

# Forest Heath District Council

**DEVELOPMENT  
CONTROL  
COMMITTEE**

**6 AUGUST 2014**

**DEV14/126**

**Report of the Head of Planning and Regulatory  
Services**

**PLANNING APPLICATION DC/14/0982/R3LA - PALACE HOUSE  
STABLES, PALACE STREET, NEWMARKET**

## **Synopsis:**

Application under the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 and associated matters.

## **Recommendation:**

**It is recommended that the Committee determine the attached application and associated matters.**

## **CONTACT OFFICER**

Christine Flittner (Case Officer)  
Tel: 01638 719397

# Committee Report

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<b>App. No:</b>	DC/14/0982/R3LA	<b>Committee Date:</b>	6 <sup>th</sup> August 2014
<b>Date Registered:</b>	25 <sup>th</sup> June 2014	<b>Expiry Date:</b>	20 <sup>th</sup> August
<b>Case Officer:</b>	Christine Flittner	<b>Recommendation:</b>	Deemed Consent Subject to Conditions
<b>Parish:</b>	Newmarket Town Council	<b>Ward:</b>	All Saints
<b>Proposal:</b>	Planning Application – Internal reconfiguration of a proposed new barn building, internal relocation of biomass boiler and flue. Erection of an external timber and brick screen to conceal biomass fuel store. (Development affecting the setting of a listed building).		
<b>Site:</b>	Palace House Stables, Palace Street, Newmarket		
<b>Applicant:</b>	Mrs Liz Watts, Forest Heath District Council		

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## **BACKGROUND:**

**This application is referred to Development Control Committee as the applicant is Forest Heath District Council.**

**The application is recommended for approval subject to conditions.**

## **APPLICATION DETAILS:**

1. The proposal seeks permission for the positioning of a fuel store beside an already approved barn on the Palace House site. The application also contains details relating to the screening of the fuel store; the internal reconfiguration of the barn to accommodate the biomass boiler and the external repositioning of the boiler flue. Planning permission has been granted in the past for the barn (F/2010/0683/EOT and F/2005/0521/FU3) and the biomass boiler and flue (F/2012/0256/FUL).
2. The fuel store consists of a galvanised steel box which will house the wood chippings and this will be screened. The screening materials consist of facing brickwork and above that, horizontal timber oak boarding which are proposed to match the approved materials of the barn. The front of the screen will house a pair of timber doors which are proposed to match those on the adjacent barn

and will allow access for maintenance. The overall height of the screen is 3 metres and it has a width of 4 metres. It's position, on the eastern end of the barn, is in reasonably close proximity to the coach park and the Rous Road car park pedestrian access. The boiler and flue will be located at the eastern end of the barn as part of this proposal. This area was originally approved as a straw barn, however this will move into the central bay where the biomass boiler and fuel storage were situated under a previous approval.

3. The internal reconfiguration has become necessary due to the difficulties identified in getting fuel into the barn to store it. The access to the site to deliver the fuel is as previously approved from the main site access from Vicarage Road (approved under DC/13/0300/R3LA) and along the new access road (Approved under F/2012/0256/FUL). Fuel delivery is proposed to be by tractor and trailer and the fuel is in the form of wood chippings
4. The store will sit close to an area where two poplar trees have been identified to be removed and although they have relatively high visual amenity value they both exhibit signs of reduced, safe life expectancy. Replacements are sought as part of the wider landscaping proposals for the site and are currently being dealt with via separate discharge of conditions applications.
5. The application has not been amended during its lifetime; however pre-application discussions took place to negotiate an acceptable solution to the problem identified in getting fuel into the building. It was initially proposed to insert a hatch within the tiled, pitched roof of the barn to allow easier unloading of the fuel direct to the barn. The impact of a hatch opening in the tiled barn roof, facing the historic stables and into an area to be used by visitors was considered to be unsympathetic and detrimental to the setting of the existing stable buildings so an external store was encouraged as a more sympathetic solution.

### **SITE DETAILS:**

6. The site is located within the Newmarket Conservation Area. Palace House stables consists of two ranges of stables around two courtyards with an open paddock area to the rear. This area of paddocks is bordered by a car park and the stable yards to the West, residential properties to the North (Lisburn Road) and South (All Saints Road) and All Saints School lies to the East.
7. The older courtyard of stables lies adjacent to Palace Street and is known as Kings Yard. It consists of a range of grade II listed buildings built between 1857 and 1860 and contains the Trainers House. The eastern courtyard of stables was added in 1903 and is known as Rothschild Yard. There are some buildings beyond the yard including a muck pit and farriers workshop which along with the stable block and the central fountain are also all Grade II listed.
8. The proposed development is removed from the complex of listed buildings so an application for listed building consent is not required in this instance.
9. Palace Street lies beyond the two stable blocks to the west and contains a mix of period properties which are considered to be the most archaeologically and architecturally significant within the town centre. Palace House is situated on the opposite side of Palace Street and is the only surviving part of Charles II royal palace. It is listed Grade II\*.

