

Officer's Report

Application Number	HGY/2022/4527
Type	Lawful development: Proposed use
Location	1 Barrenger Road, Hornsey, London, N10 1HU
Proposal	The proposed works comprising the installation of solar panels and 1 x Air Source Heat Pump.
Case Officer	Ben Coffie
Valid Date	23/12/2022
Applicant	Mr C Hargreaves
Agent	Mr R Prewett

RECOMMENDATION

Permitted Development

PLANNING HISTORY

The planning history of the site has been taken into account when coming to this decision.

RELEVANT PLANNING LEGISLATION

The application has been made under section 192 of the Town and Country Planning Act 1990 and relevant amendments. This is 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.

ANALYSIS/ASSESSMENT OF THE APPLICATION

This application is assessed under Schedule 2, Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Part 14, Class A – installation or alteration etc of solar equipment on domestic premises

A. The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on—

- (a) A dwellinghouse or a block of flats; or
- (b) A building situated within the curtilage of a dwellinghouse or a block of flats.

The is assessed against these requirements as follows:

A.1 Development is not permitted by Class A if—

(a) The solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope;

Complies

(b) It would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);

Complies

(c) In the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway;

Complies

(d) The solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument;

Complies

(e) The solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building.

Complies

Conditions

A.2 Development is permitted by Class A subject to the following conditions—

(a) Solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;

Complies

(b) Solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and

Complies

(c) Solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

Complies

The submitted drawings show that the proposed solar panels would comply with the requirements of the GDPO, and therefore the proposal can be supported.

Part 14, Class 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.

The is assessed against these requirements as follows:

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.

Complies

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;

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;

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;

Complies

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

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;

Complies

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

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;

Complies

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

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;

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

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.

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;

Complies

(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;

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

Complies

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

Complies

SUMMARY AND CONCLUSION

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