

Officer's Report

Application Number	HGY/2022/3872
Type	Householder planning permission
Location	2 Lyttleton Road, Wood Green, London, N8 0QB
Proposal	Installation of an Air Source Heat Pump with external unit located in the rear garden.
Case Officer	Mercy Oruwari
Valid Date	12/12/2022
Applicant	Mr Edric Brown
Agent	

RECOMMENDATION

Approve with Conditions

2. REPRESENTATIONS

2.1 No representations were received in response to notification and publicity of the application.

3. REASONS FOR GRANTING PERMISSION

3.1 The subject site is a two-storey mid-terrace dwelling. The site is not located within any conservation area and does not fall within the curtilage of a listed building. There is no previous relevant planning history on this site including for the large rear wraparound extension. The proposal relates to the installation of an Air Source Heat Pump only. Any formalisation of the extension would be subject to a separate formal application.

3.2 The proposal for the fitting of external Air Source Heat Pump (ASHP) would be in the rear garden located 1 metre from the boundary fence of No 1 and 2 metres from the main house. The size of the ASHP is approximately 0.5 m³. A condition will be added in regard to noise levels which should not exceed required levels.

3.3 The unit is of a minimal size and will not have any detrimental visual impacts. It will be located some distance away from the front windows and doors of the neighbouring property. The location will prevent any significant noise impacts for the neighbours. The proposal is therefore acceptable in amenity terms

3.4 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

3.5 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to conditions

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The noise level from the operation of the air source heat pump hereby approved must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump result in any noise nuisance to the occupant of any neighbouring dwelling the Applicant shall install noise mitigation measures in agreement with the Planning Authority.

Reason: In the interests of the amenities of neighbouring residential occupants, in accordance with policies D6 and D14 of the London Plan 2021 and policy DM1 of the Haringey Development Management DPD 2017.

Informatives:

- The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-
8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.
- The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.
- The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.