the Town Clerk to discuss the matter of a draft statement in relation to out of town food outlets and to alter the commencement date on the sheet to 17 March 2025.)	DFR/CB		17/03/2025	To be drafted

Ref. No.	Meeting Date	Minute No.	Title	Action (Resolution)	Officer Responsible (CB unless stated)	Deadline, if any	Date Action Commenced	Comments
40	06/01/2025	P136/2024	Planning Process and Issues	Conversations to continue with colleagues at Westmorland and Furness Council with regard to the Town Hall building, with the Committee to be kept up to date. (17/03/2025 - The Chair and the Town Clerk undertook to take the matter forward in the most appropriate manner by writing to the Leadership of Westmorland and Furness Council, with Cllr Cornthwaite also indicating that he would be prepared to write a letter to Westmorland and Furness Council Leadership in his capacity as Mayor.)				Meeting held with W&F officers 5 March
44	20/01/2025	P147/2024	Kendal Town Council Local Plan Action Group	The Town Clerk to organise a further meeting of the Local Plan Action Group.			27-Jan-25	
53	17/03/2025	P180/2024	Minute Action Sheet	The Town Clerk to present a report on Planning Training for Members to the Committee in April 2025.				Being collated
56	02/06/2025	P6/2025	Planning Process and Issues	The Town Clerk to report back to Committee on receipt of a response from Westmorland and Furness Council regarding its "non-statutory allotment land."			22/05/2025	Awaiting response



Shopfront Design *Toolkit*



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Shopfront

Design Toolkit

Introduction

This document has been prepared by South Lakeland District Council. It was adopted as Supplementary Planning Guidance (SPG) on 18th May 2004. South Lakeland District Council is the planning authority responsible for land use and development issues outside the Lake District and Yorkshire Dales National Parks. This Supplementary Planning Guidance on shopfront design will only be applicable in those areas of the District outside the National Parks. The guidance contained in this SPG is a material consideration in the determination of planning applications. This guidance supersedes the document 'Shopfronts and Signs in South Lakeland - A Design Guide' produced in 1987.

Prior to it being formally adopted the guidance was consulted on widely with local amenity groups, civic societies, the retail community and other potential users of the guidance. A separate document detailing the results of that consultation process is held by the District Council and is available for inspection.

Why is the guidance needed?

South Lakeland is a special place containing a wealth of history, historic properties, features and structures. South Lakeland's built heritage forms part of its charm, character and popularity for both residents and tourists. Tourism plays an important contribution to the area's economy and the character of shopping areas not only adds to the attractive quality of South Lakeland but it enhances the experience of visitors and residents. Shopfronts are a very important element of the street scene and they have considerable influence over the character and quality of our towns and villages. The guidance will be particularly relevant for owners and developers of retail and non-retail (commercial) premises with a ground-level display window and/or a fascia sign. This will include banks, building societies, estate agents, restaurants and shops.

This guidance has been produced because shop fronts are constantly under pressure to change and provide a progressive image, which is not always advantageous for the character of our towns. The growth in 'corporate' images is leading to one town centre becoming indistinguishable from the next. Promoting the merits of good design and high quality shopfronts will overcome some of the threats identified.

Purpose

The purpose of the guidance is to:

- enhance the design of both modern and traditional shopfronts;
- clarify, amplify and further explain the policies set out in the adopted South Lakeland Local Plan;
- provide practical guidance for developers and retailers proposing changes to the external appearance of properties; and
- preserve and enhance the character of conservation areas and listed buildings.

Policy context

This guidance supports the policies set out in the Local Plan, which can be found in Design Sheet 10. The Local Plan emphasises the need to enhance the town centre in a sensitive manner and protect features, particularly in the Conservation Areas, which add to the shopfront character. Planning Policy Guidance Note 15: Planning and the Historic Environment sets out the national context for shop fronts. Wherever shop fronts of merit survive they should be retained and new shop fronts should be designed in sympathy with the rest of the elevation and incorporate any ground floor details of interest.

