

Lime Kilns, Watling Street, Burbage, Hinkley, LE10 3ED

784-B079488



(Source: Google Maps, April 2026)

Planning D&A and Heritage Statement

Admiral Taverns

April 2026

Document control

Document:	Planning D&A and Heritage Statement
Project:	Planning Application for the siting of a timber pergola above hard standing sandstone paving, festoon lighting and heaters, 1.8m high close board fencing for formation of log store, and picket fencing to the rear outdoor area
Client:	Admiral Taverns
Project number:	784-B079488

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1.0 Introduction

General Introduction

- 1.1 Tetra Tech have been instructed to prepare a Planning and Heritage Statement in support of a full application for the siting of a timber pergola, hard standing and associated development to the outdoor rear area of the Lime Kilns Public House, Watling Street, Burbage, Hinckley, LE10 3ED.
- 1.2 This statement should be read in conjunction with the supporting application drawings which accompany the application.
- 1.3 The existing use of the building as a public house will not be affected by the proposal.
- 1.4 The Lime Kilns Public House is neither Listed nor Locally Listed, the premises are however located within the designated Ashby Canal Conservation Area.
- 1.5 The proposal seeks:
- ‘Full Planning Consent for the formation of a 46 square meters hard standing outdoor amenity area of Indian Sandstone paving with timber framed pergola above, festoon lighting and heaters, new 1.8 metre high close board fencing flush to existing walls to allow for the formation of a log store and 0.9 metre high picket fencing to an area adjacent to part of the existing car parking area.’*
- 1.6 The premises are an established Public House use.
- 1.7 No issues of residential amenity or parking/highway safety will be raised by the proposal above or beyond the existing situation.
- 1.8 This Planning and Heritage statement seeks to provide details of how the proposal will adhere with adopted Local and National Planning Policy.
- 1.9 The premises are located within the administrative boundary of Hinckley and Bosworth Borough Council.

Planning History of the Premises

- 1.10 Hinckley and Boswell Borough Council planning history search facility has identified the following planning history of the site:

23/00833/TCA	(T1-T2) – Ash tree – Reduce side crown of both Ash trees by 2 metres bringing it back to path line	Refused 02/10/23
08/01076/FUL	Extensions and alterations to Public House	Granted 12/01/09
07/00035/FUL	Single storey extension with external drinking and dining area	Granted 05/03/07
06/00071/FUL	Extension of bar area to include disabled toilet, erection of cold room, and extension and alterations of upper ground floor	Refused 27/03/06
98/00996/FUL	Extension to Public House and car parking area	Refused 03/03/99
95/00435/ADV	Illuminated signage	Granted 24/07/95
94/00965/FUL	Erection of play equipment	Granted 31/01/95
86/00162/4A	Erection of 6 illuminated signs and canal side information board	Granted 13/05/86
85/00387/4	Major alterations and extensions, car park improvements etc for licenced premises and installation of LPG tank	Granted 21/05/85

Flooding

1.11 The site is located within Flood Zone 1, as depicted on the below extract:



(Source: [Map – Flood map for planning – GOV.UK](#))

