

SIDMOUTH
(Sidmouth Sidford)

09/2288/LBC

Target Date: 11.01.2010

Applicant: East Devon District Council
Location: Lymebourne House, Lymebourne Park, Sidmouth
Proposal: Installation of air condition unit with external condenser

CONSULTATIONS

County Highway Authority

No objections

TOWN/PARISH COUNCIL

Comments awaited

REPRESENTATIONS

None received at the time of writing the report

RELEVANT PLANNING HISTORY

No relevant planning history

PLANNING POLICIES

Devon Country Structure Plan (2001-2016)

Policy CO7 - Historic Settlements and Buildings

East Devon Local Plan (1995-2011)

Policy EN9 - Extension, Alteration or Change of use of Buildings of Special Architectural and Historic Interest

SITE LOCATION AND DESCRIPTION

The site relates to Lymebourne House. Lymebourne House is a grade II listed property situated within Lymebourne Park. The building houses East Devon District Council offices for those managing the Home Safeguard department of the council. This function provides 24hr 7 days a week support to the elderly and vulnerable people in the community. It is a 'telecare' operation, which means it uses specialist equipment in people's homes to communicate with computer and telephony systems in the Home Safeguard control room.

The property is situated within the Built Up Area Boundary of Sidmouth and not within any areas of special designation.

PROPOSED DEVELOPMENT

Listed Building Consent is sought to fit an air conditioning unit to the external eastern elevation of the building. The unit shall be situated at ground level and fixed using anti vibration mounts and

covered by an anti vandal steel mesh which is proposed to be painted black to match the base of the building.

CONSIDERATIONS AND ASSESSMENT

It is advised that the application is before the Committee as the applicant is East Devon District Council.

The I.T equipment within the building is now nearly 10 years old and becoming difficult to support by the EDDC IT department. The existing system is therefore at risk of failure in the future. It is proposed to replace the current system with a modern unit which can be properly supported and enable the operation to expand its services by allowing connection of a much bigger range of user equipment.

The new system requires a rack mounted server and a new UPS (Uninterruptable Power Supply). Modern servers are noisy and generate heat, and it is not considered to be appropriate to locate it on the floor in the control room, were the current old servers are.

Home Safeguard would also like to gain accreditation to Level 1 and Level 2 with the Telecare Services Association (TSA). This is considered to be essential in order to maintain existing contracts with other councils who are now required to insist on TSA accreditation.

The TSA standards specify that the server and voice recording equipment must be in a locked room.

For these reasons it is proposed to locate the new equipment in an unused room in the basement next to the boiler room for the building.

There is concern that the heat generated by the new equipment, combined with the heat from the boiler room, would cause the temperature in the room to rise above the tolerance levels for reliable operation of the equipment. For this reason, it is proposed to fit an air conditioner unit in the room, with the condenser unit located on the rear wall of the building outside the basement room. Please see the pictures submitted as part of this application.

Planning Issues

The principal planning issue in this case is the impact on the historic fabric of the listed building.

Listed Building

The new equipment shall be located in a room in the basement of the building. Works will need to take place within the building to secure the equipment and to secure the condenser on the external wall of the building.

At the time of writing the report no comments had been received from the Conservation Officer. Comments are awaited regarding the impact on the historic fabric and the character and appearance of the listed building. Any comments from Environmental Health Officers and Conservation will be updated verbally at Committee.

CONCLUSIONS

At this time the application is recommended for approval. In the absence of comments from the Conservation team, it is considered that the air conditioning unit is small and designed to have minimal impact on the building. It is understood that the equipment will need to be fixed internally and the unit fixed to the external wall. The equipment could also be removed at a later time and the building restored to its former condition prior to the works taking place. At this time a

condition is proposed to ensure this takes place should the air condenser be no longer used by the applicant.

RECOMMENDATION:

APPROVE subject to the following conditions:-

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.

(Reason – to comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004)

- 2) When the installed equipment is no longer to be used by the applicant, the air condenser unit is to be removed from the building and the property restored to the condition in which it was immediately prior to the carrying out of the permitted works.

(Reason - To safeguard the architectural and historic character of the building, this consent being considered temporary taking into account the functional needs of the applicant)

Reasons for approval

- 1) The proposal complies with the Devon Structure Plan 2001-2016 Policy CO7 (Historic Settlements and Buildings)

The proposal complies with the adopted East Devon Local 1995-2011 Policy EN9 (Extension, Alteration or Change of use of Buildings of Special Architectural and Historic Interest)

The alteration to the listed building will not harm the integrity or special architectural and historic character of the building

The proposal does not harm the character and appearance of the listed building

List of Background Papers

Application file, consultations and policy documents referred to in the report.