

Officer's Report

Application Number	HGY/2023/0992
Type	Approval of details reserved by a condition
Location	3 Warham Road, Hornsey, London, N4 1AR
Proposal	Submission of details pursuant to condition 4 (ASHP noise levels) of planning permission reference HGY/2022/2117 as amended by non-material amendment reference: HGY/2023/0191.
Case Officer	Ben Coffie
Valid Date	11/04/2023
Applicant	Mr Tom Fotheringham
Agent	

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Planning permission was granted for a Ground floor side return extension, addition of external wall insulation to the rear of the house, including associated works to roof parapets and proposed Air Source Heat Pump under planning ref: HGY/2022/2117.

Subsequently an application (HGY/2023/0191) was submitted for a non-material amendment to planning permission ref: HGY/2022/2117 in order to change the wording of conditions 3 to read:

"The development hereby approved shall be finished in accordance with material detailed in drawing no. WAR_PL_003 and WAR_PL_DAS unless otherwise agreed in writing by the Local Planning Authority" and condition 4 to be changed to:

"Prior to its installation details of the air source heat pump shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a noise assessment report, including acoustic data to demonstrate that 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 will 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. The development shall thereafter be carried out in accordance with such details as may be approved or any other approved details as submitted to the Local Planning Authority if an alternative to the chosen renewable energy is to be installed."

ANALYSIS/ASSESSMENT

Condition 3 reads:

Prior to its installation details of the air source heat pump shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a noise assessment report, including acoustic data to demonstrate that 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 will 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. The development shall thereafter be carried out in accordance with such details as may be approved or any other approved details as submitted to the Local Planning Authority if an alternative to the chosen renewable energy is to be installed.

The applicant has submitted a noise assessment report (WAR_PL_ASHP Report) and drawing WAR_PL_005 (submitted separately) for the proposed location of the heat pump. The documents show that the nearest neighbouring window with line of sight to the heat pump (and therefore the window most likely to be affected by the heat pump), which is 4.8 metres away. At 1m from this window (3.8m distance), the sound pressure level of the heat pump is calculated 36 dB.

The installation details of the air source heat pump will meet the requirements of the above condition, no objections are raised. The submitted documents to discharge condition 3 are considered sufficient and acceptable. It is therefore recommended to discharge condition 3.

RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 3. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.