Structure of the Planning and Heritage Statement

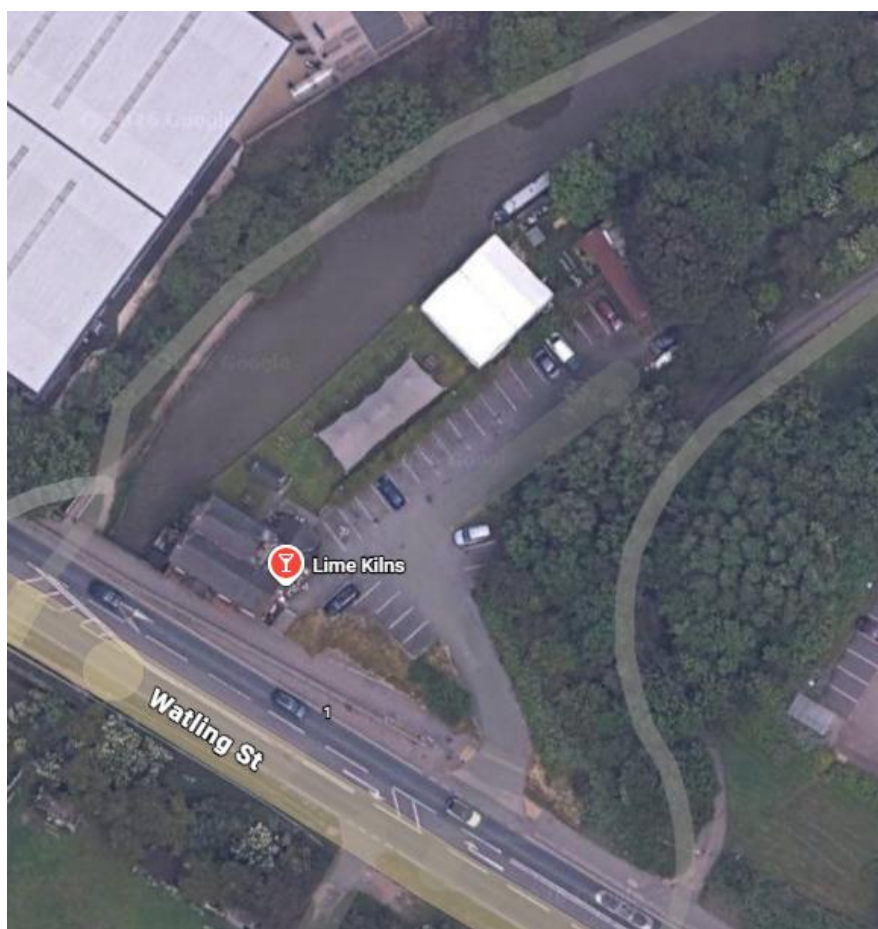
1.12 The Planning, Design and Heritage Statement is structured as follows:

- Section 1; Provides an Introduction.
- Section 2: Provides a Description of the Application Site and the Surrounding Area.
- Section 3: Provides details of the Historic Designation and Context of the Site.
- Section 4 Provides details of Application Proposals.
- Section 5: Provides details of Planning Policy and Legislation.
- Section 6: Provides an Assessment and Conclusion.

2.0 Application Site and Surroundings

Site Location

- 2.1 The Lime Kilns Public House is a large stand-alone premises of various heights including single, two and three storey elements, constructed of red brick and tiled roof with white UPVC windows. To the eastern side of the premises lies a hard standing marked out car parking area, which leads to a canal side grassed outdoor amenity area.
- 2.2 The premises front onto the Watling Street A5 trunk road between two highway traffic islands to the northwest which connects the A5 Watling Street and Hammonds Way and to the southeast which connects the A5 Watling Street, Logix Road and Sketchley Lane.
- 2.3 The premises are located within the Ashby Canal Conservation Area. The side/rear northwestern edge of the premises bounds the canal.
- 2.4 The premises are located within a prominent location fronting the A5 Watling Street. The adjacent southwestern edge of the A5 is generally of open green space. Neighbouring uses entirely consist of employment uses.