Do you need planning permission?

In all cases where alterations are proposed it is strongly advised to contact the Planning Services Group at an early stage. The planning officers can provide advice and guidance on whether permission and/or consent are required. If unauthorised work is carried out without permission/consent then the authority can take enforcement action against the shop-owner. This can lead to the need for further alteration or reinstatement of the original shop front. In addition fines or imprisonment can be imposed through the courts for unauthorised work to listed buildings.

In submitting proposals for consideration, it is essential that applications should contain drawings that contain sufficient detail. Plan drawings at 1:50 scale and elevation drawings at a scale of 1:20 are a minimum requirement and all construction details or decoration elements should be rendered at full size or 1:10. Applications should also indicate the nature and colour of the proposed materials to be used.

Planning Permission

Planning Permission is required for work that involves a material change to the appearance of the building. This includes changes to the size of windows and doors, the addition of blinds and shutters and alterations to the fascia. The replacement of features on a like-for-like basis does not normally require permission.

Advertisement Consent

Consent will depend on the location, type and size of sign proposed, but the regulations around advertisement consent are complex and it is strongly recommended to take early consultations with the Planning Services Group.

Listed Building Consent

Listed Building Consent is required for any alterations (internal or external) to a listed building which will affect its character or appearance as a building of special architectural or historic interest. As well as changes to the form of a shopfront, consent may also be required for re-painting schemes when this might affect the character of a listed building.

Conservation Area Consent

A stricter degree of control is also evident in Conservation Areas. Again any proposed alteration which will have an affect on the area's appearance would need consent.

Grants

The prospect of gaining grant assistance is highly dependent on each specific scheme. The availability is dependent on location and type of shopfront. It is generally historic properties, which are likely to receive grants, but the circumstances are constantly changing so you are advised to contact the Planning Services Group at South Lakeland House.

The relevant application forms can be obtained from the Planning Services Group, South Lakeland House, Kendal.

Tel: 01539 733333 Email: dev.control@southlakeland.gov.uk

Building Regulations

Building Regulation approval may be required even if planning permission is not. For further details please contact the Building Control Group on 01539 733333.

