

Mr Michael Willies  
3, Hall Farm Close  
Castle Donington  
DE74 2NG

**Application reference 13/00963/FUL**

**Registered 22 November 2013**

## **PLANNING PERMISSION**

### **Town and Country Planning Act 1990**

#### **Change of use to Micro Pub (A4 use) at 32 Borough Street, Castle Donington, Derby, DE74 2LA.**

In pursuance of its powers under the Town and Country Planning Act 1990 North West Leicestershire District Council hereby grants planning permission for the above development in accordance with the application and plans submitted subject to and as may be modified by the following conditions:

- 1 The development shall be begun before the expiration of three years from the date of this permission.

*Reason- To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended.)*

- 2 The proposed development shall be carried out strictly in accordance with the following schedule of plans, unless otherwise required by a condition of this permission:

Site location plan 1:1250;  
Existing ground floor layout 20/11/13; and,  
Proposed ground floor layout and rear elevation 20/11/13

*Reason- To determine the scope of this permission.*

- 3 The use hereby permitted relates to the use at the ground floor level of the premises only.

*Reason- To determine the scope of this permission and for the avoidance of doubt.*

- 4 The use hereby permitted shall not commence until the condenser/ventilation system and internal noise insulation measures required in connection with the use hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. Those facilities and system shall be provided in accordance with the agreed details and maintained as such.

*Reason- To ensure against noise disturbance to the surrounding area or properties.*

- 5 Operations or uses authorised under this permission shall be carried out within the application site only between the following times:

Between 1200hrs and 2130hrs Mondays to Thursdays;  
Between 1200hrs and 2230hrs Fridays and Saturdays; and,  
Between 1200hrs and 2130hrs on Sundays and Bank Holidays.

*Reason- To ensure against noise disturbance to the surrounding area or properties.*

**INFORMATIVES :-**

- 1 Planning permission has been granted for this proposal. The Local Planning Authority acted pro-actively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended).
- 2 As of April 6th April 2008 written requests to discharge one or more conditions on a planning permission must be accompanied by a fee of £97.00 per request. Please contact the Local Planning Authority on (01530) 454665 for further details.
- 3 The developers should note that this permission does not authorise any new shop front advertisement which may require advertisement consent. You may wish to contact the Local Planning Authority in relation to any new adverts which may be required.

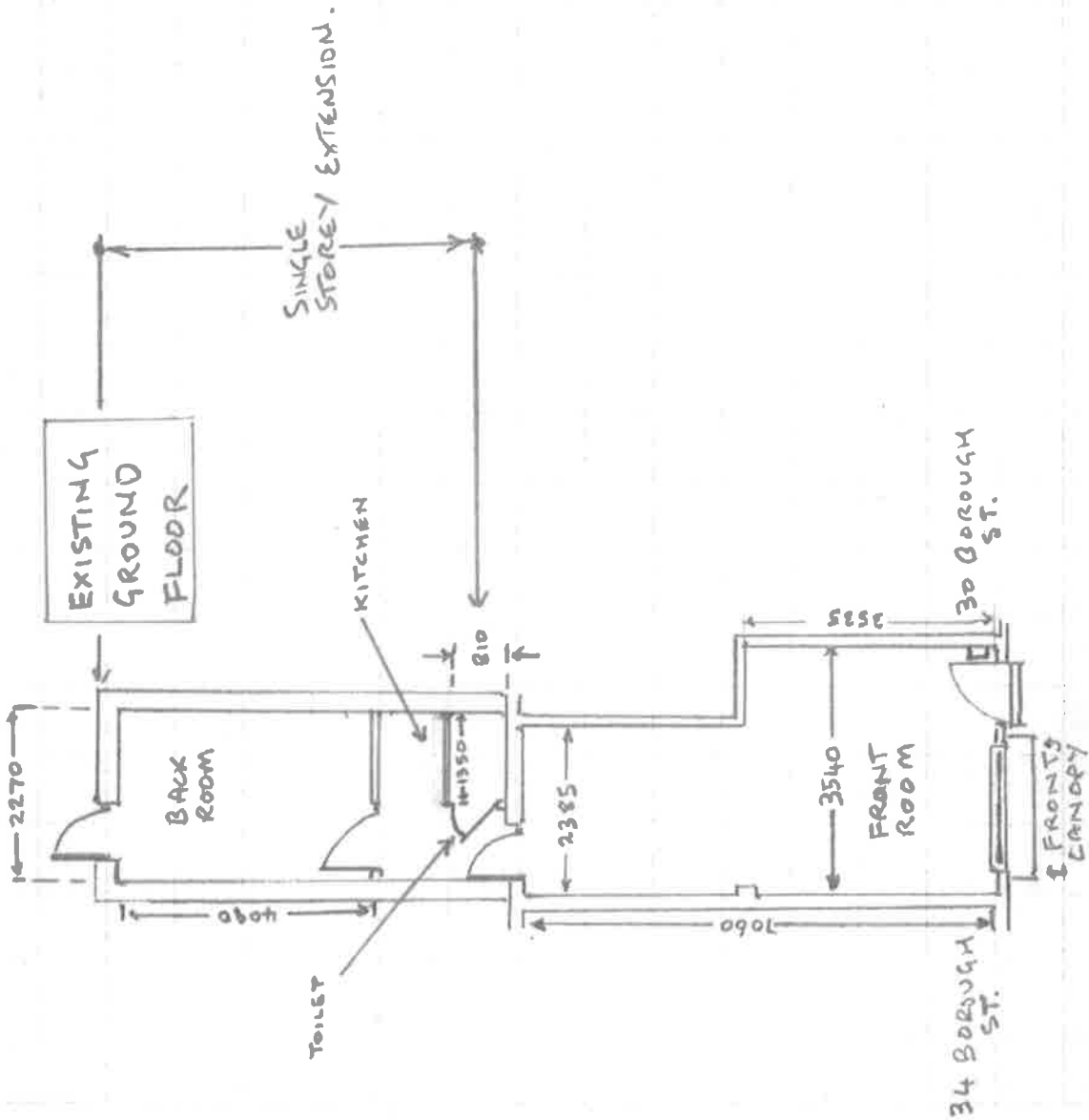
Your attention is drawn to the enclosed notes.