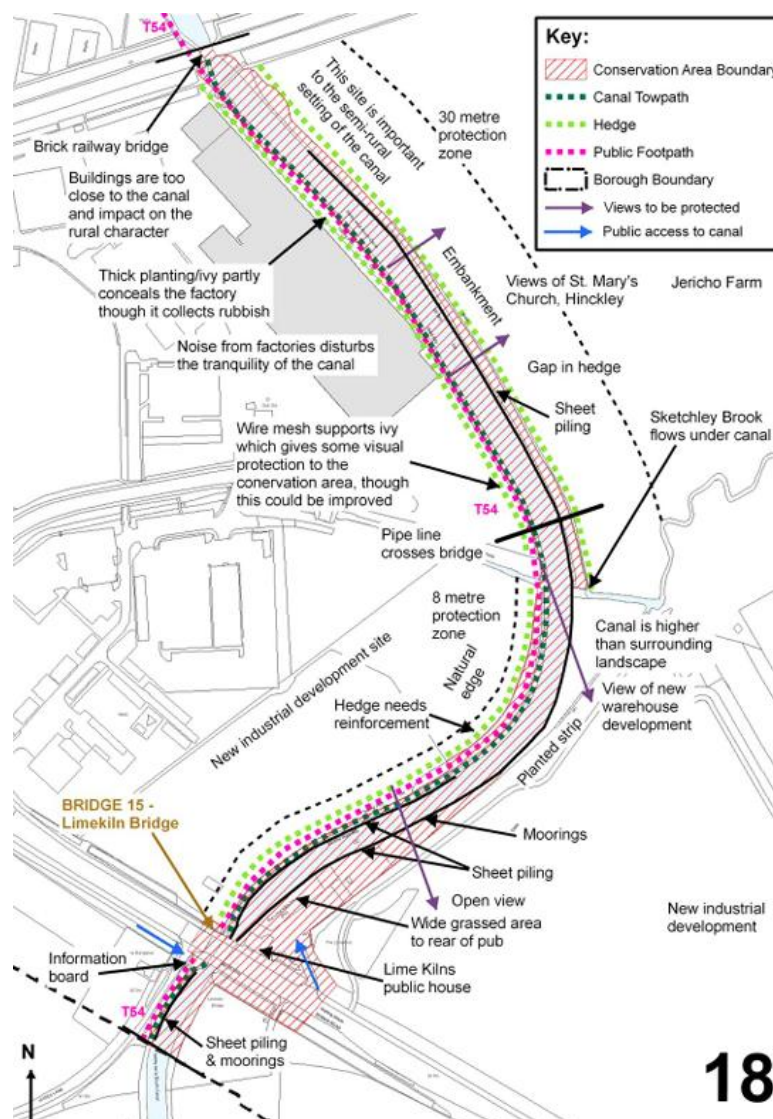
(Source: Google Maps, April 2026)

3.0 Historic Designation and Context

- 3.1 The Lime Kilns Public House is neither Statutorily nor Locally Listed. However, it is located within the confines of the Ashby Canal Conservation Area.

Ashby Canal Conservation Area

- 3.2 From its junction with the Coventry Canal close to Bedworth, the Ashby Canal travels northeast for approximately 7 miles through the town of Hinckley. The Canal then continues north through largely rural countryside for a further 15 miles until it reaches its terminus at Snarestone. Hinckley and Bosworth Borough Council designated that part of the canal running through the Borough as a Conservation Areas in December 1990. This was followed in June 1992 by Northwest Leicestershire District Council, who designated the remaining watered section of the canal as a Conservation Area from the boundary with Hinckley and Bosworth Council to the present terminus north of Snarestone village. The area of the Conservation Area to which the Lime Kilns Public House is located is highlighted on the Conservation Area Management Plan, Map 18, below:



