

Officer's Report

Application Number HGY/2022/3847
Type Lawful development: Proposed use
Location 179, Victoria Road, Wood Green, London, N22 7XH
Proposal Installation of an Air Source Heat Pump

All works to be in accordance with Microgeneration Certification Scheme Planning Standards (MCS 020). The proposed works are designed in full accordance with all sections and policies stipulated in the Permitted Development Rights for Householders - Technical Guidance, issued by the UK Government, and as such the proposed development is lawful.

Case Officer Zara Seelig
Valid Date 20/10/2022
Applicant Mr Ben Rometsch
Agent Mr Neil Kahawatte

RECOMMENDATION

Permitted Development

Recommendation

GRANT CERTIFICATE

Relevant Planning and Enforcement history

HGY/2021/1988 – Erection of single storey rear extension (following demolition of existing)
- Granted Permission

HGY/2021/3533 – Removal of chimney and addition of front rooflight (certificate of lawfulness) - Permitted Development

Details of Proposal

All works to be in accordance with Microgeneration Certification Scheme Planning Standards (MCS 020). The proposed works are designed in full accordance with all sections and policies stipulated in the Permitted Development Rights for Householders - Technical Guidance, issued by the UK Government, and as such the proposed development is lawful.

Relevant Planning Legislation

The application has been made under section 192 of the Town and Country Planning Act 1990 and relevant amendments. This not a planning application but instead the applicant

seeks confirmation that the proposed development is lawful. As such, the impact of the proposed development of the neighbour's amenities or the character of the area cannot be taken into consideration for this submission.

Class G – installation or alteration etc of air source heat pumps on domestic premises

Permitted Development

G. The installation, alteration or replacement of a microgeneration air source heat pump—

(a) on a dwellinghouse or a block of flats; or

(b) within the curtilage of a dwellinghouse or a block of flats, including on a building within that curtilage.

Comment: Complies

Development not permitted

G.1 Development is not permitted by Class G unless the air source heat pump complies with the MCS Planning Standards or equivalent standards.

G.2 Development is not permitted by Class G if—

(a) in the case of the installation of an air source heat pump, the development would result in the presence of more than 1 air source heat pump on the same building or within the curtilage of the building or block of flats;

Comment: Complies

(b) in the case of the installation of an air source heat pump, a wind turbine is installed on the same building or within the curtilage of the dwellinghouse or block of flats;

Comment: Complies

(c) in the case of the installation of an air source heat pump, a stand-alone wind turbine is installed within the curtilage of the dwellinghouse or block of flats;

Comment: Complies

(d) the volume of the air source heat pump's outdoor compressor unit (including any housing) would exceed 0.6 cubic metres;

Comment: Complies

(e) any part of the air source heat pump would be installed within 1 metre of the boundary of the curtilage of the dwellinghouse or block of flats;

Comment: Complies

(f)the air source heat pump would be installed on a pitched roof;

Comment: Complies

(g)the air source heat pump would be installed on a flat roof where it would be within 1 metre of the external edge of that roof;

Comment: Complies

(h)the air source heat pump would be installed on a site designated as a scheduled monument;

Comment: Complies

(i)the air source heat pump would be installed on a building or on land within the curtilage of the dwellinghouse or the block of flats if the dwellinghouse or the block of flats is a listed building;

Comment: Complies

(j)in the case of land within a conservation area or which is a World Heritage Site the air source heat pump—

(i)would be installed on a wall or a roof which fronts a highway; or

(ii)would be installed so that it is nearer to any highway which bounds the curtilage than the part of the dwellinghouse or block of flats which is nearest to that highway; or

Comment: Complies

(k)in the case of land, other than land within a conservation area or which is a World Heritage Site, the air source heat pump would be installed on a wall of a dwellinghouse or block of flats if

(i)that wall fronts a highway; and

(ii)the air source heat pump would be installed on any part of that wall which is above the level of the ground floor storey.

Comment: Complies

Conditions

G.3 Development is permitted by Class G subject to the following conditions—

(a)the air source heat pump is used solely for heating purposes;

Comment: This will be included as an informative

(b)the air source heat pump is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;

Comment: Complies

(c)the air source heat pump is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and

Comment: Complies

(d)the air source heat pump is removed as soon as reasonably practicable when no longer needed.

Comment: Complies

Summary and Conclusion

The proposed development does constitute permitted development by virtue of Schedule 2, Part 14, Class G of the Town and Country Planning (General Permitted Development) Order 2015 and is considered to be lawful.

Recommendation

Grant Certificate

In pursuance of their powers under the above Acts and Order the London Borough of Haringey as local planning Authority hereby CERTIFY that the above proposal described by the applicant does constitute PERMITTED DEVELOPMENT and is therefore LAWFUL.

Informatives:

- The development hereby certified as lawful is only permitted by Class G providing the air source heat pump complies with the MCS Planning Standards or equivalent standards.
- The development hereby certified as lawful is only permitted by class G providing the air source heat pump is used solely for heating purposes.