Signed:



Chris Elston  
Planning & Development Team Manager  
Proper Officer of the Council

Dated: 13.2.14

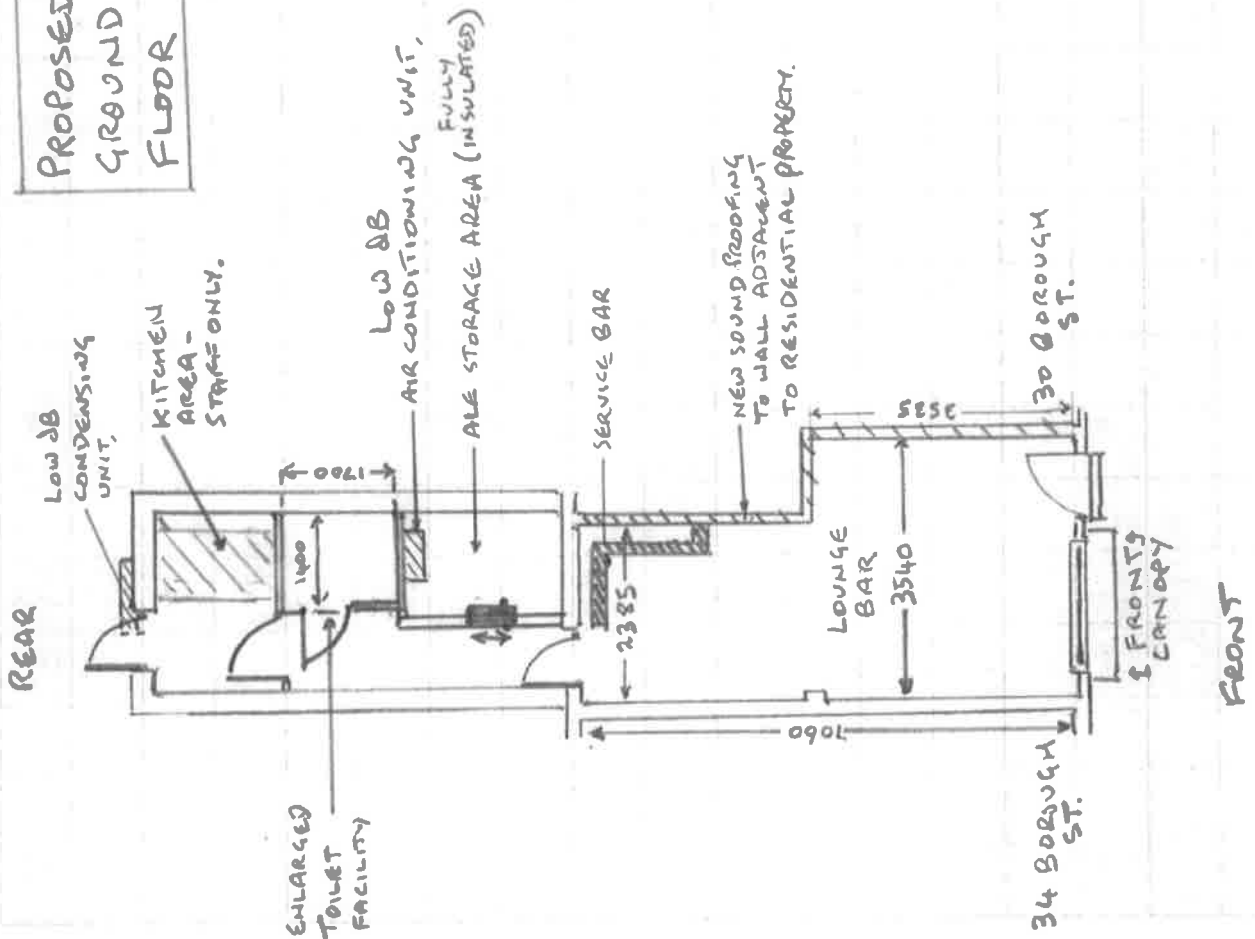


PROPOSAL:  
MICRO PUB.

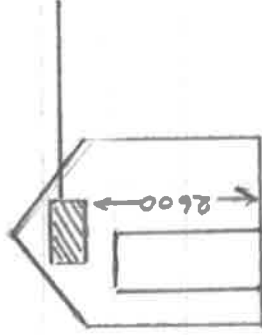
32, BOROUGH STREET  
CASTLE DONINGTON

SCALE 1:100  
DATE 20/11/13

**PROPOSED  
GROUND  
FLOOR**



EXTERNAL  
WALL MOUNTED  
LOW DB  
AIR-CONDITIONING  
UNIT.

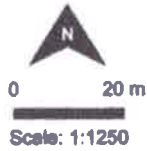


REAR ELEVATION

PROPOSAL:  
MICRO PUB.

32, BOROUGH STREET  
CASTLE DONINGTON

SCALE 1:100  
DATE 20/11/13



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