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- 3.6 The Canal appraisal describes the Canal as being of considerable industrial archaeological interest. Despite its inception at a time of immense industrial activity, the canal is noted for its visual charm, meandering peacefully for most of its length through the quiet pastoral landscape of Western Leicestershire with very limited hints of the coalmines and heavy industry that prompted its creation. Many stretches of the navigation possess all the attractions of a natural river rich in aquatic and waterside flora and fauna.
- 3.7 The appraisal further states that the canal has many interesting archaeological features including over fifty single arch bridges, two aqueducts and a tunnel under the village of Snarestone. The canal is also a valuable recreational facility used for boating, fishing and walking. The towpath, parts of which are used extensively by ramblers, is included on the definitive map of public rights of way.
- 3.8 In terms of the Historical development of the Canal. Although the Ashby Canal was a comparative latecomer amongst the Leicestershire navigations, it represents the three-dimensional language of earth, timber, stone, brickwork and cast iron that tells the story of the development of the art of canal civil engineering. It reflects the development of the “cut and fill” technique which has been evolved during the early age of canal construction and was part of the canal legacy passed onto the builders of railways and to those engineers who construct motorways today. To appreciate the works of the waterway engineers and understand the magnitude of their achievement with the rudimentary means available at that time, the locks, tunnels, aqueducts, canal bridges, wharves, warehouses, and canal keeper’s cottages must be protected.
- 3.9 The expansion of trade in the eighteenth century with its increasing demands for water transport in a country that at that time was virtually without metalled roads, led to the development of an increasing number of river and canal navigation projects.
- 3.10 The first proposal for the Ashby Canal was made in 1771 when a waterway was suggested to run from the River Trent at Burton to join with the Coventry Canal at Marston near Bedworth. There was an increasing need for transport to exploit the coal reserves at Ashby Wolds and lime from quarries north of Ashby de-la-Zouch. It was proposed that the route of the canal should be through rural Leicestershire and the coal mining areas of Measham, Donisthorpe and Moira to Ashby Wolds and then through a series of locks to a summit level rising 139 ft after which it would descend to a junction with the River Trent. Here the canal would then divide into four branches linking further coal mine and lime working areas at Staunton Harold, Ticknall, Cloud Hill and Coleorton. However, it was not until May 1794 that a much shorter proposal was adopted and passed by an Act of Parliament. This proposal was that it would run from the Coventry Canal for 30.4 miles with a series of tram roads and branch canals to feed the top end of the system.
- 3.11 The Lime Kilns Public House is discussed within Chapter 10: Canalside Buildings at paragraph 10.4 within the Canal Appraisal.

Paragraph 10.4 states that the Lime Kilns Public House stands a few metres from the borough boundary where Watling Street (A5) crosses the canal. It is a simple double pile building which presents a two-storey frontage to the street but three storeys to the canal and the rear car park. Because of its isolated

location, it is a key landmark building highly visible from the north for some distance whose setting and simple functional appearance should be protected. Future extensions to the pub should be carefully designed to reflect its traditional qualities which include a steeply pitched roof, flat brick frontages, vernacular windows, segmental arches, and incorporate natural materials.

- 3.12 No Statutory Listed Buildings are located within the vicinity of the premises or the Conservation Area in this location.



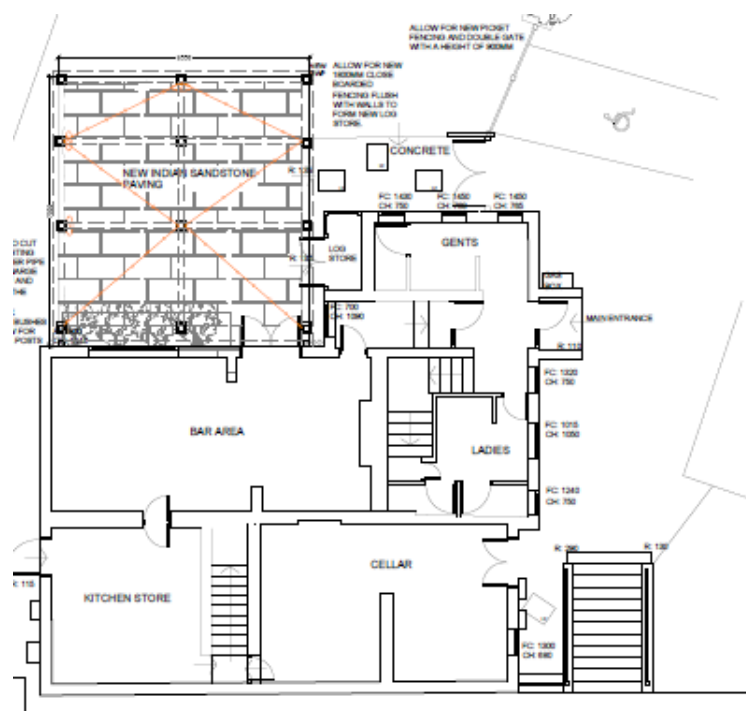
(Source: Google, April 2026)

4.0 Application Proposal

- 4.1 This application is submitted to Hinckley and Bosworth Borough Council for the following form of development:

'Full Planning Consent for the formation of a 46 square metre hard standing outdoor amenity area of Indian Sandstone paving with timber framed pergola above, festoon lighting and heaters, new 1.8 metre high close board fencing flush to existing walls to allow for the formation of a log store and 0.9 metre high picket fencing to an area adjacent to part of the existing car parking area.'

