



Officer Report

Application Number:	HGY/2026/0969
Application Type:	Full planning permission
Address:	164 Dukes Avenue, Hornsey, London, N10 2QB
Proposal:	Installation of two air heat pumps in the rear garden
Case Officer:	Ben Coffie
Valid Date:	02/04/2026
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Applicant:	Mr Willian Ullauri
Agent:	Mr Emre Hasan

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site comprises a two-storey, mid-terrace dwelling located on the southern side of Dukes Avenue. The surrounding area is predominantly residential, characterised by long terraces of dwelling houses. The property features two-storey red-brick bays with decorative timber brackets supporting a porch over the front entrance.

The site lies within the Muswell Hill Conservation Area and forms part of a group considered to make a positive contribution to its significance.

2. THE PROPOSAL

This is an application for the installation of two Air Source Heat Pumps in the rear garden.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2024/1278,

Address: 164 Dukes Avenue, Hornsey, London, N10 2QB

Proposal: Conversion of a four bed dwelling house to two flats (1 x 2bed) and (1 x 3 bed) residential flats, with the formation of a rear dormer and single - storey rear extension.,

Decision Date: 8 August 2024

Decision: Approve with Conditions

HGY/1998/0229,

Address: 164, Dukes Avenue, London, N10 2QB, London

Proposal: Erection of rear two dormer windows to facilitate habitable room, shower room and storage cupboards in roof space,

Decision Date: 21 April 1998

Decision: Approve with Conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

LBH Conservation Officer: No objections

Local amenity groups

The following local groups/societies made representations

N/A

Neighbour Consultation

No representation was received from neighbours in response to notification and publicity of the application

5. PLANNING CONSIDERATIONS

Design & heritage

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, the policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The air source heat pumps are proposed to be installed in the rear of the garden, their dimensions are 1100 (W) x 870 (H) x 460 (D) mm and 940 (W) x 1430 (H) x 320 (D) mm. They would not have any acoustic enclosures, however they would be installed along the fence near the shared boundary with No. 166 Dukes Avenue and appear relatively lower than the fence.

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.

Both structures 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.

Due to the acceptable dimensions of the proposed ASHPs, they would not represent dominant and intrusive features within the rear garden nor result in the erosion of its openness. Furthermore, given their location at the rear, they would not be highly visible or result in any visual impacts on the streetscene. Consequently, the proposed ASHPs would not harm the character and appearance of the Muswell Hill Conservation Area.

As such, the proposal would comply with Policy DM9 of the Development Management Development Plan Document (2017) and would fail to preserve or enhance the character and appearance of the conservation area. The proposal is therefore considered unacceptable in heritage terms.

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. The height, siting, and scale of the proposed structure would not impact light or outlook to any neighbouring occupants, given its location within the rear garden.

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 1 metre away from any habitable room for an ASHP on its own. A condition is being imposed in relation to such a noise rating level. Accordingly, the development would not result in any adverse impact on the amenity of neighbouring properties.

Energy and Climate Change

ASHP units are supported as a means of reducing energy consumption and CO₂ emissions, thereby addressing climate change and contributing to Haringey's objective to become zero carbon by 2041, as set out in the Haringey Climate Change Action Plan (HCCAP). The proposal also aligns with the requirements of Policies SP4 and DM21. Such measures are further supported by the London Plan and the NPPF, both of which strongly promote sustainable development.

However, these benefits do not outweigh the harm identified above.

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: Noise impact assessment - 26007-002 dated March 2026, 929 Proposed Drawings 929.410 & 929.411

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: 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.