



Officer Report

Application Number:	HGY/2026/0470
Application Type:	Householder planning permission
Address:	30 Cholmeley Park, Hornsey, London, N6 5EU
Proposal:	Installation of 2x air source heat pump (ASHP) external units at the rear of the garden, along with the adaptation of existing 2x skylights of the flat roof of the rear projection and 2x rooflights on the rear slope of the main roof.
Case Officer:	Mercy Oruwari
Valid Date:	20/02/2026
Applicant:	MARK NICHOLAS Thrush
Agent:	Miss Alba Fernandez

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a semi-detached dwellinghouse that sits close to the corner with Cholmeley Crescent. The properties are just off the junction/roundabout of Cholmeley Park, Cholmeley Crescent and Causton Road. The property has a ground floor, first floor and a loft space which has been extended with a rear facing dormer.

The property lies within the Highgate Conservation Area but does not fall within the curtilage of a listed building; however, the property is registered as a Locally Listed Building.

2. THE PROPOSAL

The proposal is for the installation of 2x Air Source Heat Pumps (ASHP) at the rear of the garden. The proposal also includes the adaptation to the rooflights on the main roof and on the flat roof of the rear dormer.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The relevant planning or enforcement history for the site includes:

- HGY/2016/1972 - Demolition of rear existing part-width single storey extension and the erection of a full width brick, highly glazed single storey extension. Approved with conditions
- HGY/1996/1551 - Infilling of valley between front and rear double-pitched roof installation of 2 velux windows to front elevation and 2 velux windows to provide flat roofed extension and rear elevation. Approved with conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

The Council's Conservation Officer has no objections.

Neighbours

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses 0

Local Groups and Societies

Highgate Conservation Area Advisory Committee (CAAC)

The following comments were put forward and have been addressed within the report:

- The proposed location of the ASHPs is very close to the side wall of No 81. This could have some amenity impacts.
- The location should be reconsidered.

5. PLANNING CONSIDERATIONS

Design & heritage

Strategic Plan Policy SP11 and Development Management Policy DM1 seek to enhance the built environment through high-quality design that respects local context and the positive characteristics of an area. Policy DM1 requires development to relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural detailing.

Development Management Policy DM12 (Housing Design and Quality) states that extensions or alterations to residential buildings, including roof extensions, must be of a high-quality, site-specific and sensitive design which respects or complements the form, setting, period and architectural characteristics of the host building, including external features such as chimneys and porches. The policy further requires the use of high-quality matching or complementary materials that respond appropriately and sensitively to the surrounding context.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings conserve their significance. This applies to both designated and non-designated heritage assets. This approach is reflected locally through Local Plan Policy SP12 and Development Management Policy DM9, which set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

The proposal is for the installation of two air source heat pumps (ASHPs) within the rear garden of the property. The proposal also includes alterations to the rooflights on the main roof and on the flat roof of the rear dormer. The proposed works are intended to improve the energy efficiency and sustainability of the dwelling by providing a low-carbon source of heating, alongside minor associated alterations to the roofscape.

Air Source Heat Pumps (ASHPs)

The two proposed air source heat pumps would be installed at the rear of the property, positioned at the furthest part of the garden close to the shared boundary with No. 81 Cholmeley Crescent. Existing boundary fencing would screen the units from neighbouring properties. Limited vegetation would be carefully adapted to facilitate installation, with replacement planting provided to further screen the units once installed.

Pipework associated with the units would be routed underground where possible and excavation would be undertaken by hand following routes to avoid or minimise any impact on existing trees and their root protection areas. Where appropriate, services would be routed beneath reinstated lawn areas or discreetly fixed along boundary fencing.

As the proposal includes the installation of more than one air source heat pump unit, the development does not fall within permitted development rights under Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore requires planning permission. Each unit is however modest in scale, with a combined external volume of approximately 0.6 cubic metres, and would be visually contained within the rear garden setting. Given their siting, scale and effective screening, the units would be openly visible.

Rooflights

- As part of the works, the existing rooflights to the flat roof of the rear dormer would remain in their current positions, with one replaced by a fixed rooflight and the other by an openable rooflight. On the rear slope of the main roof, the existing rooflights would also remain in the same locations but would be replaced with wider units. These alterations are modest in scale and are considered acceptable in design and heritage terms.

Conclusion on Design and Heritage

- Overall, the proposed works as outlined above are considered acceptable and would not result in harm to the character or appearance of the Conservation Area, leaving it preserved. Accordingly, the proposal complies with the relevant design and heritage policies as outlined above.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to the amenity of neighbouring residents.

Based on the siting of the air source heat pump (ASHP) and the separation distances to the neighbouring property at No. 81 Cholmeley Crescent to the rear, in particular to habitable room windows, the proposed ASHP would not result in harm to the amenity of this neighbour. The unit is predicted to operate below the permitted noise limit of 42dB associated with ASHPs, with an estimated noise level of 37dB, thereby complying with the requirements of Policies DM1, DM21 and DM23.

The permitted noise limit of 42dB stipulates that noise levels must remain at or below 42 decibels (dB) when measured at a distance of 1 metre from any habitable room for an ASHP operating on its own. The proposed site plan indicates that the unit would be positioned 1 metre from the site boundary. In addition, there is further separation between the boundary fence and the building at No. 81 Cholmeley Crescent. Dense vegetation along the boundary would further assist in attenuating noise. These physical conditions and separation distances, combined with the topographical drop between sites, would provide a meaningful acoustic buffer between the ASHP and this neighbouring receptor, as well as other surrounding properties.

The agent has confirmed that the proposed air source heat pump would comply with the 42dB(A) at 1 metre requirement, consistent with the thresholds set out under Permitted Development rights, and has agreed that this be secured by condition. A completed sound calculation, prepared in accordance with MCS 020 A), Issue 1.0 – Air Source Heat Pump Sound Calculation, would be submitted prior to installation.

Overall, the proposal is considered acceptable and would not give rise to any unacceptable amenity impacts.

6. CONCLUSION

The proposed works are considered acceptable in planning terms and would not result in harm to the character or appearance of the Conservation Area, nor would they cause material harm to the amenity of neighbouring occupiers. Having regard to all relevant planning policies and material considerations, including equalities, planning permission is recommended to be granted.

7. RECOMMENDATION

The application is recommended for approval subject to 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:

- GA01
- GA02
- GA03
- GA04
- SP01
- LP01
- DAIKIN ASHP - VRV IV S Series-brochure_UK_English

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

- 3 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 there will be no increase in the background noise level and that there will be no tonal noise emitted from the unit, (a satisfactorily complete MCS 020a form).

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.

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: 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.