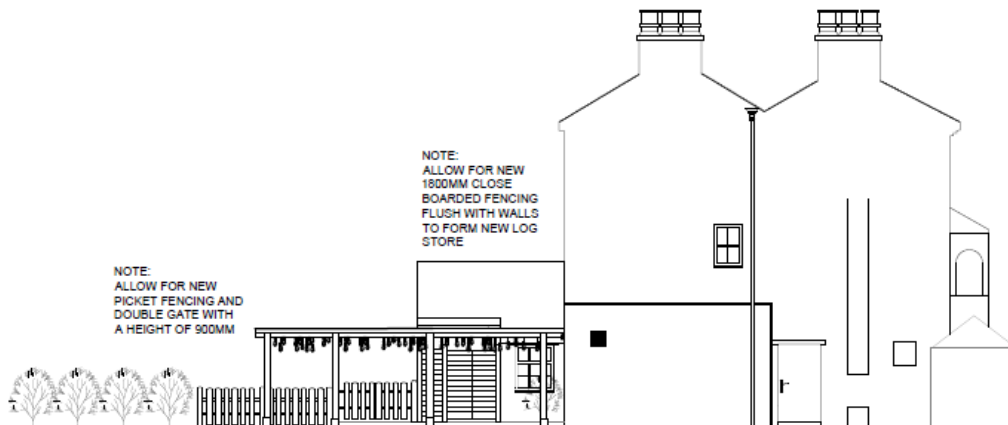
- 4.2 The area to which the proposal will be located is to the rear of the premises within the existing large outdoor amenity area, which is located canal side, providing a pleasant environment for visitors to the premises. Currently within the rear garden amenity area lies a large number of existing benches and seating for visitors, the proposal will allow visitors to experience the setting in a more comfortable and pleasant environment.
- 4.3 The proposed development is proposed to be located directly to the northern rear three storey elevation, as depicted below:



- 4.4 The proposed works are as depicted on the below proposed elevation plan, which include an open side timber pergola with festoon lighting and heaters, located above a newly formed hardstanding area of Indian Sandstone Paving measuring 6.5 metres in width x 7 metres in depth x 2.3 metres in height. The proposal also includes new 1.8 metres high close board fencing flush with existing an existing building wall and the side elevation of part of the pergola for the formation a log store, and 0.9-metre-high picket fencing with gate along the boundary of the existing hard standing car parking area and grassed outdoor amenity area.



- 4.5 View from car parking area to the eastern area of the premises where the 0.9m high picket fencing is proposed to be located.



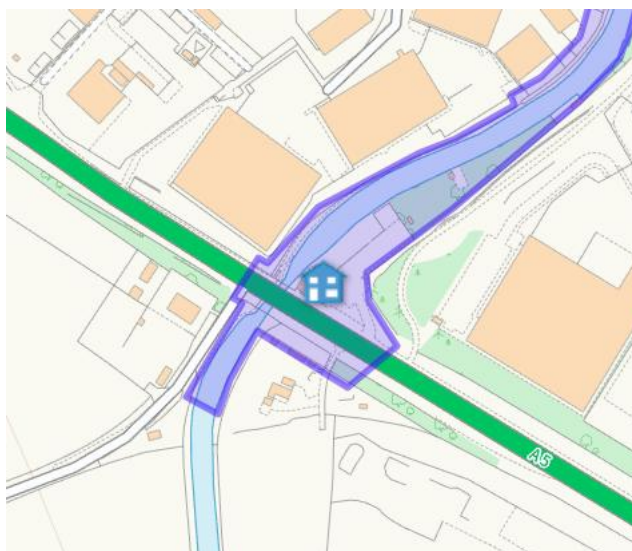
- 4.6 View from the western Canalside elevation.



