

Forest Heath District Council

**DEVELOPMENT
CONTROL COMMITTEE**

2 NOVEMBER 2016

DEV/FH/16/034

Report of the Head of Planning and Growth

**PLANNING APPLICATIONS DC/16/1607/FUL & DC/16/1608/LB - PALACE
HOUSE, ROTHSCHILD YARD, NEWMARKET**

Synopsis:

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

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Committee Report

Date 16.08.2016 **Expiry Date:** 11.10.2016

Registered:

Case Officer: Gary Hancox **Recommendation:** Approve

Parish: Newmarket **Ward:** All Saints

Proposal: Planning Applications DC/16/1607/FUL & DC/16/1608/LB - Change of use of vacant expansion space to Office use (B1)

Site: Palace House, Rothschild Yard, Newmarket

Applicant: Forest Heath District Council

Background:

These applications are referred to the Development Control Committee as the applicant is Forest Heath District Council.

It is recommended that deemed consent (planning permission) be GRANTED and the listed building application be referred to the National Planning Casework Unit in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 and that they be advised Forest Heath District Council is minded to Grant Listed Building Consent, subject to conditions.

Proposal:

1. Planning permission and Listed Building consent is sought for the change of use of unused space between two flats to form additional office space (B1). The area to be converted would be 75m².

Application Supporting Material:

2. Information submitted with the application as follows:
 - Design and access statement
 - First floor existing and proposed plans

Site Details:

3. The site is part of the former Rothschild Yard Stables, part of Palace House, home of the new National Heritage Centre for Horse Racing,

located within the centre of Newmarket. The building is Grade II Listed and within a Conservation Area. A separate Listed Building application has been submitted to cover the minor internal alterations to the building, and this is considered below.

Planning History:

4. F/2012/0256/FUL - Amendments to F/2010/0683/EOT: Change of use of four existing stables to be used 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 approved hay barn; fenced paddocks; Refurbishment of existing multi use horse box and farriers to function as originally intended, extension to house public toilets and transformer; 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 (Departure from Development Plan) – Approved Nov 2012.

Consultations:

Public Health and Housing: - No objection.

SCC Highways: - No objection.

Conservation Officer: - No objection.

Representations:

5. Newmarket Town Council: No objection.

Policy: The following policies of the Joint Development Management Policies Document and the Forest Heath Core Strategy 2010 have been taken into account in the consideration of this application:

6. Joint Development Management Policies Document:

- Policy DM1 (Sustainable Development)
- Policy DM2 (Creating Places)
- Policy DM15 (Listed Buildings)
- Policy DM47 (Development Related to the Horse Racing Industry)

7. Forest Heath Core Strategy 2010

- Policy CS1 (Spatial Strategy)
- Policy CS3 (Landscape Character and the Historic Environment)
- Policy CS6 (Sustainable Economic and Tourism Development)

Other Planning Policy:

8. National Planning Policy Framework (2012)

Officer Comment:

9. The issues to be considered in the determination of the application are:

- Principle of Development
- Listed Building Impact

10. The development proposes to change the use of an internal unused area of a former stable block that at first floor has been recently converted to flats. The additional office will expand the current office space already provided in connection with the flats.

11. The proposal is a scheme that increases the usability of this space converting unused 'expansion space' to additional office space required to run the site, and will have minimal impact. The proposal compliments the development of the overall site as a horse racing heritage centre and museum. This has much support locally and the principle of development is in accordance with the above relevant policies of the development plan.

Listed Building Impact

12. In terms of physical works to the building, this is all contained internally, and is limited to a new stud wall, existing floor boards sanded and sealed, and a new door installed. The works are reversible and will not have a significant harmful impact on the historic fabric and appearance of the building. The proposal accords with Policy DM15 and the requirements of Section 66 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 have been met.

Conclusion:

13. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendations:

Application DC/16/1607/FUL

It is recommended that **DEEMED CONSENT BE GRANTED**, subject to the following conditions;

1. 3 year time limit
2. Approved plans
3. Restriction to B1 office use only

Application DC/16/1608/LB

That the application be referred to the National Planning Casework Unit for determination under the provisions of The Planning (Listed Buildings and Conservation Areas) Regulations 1990, and that they be advised

Forest Heath District Council is Minded to **GRANT** Listed Building Consent, subject to the following conditions:

1. 3 year time limit
2. Approved plans

Documents:

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

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OAVPFTPDIK000>

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OAVPG0PDIK1000>