

4th April 2024

Delivered by via Planning Portal (Ref. PP-12950802)

Planning and Development
West Suffolk Council
West Suffolk House,
Western Way,
Bury St Edmunds,
IP33 3YU

Dear Sir / Madam,

APPLICATION FOR PLANNING AND LISTED BUILDING CONSENT FOR THE INTERNAL ALTERATIONS TO THE BUILDING AND INSTALLATION OF PLANT AND EXTRACT EQUIPMENT – 58-60 HIGH STREET, NEWMARKET CB8 8LB

On behalf of our client, Loungers UK Limited ('Loungers'), I am pleased to enclose an application for Planning and Listed Building Consent for internal refurbishment works along with the installation of plant and extract equipment) at the above premises.

The full description of development is:

“Application for Planning and Listed Building Consent for the Internal and Installation of Plant and Extract Equipment.”

The application has been submitted via the Planning Portal (Ref. PP-12950802) and comprises the following documents:

- Application Form (Full Planning Application and Listed Building Consent)
- Covering Letter (Prepared by Turley, April 2024)
- Design, Access and Heritage Statement (Prepared by Turley, April 2024)
- Site Location Plan
- 01 A Newmarket Lounge Plant and Extract Design
- 02 A Newmarket Lounge Plant and Extract Design
- LNG4830.01 Existing Plans

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Bristol
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- LNG4830.02 Existing Elevations
- LNG4830.03 Proposed Plans
- LNG4830.04 Proposed Elevations
- Acoustica - Lounge Silencers
- JE-EN Panel Vline VL4
- LONGAR Type 3Low Pressure Baffle Filter
- OC Innovations OC2 UV Ozone
- Site Safe Discarb Unit EN 2014
- Systemair MUB 042 500 D4 Multibox
- Systemair K 150 M Sileo
- Systemair KVK Silent 200 Fan Data Sheet
- Systemair KVK Silent 160
- Systemair MUB T 062 560 D4

The requisite application fee of £648 (including Planning Portal Service Charge) will be paid by Loungers directly.

The Site

58-60 High Street is a Grade II Listed building within the Newmarket Conservation Area. The building covers 608.8 sqm and has been subject to various internal fit outs and external alterations since its establishment in the mid 1800's. Images of the exterior and interior of the building are provided within the enclosed Design, Access and Heritage Statement.

Proposed Development

Consent is sought for the internal fit out of the building to accommodate a Loungers restaurant. Works will include the installation of a bar, toilets and kitchen area. No changes are proposed to the front elevation and signage proposals will be dealt with by a separate application. Minor external alterations are required for the installation of ventilation equipment.

The proposals are designed to be appropriate in scale and appearance for the refurbishment of this building for the use proposed. The overall architectural quality of the building will be maintained through the retention of the frontage as will the visual amenity of the surrounding Conservation Area. No harm will be caused to the historic fabric of the Grade II Listed building as a result of the proposed works. Having regard to the relevant policy and legislation it is considered there is no reason that appropriate consents should not be granted.

Please do not hesitate to contact us should you have any queries on the submission. We look forward to confirmation that the application has been validated in due course.

Yours sincerely

E. Lawrence

Elizabeth Lawrence
Assistant Planner