- 4.7 View from the northern area of the rear outdoor area to the rear elevation of the property.

5.0 Planning Policy and Legislation

- 5.1 The premises are located within the administrative boundary of Hinckley and Bosworth Borough Council, where the statutory development plan is the Local development Framework Core Strategy (2009) and the Site Allocations and Development Management Policies DPD (2016).
- 5.2 The premises are not identified as a Listed building, but are located within the Ashby Canal Conservation Area, as depicted below:



Local Development Framework Core Strategy (2009)

- 5.3 No policies contained within the Local Development Framework Core Strategy (2009) are considered to be of relevance to the proposed scheme.

Site Allocations and Development Management Policies DPD (2016)

- 5.4 **Policy DM1 (Presumption in favour of Sustainable Development)** states that planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.
- 5.5 **Policy DM10 (Development and Design)** confirms that developments will be permitted providing that the following requirements are met, amongst others, no adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings; amenity of occupiers of the proposed development would not be adversely affected; the development compliments or enhances the character of the surrounding area in terms of scale, layout, design and materials.
- 5.6 **Policy DM11 (Protecting and Enhancing the Historic Environment)** states that the Council will protect, conserve and enhance the historic environment throughout the borough. This will be done through the careful management of development that might adversely impact both designated and non-designated heritage assets. All development proposals which have the potential to affect a heritage asset or its setting will be required to demonstrate: an understanding of the significance of the heritage asset and its setting; the impact of the proposal on the significance of the asset and its setting, including

measures to minimise or avoid these impacts; and, how the benefits of the proposal will outweigh any harm caused.

- 5.7 **Policy DM12 (Heritage Assets)** advises that all development proposals affecting heritage assets and their setting will be expected to secure their continued protection or enhancement, contribute to the distinctiveness of the areas in which they are located and contribute to the wider vibrancy of the borough.

In terms of Conservation Areas, **Policy DM 12** states that development proposals should ensure the significance of a conservation area is preserved and enhanced through the consideration and inclusion of important features (as identified in the Conservation Area Appraisal and Management Plan) including, but not limited to appropriate boundary treatments; preservation and enhancement of key views/vistas; the use of natural building materials; and the retention of key spaces.

Proposals which seek to improve identified neutral and negative areas inside designated conservation areas, which also lead to the overall enhancement of the conservation area, will be supported and encouraged.

- 5.8 **Policy DM24 (Cultural and Tourism Facilities)** confirms that the Borough Council will seek to support the development of new cultural and tourism facilities across the borough.
- 5.9 **Policy DM25 (Community Facilities)** advocates that the Borough Council will seek to support the formation of new community facilities across the borough.

Neighbourhood Plans

- 5.10 The site is located to within but to the extreme northwestern edge of the Burbage Neighbourhood Plan area, made 2021.
- 5.11 **Policy 5 (Footpaths and Cycleways)** seeks the protection footpaths and cycleways.
- 5.12 **Policy 18 (New Community Facilities)** advises that the redevelopment of community facilities such as public houses.

Supplementary Planning Document

Good Design Guide (2020)

- 5.13 The SPD seeks to raise design quality, whilst ensuring that the local identity and heritage of the Borough is preserved or enhanced. The document provides accessible, clear guidance, which will encourage high quality design and ensure that consistent rules are applied to the assessment of design by the Council. In doing so, this will simplify the application process for applicants and the local authority alike.