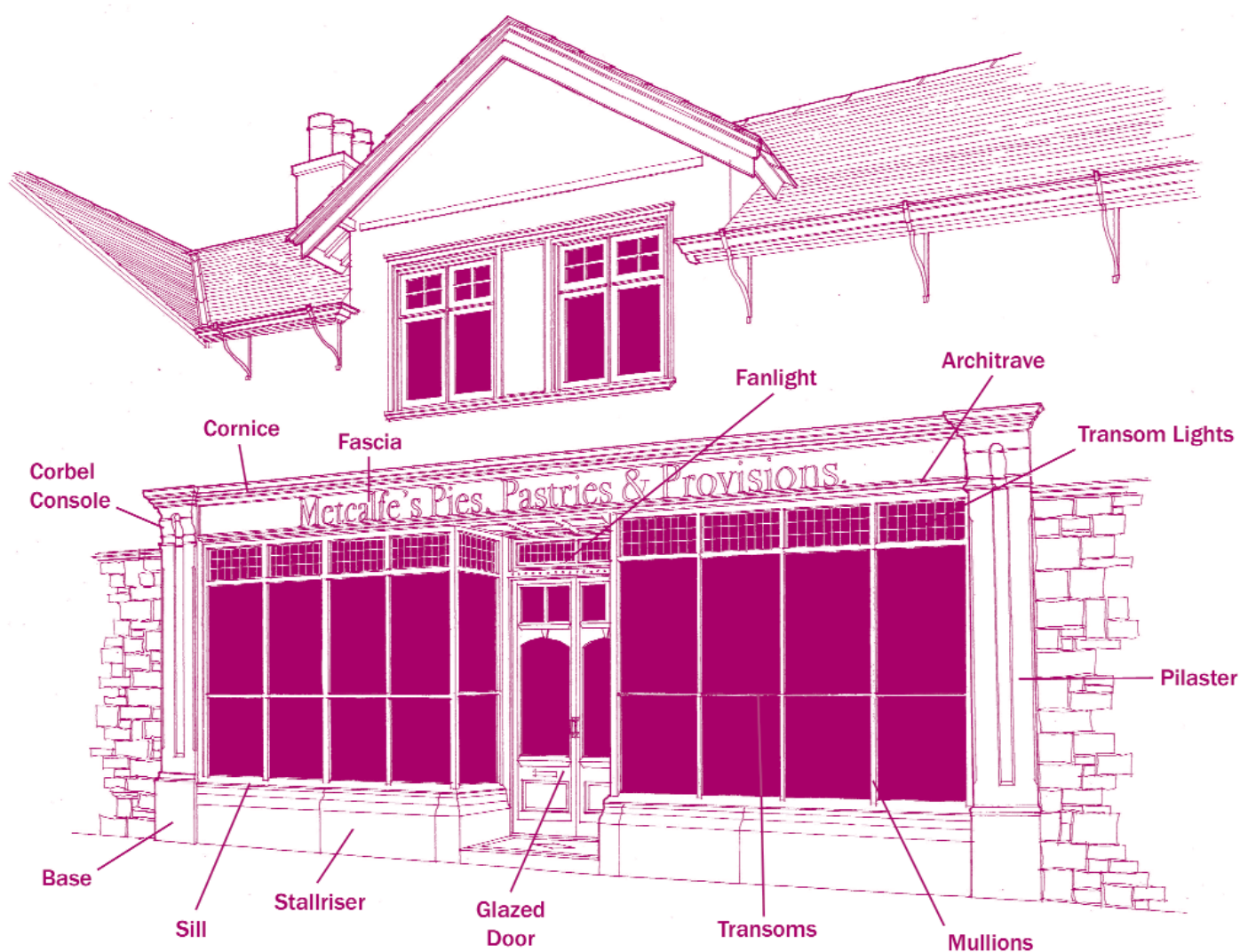
Email: building.con@southlakeland.gov.uk

What are the general design considerations?

It is essential that any new shopfront is not designed in isolation. Your drawings should show the relationship of the shopfront to the upper floors and any adjoining buildings. You will need to demonstrate that care has been taken in respect of the arrangement of the elevation into which the new shopfront is to be incorporated and in relation to any neighbouring buildings. Structural divisions that are visible within upper stories will need to be respected and such separation should always be continued down to ground level. Any designs which ignore the vertical integrity of abutting buildings or which seek to merge a number of well defined bays or frontages in order to create the appearance of a single large shopfront will be strongly resisted.

Except in the case of uniform parades or terraces, where shared design components contribute to a wider architectural whole, variation in the relative heights of features such as fascias or stallrisers may be acceptable, subject to clear benefits in terms of townscape, so long as the general design principles indicated in the various Designs Sheets have been followed.

Corporate designs and signage can have an adverse impact in sensitive locations such as conservation areas. While it is accepted that commercial recognition is a legitimate concern, it is also a factor that the standardised use of shopfront designs by national multiples is leading to an erosion of local distinctiveness in our towns and villages. If the guidance contained within this document is followed, it should be possible to maintain corporate distinctiveness by adapting house styles so as to respect the age, style, proportions and character of the particular building.





The above illustration shows a new shopfront that has been fitted into an early nineteenth century building. The design for the shopfront can be said to have failed to respect the context of the original building and introduced poor design elements in a number of ways, including the following:

- The lack of strong vertical components leads to too great a horizontal emphasis, in an elevation with significant vertical interest in its upper floors.
- All of the framing elements are excessively thin in section and there is no attempt at providing the appearance of any support for the upper floors.
- The design uses large, square areas of plate glass that do not relate well to the vertically proportioned windows above. This combines with the lack of framing to create the impression of a dark void over which the stonework appears to float.
- The lack of any stallriser or vertical surrounds such as pilasters further harms the proportioning and framing of the shopfront.
- The fascia is excessively tall and no attempt has been made to provide it with any framing elements or moulded cornice and so it gives the impression of being a flimsy, applied component, rather than a part of an integrated design. It also harms the architecture of the building by obscuring the sills of the first floor windows.
- The roller shutter box appears fitted almost as an afterthought. It protrudes awkwardly and reduces the amount of natural light able to enter the shop.
- The illuminated box sign above the door is both cumbersome and unnecessary and harms the architectural integrity of the elevation above.

