

Officer's Report

Application Number	HGY/2023/0732
Type	Householder planning permission
Location	22 Orchard Road, Hornsey, London, N6 5TR
Proposal	Installation of an Air Source Heat Pump in rear garden.
Case Officer	Mercy Oruwari
Valid Date	15/03/2023
Applicant	mark robson
Agent	

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

One representation was received in response to notification and publicity of the application. The following issues were raised by neighbours:

- Acoustic maintenance may reduce over time.
- How will the external plant be screened apart from the wooden bike shed which is not a permanent structure.
- How will Haringey protect the conservation area from the number of plants being installed.

ASSESSMENT

The subject site is a 2 storey mid-terrace dwelling. The site is located within the Highgate conservation area but does not fall within the curtilage of a listed building.

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

- HGY/2014/3251 - Erection of rear infill extension and dormer roof extension. Granted.

The proposal is for the installation of an air source heat pump (ASHP) in the rear garden adjacent to the fence on the boundary of No 20.

As a low carbon, low emission source of heating ASHP units are supported as a measure to reduce energy consumption/reduce CO2 emissions, in turn addressing climate change and working towards Haringey's objective to be zero carbon by 2041 as set out in Haringey's Climate Change Action Plan (HCCAP) as well as meeting the requirements of policies SP4 and DM21. The installation of these types of units assists in Haringey meeting the above requirements. Considerations are put place to ensure that the conservation areas are still protected.

Concerns have been raised in regards to screening and the impact of the number of units being installed. Such a structure would be small in size and would not be visually prominent or harmful to neighbouring amenity, given where it will be located. Specifically, there would be limited views of such a structure given it would be screened from views from outside the site by the presence of intervening fences and vegetation along the boundaries of the site.

In making a decision on this application it is noted that typically 1 x ASHP unit can be erected in connection with a domestic premises / or in connection with a block of flats under permitted development, without the need for planning permission, as per Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Based on the siting of the ASHP and the separation distances to neighbouring properties, in specific habitable windows, the proposal will not harm amenity of neighbouring occupiers, falling below the permitted noise level of 42dB associated with ASHPs, as such meeting the requirement of policies DM1, DM21 and DM23. The permitted noise level of 42dB stipulate that noise levels must remain at or below 42 decibels (dB) from 1metre away from any habitable room for an ASHP on its own. A condition is being imposed relation to such a noise rating level. This condition is permanent and would relate to the maintenance of the unit to remain below the permitted noise level outlined above.

The proposed development is in general accordance with Policies DM1 and DM23 of the Development Management, Development Plan Document 2017, and policies SP4 and SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

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 order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

Informatives:

- INFORMATIVE: Hours of Construction Work
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.

- **INFORMATIVE: Party Wall Act**
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.
- **INFORMATIVE: Land Ownership**
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.