National Planning Policy Framework (December 2024) (NPPF)

- 5.14 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

- 5.15 **Paragraph 2** requires that applications for planning permission be determined in accordance with the development plan and material considerations.
- 5.16 **Paragraph 11** advocates that plans and decisions should apply a presumption in favour of sustainable development. For decision makers this means approving proposals which accord with an up-to-date plan without delay.
- 5.17 **Paragraph 39** states that LPAs should approach decisions on proposed development in a positive and creative way.
- 5.18 **Paragraphs 44** states that the right information is crucial to good decision-making.
- 5.19 **Paragraph 57** advises that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
- 5.20 **Paragraph 85** confirms that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.
- 5.21 **Paragraph 96** promotes social interaction as part of healthy, inclusive and safe places.
- 5.22 **Paragraph 98** seeks to ensure that established facilities and services are able to develop and modernise and are retained for the benefit of the community.
- 5.23 **Paragraph 135** confirms that planning policies and decisions should ensure, amongst others, that development should function well and add to the overall quality of the area, be visually attractive, and be sympathetic to local character and the surrounding built environment.
- 5.24 **Paragraph 139** advises that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- 5.25 **Paragraph 140** provides advice on clear and accurate plans.
- 5.26 **Paragraph 198** states that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development, including noise pollution.
- 5.27 **Paragraph 202** confirms that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 5.28 **Paragraph 203** advises that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, and should take account of, amongst others, the desirability of sustaining and enhancing the significance of heritage assets.

- 5.29 **Paragraph 207** states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.30 **Paragraph 212** advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 5.31 **Paragraph 210** advocates that in determining applications, local planning authorities should take account of, inter alia:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.32 **Paragraph 215** confirms that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.33 The Act is legislative basis for decision making on applications that relate to the historic environment.
- 5.34 Sections 16, 66 and 72(l) of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas.
- 5.35 Section 16 of the Act states that:
- 'in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.*
- 5.36 Section 72(l) of the Act states that:
- 'with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area'.*

National Planning Practice Guidance (NPPG)

- 5.37 The NPPG was published on 23 July 2019 to support the NPPF and the planning system. It includes particular guidance on matters relating to protecting the historic environment in the section: Conserving and Enhancing the Historic Environment.

5.38 The relevant guidance to the application is as follows:

5.39 **Paragraph 002 (18a002-20190723)** asks the question as to what is meant by the conservation and enhancement of the historic environment. The response describes this as:

'Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use and as yet undiscovered, undesignated buried remains of archaeological interest.'

'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important'.

'Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non- designated heritage assets.'

'Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So, where the complete or partial loss of a heritage asset is justified (noting that the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted), the aim then is to:

- Capture and record the evidence of the asset's significance which is to be lost*
- Interpret its contribution to the understanding of our past; and*
- Make that publicly available (National Planning Policy Framework paragraph 218).*

5.40 **Paragraph 6 (18a-006-20190723)** asks the question as to what 'significance' is:

'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

5.41 **Paragraph 7 (18a-007-20190723)** asks the question why is 'significance' important in decision-taking?

'Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals'.

5.42 **Paragraph 13 (18a-013-20190723)** asks what is the setting of a heritage asset and how should it be taken into account?

'All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent'.

'The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places'.

5.43 **Paragraph 18 (18a-018-20190723)** how can the possibility of harm to a heritage asset be assessed?

'What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the NPPF makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting'.

'Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 212-215) apply'.

6.0 Assessment and Conclusion

Introduction

- 6.1 This section of the Planning and Heritage Statement provides an assessment of the proposed development against relevant legislation, the Statutory Development Plan and other material considerations, including the NPPF.

Legislation

- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.3 The premises are located within the administrative boundary of Hinckley and Bosworth Borough Council, where the statutory development plan is the Local development Framework Core Strategy (2009) and the Site Allocations and Development Management Policies DPD (2016).
- 6.4 The National Planning Policy Framework, National Planning Policy Guidance and the Planning (Listed Buildings and Conservation Areas) Act 1990 are material consideration in the determining of individual planning applications.

