



# Officer Report

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| <b>Application Number:</b> | <b>HGY/2026/0372</b>                                                                                                |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                                                              |
| <b>Address:</b>            | 6 Southern Road, Hornsey, London, N2 9LE                                                                            |
| <b>Proposal:</b>           | Installation of a ground-mounted external air conditioning condenser unit within the curtilage of the dwellinghouse |
| <b>Case Officer:</b>       | Josh Parker                                                                                                         |
| <b>Valid Date:</b>         | 04/03/2026                                                                                                          |
| <b>Applicant:</b>          | Mrs Natalie Chambers                                                                                                |
| <b>Agent:</b>              | Mr Tom Felix                                                                                                        |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. SITE AND SURROUNDINGS**

The application site comprises a two-storey end-of-terrace Victorian dwellinghouse in use as a single-family home. The property is located on the northern side of Southern Road and forms part of a residential terrace characterised by Victorian housing set within generous plots with front gardens, many providing off-street parking.

The site lies within the Fortis Green Conservation Area, a designated heritage asset predominantly characterised by its consistent building form, plot widths and verdant front garden setting. The dwelling itself is not statutorily listed and is not within the curtilage of a listed building.

#### **2. PROPOSED DEVELOPMENT**

The application seeks planning permission for the installation of a ground-mounted external air-conditioning condenser / air source heat pump unit within the curtilage of the dwellinghouse, positioned to the front of the property along the flank wall behind the principal elevation.

#### **3. RELEVANT PLANNING HISTORY**

All relevant planning applications associated with the site have been reviewed and no material planning history is identified that would prejudice the determination of this application.

#### **4. CONSULTATION RESPONSES**

##### LBH Conservation:

The Conservation Officer raised concerns regarding the siting of the plant within the front garden and advised that screening details had not been adequately demonstrated. It was suggested that the unit should ideally be relocated to the rear of the property.

#### **5. LOCAL REPRESENTATIONS**

The application was publicised by way of site notice, press notice and neighbour notification letters. Responses received were as follows:

Objections: 0

Support: 1 (general support)

## **6. MATERIAL PLANNING CONSIDERATIONS**

The main planning considerations in the assessment of the proposal are:

1. Design & heritage;
2. Impact on neighbouring amenity;
3. Other material considerations, including sustainability.

### **Design and heritage**

Development Management Policy DM12 (Housing Design and Quality) requires alterations to residential buildings to be of a high-quality, site-specific and sensitive design, respecting the form, period, architectural detailing and setting of the host building. Policy DM1 (Delivering High Quality Design), alongside Local Plan Policy SP11 and London Plan Policy D6, reinforces the requirement for development to respond positively to local character. In addition, Policy DM9 requires development within conservation areas to preserve or enhance their character and appearance.

Southern Road is defined by a consistent terrace of Victorian dwellings set back from the highway behind substantial front gardens. The proposal seeks to locate the ASHP/AC unit within the front garden, positioned along the flank wall behind the main building line and approximately 6 metres from the public footway. The unit would be partially screened by its recessed siting, existing domestic elements (such as bin storage), and a lightweight vertical timber screen.

While it is acknowledged that plant equipment is generally discouraged within front gardens in Conservation Areas due to potential visual and noise impacts, the specific circumstances of this site are material. The location in question is tucked away to the side of the property, resulting in limited to no presence within the street scene, with any visibility being fleeting and largely screened by distance, boundary treatment and parked vehicles. Officers therefore consider that, in this instance, the siting is discreet and would not harm the appearance of the property or the character and appearance of this part of the Conservation Area.

It is also recognised that the final specification of the chosen unit, including any acoustic housing, may influence its appearance. To ensure the unit remains modest and subordinate, a condition is recommended limiting the cumulative volume of the unit (including any housing) to no more than 0.6 cubic metres, consistent with guidance within Class G of Part 14 of the General Permitted Development Order and the proposed model.

Subject to the imposition of appropriate conditions, the proposal is therefore considered to not harm character and appearance of the Fortis Green Conservation Area, leaving it preserved.

### **Impact on Neighbouring Amenity**

London Plan Policy D6 requires development to safeguard residential amenity, including daylight, outlook and privacy, while Policy D14 requires noise impacts to be appropriately managed and mitigated. These principles are mirrored locally within Policy DM1.

The proposed unit would be positioned away from neighbouring habitable room windows and would not be visually dominant. No formal acoustic assessment has been submitted; however, the

applicant has confirmed that the chosen make and model will comply with the Microgeneration Certification Scheme Planning Standard (MCS 020) noise limits, equivalent to the requirements set out under permitted development rights.

Given the separation distances involved, the domestic nature of the equipment, and the ability to secure compliance through condition, officers are satisfied that the installation would not result in an unacceptable level of noise disturbance to neighbouring occupiers. Accordingly, subject to a condition requiring compliance with domestic acoustic standards, the proposal is considered acceptable in amenity terms.

### **Other Considerations**

The installation of air source heat pumps and similar low-carbon technologies is strongly supported in principle as a means of reducing carbon emissions and improving energy efficiency. The proposal aligns with Haringey's Climate Change Action Plan and the Council's objective of achieving borough-wide net zero carbon by 2041 and is consistent with Policies SP4 and DM21.

### **Conclusion**

Subject to the imposition of the conditions set out above, the proposed development is considered acceptable in planning terms. The siting and scale of the ASHP/AC unit are such that it would be discreetly accommodated within the site, preserving the character and appearance of the Fortis Green Conservation Area. The proposal would not result in unacceptable harm to the amenity of neighbouring occupiers, and appropriate safeguards are secured through condition to address potential noise impacts. All other relevant material considerations have been taken into account, and it is recommended that planning permission be granted, as set out in the recommendation.

### **7. CIL**

N/A - Development does not result in any increase in internal floorspace.

### **8. RECOMMENDATION**

It is therefore recommended that this application be APPROVED in accordance with the following 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

24595-PCD-00-XX-DR-A-0201, 24595-PCD-00-XX-DR-A-0200, Location Plan

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

- 3 Notwithstanding the details shown on approved Drawing A-0201 Rev 1, any air source heat pump or air-conditioning condenser unit installed at the site shall have a combined external volume (including any acoustic enclosure, casing or housing) not exceeding 0.6 cubic metres. The unit shall be installed and operated such that noise arising from its operation does not exceed either of the following acoustic criteria:

37 dB(A) when assessed in accordance with the Microgeneration Certification Scheme Planning Standard (MCS 020), as referenced in Class G of Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); or

42 dB LAeq (5 minutes) when measured at a point 1 metre from the façade of any habitable room window of a neighbouring residential property.

Where, in the opinion of the Local Planning Authority, the operation of the unit results in unacceptable noise disturbance, additional noise attenuation or mitigation measures, including revised enclosure or casing details, shall be submitted to and approved in writing by the Local Planning Authority and implemented as approved. All approved measures shall thereafter be retained for the lifetime of the development.

Reason: To safeguard the amenity of neighbouring residential occupiers and to ensure the development remains acceptable in visual and acoustic terms, in accordance with London Plan Policy D14 (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: 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.