A well considered example of a new shopfront design in a historic area



The shopfront design in the above illustration is far more sensitive in terms of both its own proportions and detailing and in relation to the front elevation of the building, for the following reasons:

- The design introduces a pleasing balance of vertical and horizontal elements, with glazing panels that possess proportions that are more in sympathy with the arrangement and shape of the openings above.
- The pilasters and stallriser are of sufficient thickness to help frame the window and give it strong definition.
- The fascia is well proportioned, framed by the capitals on top of the pilasters, and set well below the first floor windows. Its much sturdier appearance helps to give the impression of it supporting the masonry above.
- The introduction of a well-moulded cornice above the fascia, which is similar in style to the moulding at the eaves and around the upper windows, helps to integrate the new front into the building.
- The lettering style to the fascia is refined and unobtrusive while the hanging sign is well proportioned and similarly scripted.
- The retractable canvas blind is traditional in style and unobtrusive and its box housing integrates well into the fascia, leaving the name board visible.

Summary of design principles

The Design Sheets contained within this toolkit contain detailed information that should help you to develop a suitable shopfront design in most locations and contexts. The key principles that you should aim to follow are highlighted below and the practical means of implementing these principles should be guided by the points contained within each of the various Design Sheets.

- Retain, repair and reinstate original and historic shopfronts wherever possible.
- The architecture of the whole building and its neighbours should inform the alteration of an existing or the design of a new shopfront. Shopfronts should not overwhelm the architecture of the building.
- Each new shopfront should be designed individually and be based on good design principles, which are consistent with the scale and appearance of the building.
- Avoid undue horizontal emphasis, which can often conflict with any vertical design character evident in the upper floors. A good design will use vertical elements (pilasters, mullions, door frames) and horizontal components (fascia, stallriser and cornice) to produce pleasing proportions appropriate both to the building and the rhythm of the elevations in the street.
- A shop front design should not aim to unite buildings of different architectural styles but rather be conceived so as to reflect their originality.
- In historic areas, define your shopfront by ensuring it has a clearly established frame incorporating a cornice, fascia, pilasters and a stallriser. Keep the various elements in scale and proportion to each other: in particular try not to make the fascia too large or the pilasters too wide.
- Modern designs are more likely to be considered acceptable in contemporary buildings, existing buildings with little demonstrable architectural character, or outside historic areas. However, they must always be of a high design standard, utilise clear notions of scale and proportion, and use appropriate materials in relation to the wider elevation and street scene.
- Poorly conceived features such as undivided plate glass, excessively deep fascias, inappropriate materials and crude joinery details should be designed out when shopfront alterations are being considered.
- Strong consideration should be given to modifying standardised corporate designs in order to harmonise with the streetscape. This is especially the case where attractive original shopfronts survive, and in historic areas.
- Use appropriate materials and details that are sensitive to the street scene and are easily maintained. Accurate and authentic detailing is essential if awkward, unconvincing designs are to be avoided.
- Make the signage clear and simple.
- Inclusive access for all should be considered at every stage of the process of repair and design.
- Take special care with listed buildings, as stricter controls will apply.
- Choose paint colours for shopfronts with care. The shopfront/building should blend in with and not try to contrast with its neighbours.
- Incorporate designs for security at an early stage of the process.
- Visually acceptable means of improving security include the use of toughened glass to prevent vandalism, laminated glass to prevent theft, shatter proof adhesive films on existing glazed areas and internally mounted lattice grilles.

Architrave: A shallow moulding, which sometimes surrounds the shop window but is often confined to a simple run immediately below the fascia.