## **APPLICATION SUPPORTING MATERIAL:**

10. Information submitted with the application as follows:

- Plans of the application site
- Plans of the wider Palace House Stables complex
- Auto track analysis plan
- Design and Access Statement
- Air Quality Assessment
- Tree Survey

## **PLANNING HISTORY:**

11. The site has an extensive planning history. Recent and relevant planning applications relating to the Home of Horse Racing project and the paddocks area in particular are as follows;

F/2013/0071/FU3 – Amendments to extant permission F/2010/0778/FU3 to include partial demolition of, new build extension/change of use from trainers house/stable yard to new museum and associated visitor experience. Miscellaneous updates to existing stables to create coach park and object store. Approved – 8<sup>th</sup> January 2014

F/2012/0256/FUL – Amendments to F/2010/0683/EOT for change of use of four existing stables to be used for display purposes; change of use of existing first floor store area to function as office space; Re-positioning of roof lights to first floor one bed flat; Addition of biomass boiler and storage to existing hay barn; fenced paddocks; refurbishment of multi use box and farriers buildings; extension to house transformer and public toilets; change of use of existing store building on southern boundary to function as lunch room and public/staff toilets; renewal of existing site access from All Saints Road. Approved – 24<sup>th</sup> June 2013

F/2010/0683/EOT – Extension of time limit for application F/2005/0521/FU3 for change of use from racehorse training establishment to racehorse rehabilitation/assessment centre; change of use of first floor store above stables to living accommodation, create new link roadway within the site and associated parking for cars/coaches, construction of new hay/store barn; ménage, horse walker and associated facilities. Approved – 14<sup>th</sup> December 2010

## **CONSULTATIONS:**

12. **Conservation Officer:** Permissions Ref. F/2010/0683/EOT and F/2010/0703/EOT grant approval to create a racehorse rehabilitation / assessment centre at Rothschild Yard, Palace House Stables, Newmarket – a listed building situated in the Newmarket Conservation Area.

The main issue to consider is the impact of the proposed amendments on the special architectural and historic interest of the listed building balanced against the overall public benefit of restoration and return to a viable equine / cultural heritage / tourism use.

This application is the result of pre application discussions and the submitted proposal reflects the issues raised at that time. It is considered that the proposed alterations to accommodate the relocated biomass boiler and associated fuel store do not harm the special architectural or historic interest of the building.

No conservation objection.

Suggested Conditions (if not duplicating those of previous applications):

Details of timber cladding

Details of Flues and outlets

13. **Environmental Services:** – no comments received, but any comments will be reported at the meeting.

14. **SCC Highway Authority:** – does not wish to restrict the grant of planning permission.

### **REPRESENTATIONS**

15. Newmarket Town Council – None received at time of writing report.

16. No representations received from occupiers of neighbouring properties

### **POLICIES:**

#### **Development Plan**

17. Saved policies from Forest Heath Local Plan 1995:

5.14 -Tourism and Newmarket's Racing History

12.4- Racehorse Training Establishments

18. Core Strategy 2010

CS1 – Spatial Strategy

CS3 - Landscape Character and the Historic Environment

CS5 - Design Quality and Local Distinctiveness

CS6- Sustainable Economic and Tourism Development

#### **Other Planning Policy**

19. National Planning Policy Framework

### **OFFICER COMMENT:**

20. The principle of development of Palace House Stables has been established through a number of approvals as set out above. Previous applications have allowed detailed consideration in terms of the application of policy and impacts on the listed buildings, conservation area, occupiers of neighbouring dwellings and occupiers and users of neighbouring sites.

21. This proposal relates to relatively minor changes to the previously approved barn to ensure it is capable of functioning efficiently without compromising the design quality of the new buildings within the complex. The impact of the

proposal on visitor amenity has also been considered to ensure the fuel store is well screened and there is as little inconvenience as possible to pedestrians visiting the site from the delivery of fuel.

22. The site lies outside the Newmarket Air Quality Management Area (AQMA) and the submitted report, which was considered by Environmental Protection officers at the time of the original submission, concludes that the proposed biomass boiler will not lead to any significant impact on air quality and with proper mitigation, dust levels during construction can be controlled to acceptable levels.

23. Officers consider that the proposals put forward are acceptable and accord with policies contained within the Forest Heath Local Plan (5.14) and the Core Strategy (CS3, CS5 and CS6). The alterations are of a scale and nature that do not harm the special architectural or historic interest of the proposed and nearby buildings or the wider site and are able to offer facilities required for the efficient functioning of the approved visitor attraction.

#### **CONCLUSION:**

24. In view of the above it is recommended that Deemed consent (planning permission) is granted subject to the conditions set out below.

#### **RECOMMENDATION:**

25. That **DEEMED CONSENT** be granted subject to the following conditions –

1. Full Time Limit.
2. Compliance with submitted plans.
3. Restrict times for demolition/construction works to take place.
4. Dust mitigation measures
5. Details of timber cladding
6. Details of flues and outlets

#### **Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

<http://planning.stedmundsbury.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=N6DWUNPDJUA00>

Alternatively, hard copies are also available to view at District Offices, College Heath Road, Mildenhall, IP28 7EY

Case Officer:

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