Sustainable Development

- 6.5 The NPPF states that sustainable development has three overarching objectives, those being an economic objective to help build a strong, responsive and competitive economy, a social objective to support strong, vibrant and healthy communities, and an environmental objective to contribute to protecting and enhancing our natural, built and historic environment.
- 6.6 The proposal seeks consent for the siting of an open side timber pergola with festoon lighting and heaters, located above a newly formed hardstanding area of Indian Sandstone Paving measuring 6.5 metres in width x 7 metres in depth x 2.3 metres in height. The proposal also includes new 1.8 metres high close board fencing flush with existing an existing building wall and the side elevation of part of the pergola for the formation a log store, and 0.9-metre-high picket fencing with gate along the boundary of the existing hard standing car parking area and grassed outdoor amenity area. It is considered that the proposal will adhere to the three objectives of sustainable development, in that the proposal will improve the offering for the community and customers visiting the premises in terms of comfort, improved environment and the visual aesthetics of the rear area of the premises and the Conservation Area to which it bounds. Of utmost importance the proposal will also assist in the vitality and viability of the public house business through the creation of a more useable outdoor area, which will in turn attract local people and visitors to the area alike, bringing economic, social and environmental benefits.
- 6.7 The site is a successful visitor attraction and ample parking provision is provided, along with well-established Canalside walking and cycling tracks and moorings for canal users. Consequently, it is considered that for the type of community facility provided, the site is sustainably located. Therefore,

the proposal adheres to policies DM1, DM24 and DM25 of the Site Allocations and Development Management Policies DPD, policy 5 of the Burbage Neighbourhood Plan, the NPPF and NPPG.

Principle of Development

- 6.8 The principle of the development is considered to be consistent and supported by the development plan and national policy. Of particular relevance is paragraphs 85 and 98 of the NPPF which confirms that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt for the benefit of the community. Significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. The use of the premises is an established community and tourist visitor facility which promotes social interaction in adherence to paragraph 96 of the NPPF. The proposal will help to ensure that the business is able to develop and modernise, which will be a community benefit in adherence with paragraph 85 and 98 of the NPPF.
- 6.9 In terms of local planning policy, no impact will occur to the privacy or amenity of any neighbouring occupiers due to the location of the PH, and the proposal will add rather than detract from the visual aesthetics and character of the canal side location and its surroundings. The Public House is considered a community facility and also a tourist destination due to its siting on the Canal, which attracts visitors from the local area and from further afield. Consequently, it is considered that the proposal adheres to policies DM10, DM24 and DM25 of the DPD.
- 6.10 Furthermore, the proposal will not lead to any detrimental impact upon the existing footpath or cycleway and the proposal will improve the offering at this community facility, complying with policies 5 and 18 of the Neighbourhood Plan.
- 6.11 Consequently, it is considered that the principle of the proposal is deemed as acceptable, in accordance with the policies of the Local Plan and the NPPF.

Conservation Area Considerations

- 6.12 The premises are a long standing and established community facility in the form of a Public House; this proposal will not result in any alteration to the established use.
- 6.13 The proposal will not result in any adverse impact upon the setting, significance or character of the Ashby Canal Conservation Area to which it is located, enhancing the properties contribution and distinctiveness in terms of offering to visitors to the Conservation Area in accordance with DPD policies DM11 and DM12. Furthermore, the proposal adheres to NPPF paragraphs 202, 203, 207, 212, 210 and 215 along with advice given within the Planning (Listed Buildings and Conservation Areas) Act 1990 and NPPG.

Conclusion

- 6.15 The proposed scheme in terms of planning is of relatively minor scale. However, due to the building's location within the Ashby Canal Conservation Area, the proposal must be assessed in regard to any impacts upon the significance and setting of the conservation area.
- 6.16 The proposed scheme is considered entirely appropriate and what would be expected within such a use as a Public House and is considered acceptable in terms of appearance for its canal side location to the rear of the premises, within the pleasant customer garden area, improving the offering of the site and its surroundings to visitors. Therefore, no impact is anticipated to the setting or significance of the Conservation Area.
- 6.18 Consequently, it is considered that the proposal will help with the vitality and viability of this well-established community facility, improving rather than detracting to the visual aesthetics of the Ashby Canal Conservation Area, in adherence to both local and national policy.