Blind Box: A long, hollow, rectangular box, usually set below the fascia but sometimes above, which traditionally houses a roller or concertina canvas sun blind.

Capital: The upper-most part of a classical column or pier

Chamfer: A surface formed when a square edge is cut away obliquely.

Console/Corbel: Decorative, often projecting features, terminating the upper part of any pilasters, usually at the same height as the fascia, which they flank.

Cornice: A projecting moulding, set above the fascia that forms the top edge of the shopfront. Invaluable for shedding rainwater away from the shop window below.

Dentils: A series of small rectangular blocks, arranged like a row of teeth, which project immediately below the cornice.

Dutch Blind or Balloon Blind: A modern blind usually made of reflective or plastic material and generally semi-circular or segmental in profile.

Fanlight: Also called an overlight. A small window set above a doorway and used to give additional internal illumination.

Fascia: A flat panel, often framed, which sits below the cornice and is enclosed by the corbel/console. Sometimes called the name board, as this is generally where the premises name is advertised.

Fretwork: An ornamental pattern of repeated combinations of straight lines.

Glazing Bar: A thin, wooden or sometimes metal framing piece enclosing a windowpane.

Mullion: Vertical framing members which divide the shopfront into smaller glazing units or lights.

Pilaster: Tall, rectangular, shallow projecting piers that flank the shop window/fascia. Often a flat representation of a classical column with a plinth/base below and either a console/corbel or a capital above.

Plinth/Base: A slightly projecting block at the base of a pilaster or column.

Sill: The lower horizontal member of a shop window, often provided with a projecting moulding to ensure that water is shed clear of the stallriser below.

String Course: A moulded, projecting band laid out horizontally across a wall, often to mark the point of an internal floor.

Stallriser: A solid, sometimes panelled base set below the shop window.

Stop: A method of terminating a chamfer or moulding, either ornamental or flat.

Transom: A horizontal member used to divide the shop window into smaller glazed areas.

Transom light: Usually a series of small panes set above a transom that is placed near the top of a window. Also sometimes mistakenly called a clerestory.



Produced by:

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www.southlakeland.gov.uk

Kendal Town Council
 Applications for Planning Committee: 16 June 2025
Appendix 1

Item No.10

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	2025/1043/HOU	<p>11 Hayfell Avenue Kendal LA9 7JH</p> <p>Proposed rear extension and driveway alterations</p>	Heron Hill	23 June	
2	2025/0905/HOU	<p>14 Oxenholme Road Kendal LA9 7NJ</p> <p>Rear two-storey extension</p>	Oxenholme	23 June	
3	2025/0856/FPA	<p>15 Kirkland Kendal LA9 5AF</p> <p>Change of use of redundant ground floor cafe (Use Class E) to a two bedroom apartment with parking and external space (Use Class C3) to include the removal of glazed screen and door to the front (west) elevation, alteration to the rear elevation to remove the door and change into a window</p>	Kirkland	24 June	
4	2025/0983/HOU	<p>68 Lingmoor Rise Kendal LA9 7NU</p> <p>Replacement of three flat roof garages with two pitched roof garages (Resubmission of 2025/0239/HOU)</p>	Heron Hill	24 June	

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5	2025/1051/PAPP	<p>Wayfaring House Murley Moss Business Park Oxenholme Road Kendal LA9 7RL</p> <p>Prior Notification under schedule 2, Part 14, Class OA, for the installation of 90 kWp solar canopies for renewable energy generation and consumption at the business park</p>	Oxenholme	25 June	
6	2025/0902/FPA	<p>109 Burneside Road Kendal LA9 6DZ</p> <p>Erection of a new holiday let and conversion of existing building to create a second holiday let (Retrospective). (Further information)</p>	Strickland	20 June	
7	2025/0903/LBC	<p>109 Burneside Road Kendal LA9 6DZ</p> <p>Erection of a new holiday let and conversion of existing building to create a second holiday let (Retrospective). (Further information)</p>	Strickland	20 June	