



18th June 2026

To Whom It May Concern,

Re: Planning Application at 6 Broughton Gardens, London, N6 5RS
Proposed installation of 1 no. additional air source heat pump

We are instructed on behalf of the applicant to submit a full planning application for the installation of 1 no. additional air source heat pump at 6 Broughton Gardens, London, N6 5RS.

The proposal relates to the installation of a further air source heat pump close to the two air source heat pumps and outdoor plant area previously approved under planning permission HGY/2022/3198. The application seeks full planning permission for:

“Installation of 1 no. additional air source heat pump adjacent to the previously approved air source heat pumps and outdoor plant area.”

Site and planning context

No. 6 Broughton Gardens is a semi-detached dwelling located within the Crouch End Conservation Area. The property occupies a generous corner plot with substantial private garden areas to the side and rear. The garden levels fall significantly towards the south, south-east and east.

The most relevant planning history is permission HGY/2022/3198, which approved an outdoor plant room, photovoltaic panels and 2 no. air source heat pumps. In granting permission, the Council accepted the approved external plant and air source heat pumps in this part of the site and concluded that the development would not harm the character and appearance of the conservation area or neighbouring residential amenity, subject to a noise condition.

The current proposal follows the same siting approach. The additional heat pump would be positioned close to the previously approved units, within the same south-eastern part of the garden. This avoids introducing plant into a new or more sensitive location and keeps the equipment grouped within the area already accepted by the Council for the approved external plant and air source heat pumps.

Proposed development

The proposal comprises the installation of 1 no. additional air source heat pump.



The unit would be located adjacent to the existing/approved plant arrangement in the south-eastern part of the site. The submitted manufacturer's technical information confirms the unit's dimensions and sound data. The unit is compact in scale and would be read, where visible, as a modest addition to the established plant arrangement rather than as a new standalone feature within the garden.

Design, visual impact and heritage

The proposed heat pump would be located away from the principal front elevation of the dwelling and away from public views from Broughton Gardens. It would not affect the street scene or the formal contribution that the front elevation of the property makes to the Crouch End Conservation Area.

The south-eastern part of the garden is visually discreet and benefits from the existing change in levels across the site. This reduces the visual prominence of plant in this location. The proposal would not require alteration to the main dwelling, would not affect any listed building, and would not result in the loss of any feature that contributes positively to the conservation area.

The proposed development would therefore preserve the character and appearance of the Crouch End Conservation Area.

Impact on neighbouring amenity

The proposed unit would be positioned close to the two previously approved air source heat pumps and within the same established plant area. This remains the most appropriate location in amenity terms because it uses the part of the site previously accepted by the Council as suitable for external plant.

The previous permission confirmed that the south-eastern part of the garden is an appropriate location for external plant and air source heat pumps, having regard to the nature of the site and the separation distances to neighbouring properties. The proposed additional unit would not alter that relationship.

In any event, the application is supported by a cumulative MCS 020 noise assessment covering all three air source heat pumps operating simultaneously. This confirms a combined sound pressure level of 28.8 dB(A) at the assessment position, against the applicable 37.0 dB(A) MCS 020 limit. The proposal therefore remains comfortably within the relevant noise threshold.

The assessment position is stated as being 50 metres from the heat pumps, with substantial private garden areas to the side and rear and no neighbouring residential receptor in close proximity. This supports the conclusion that the proposed additional unit would not result in an unacceptable cumulative noise impact when considered alongside the two previously approved units.

The proposal would therefore not result in unacceptable noise, disturbance or loss of neighbouring amenity. The applicant would accept a condition consistent with Condition 3 of permission HGY/2022/3198, should the Local Planning Authority consider this necessary.

Energy and sustainability

The proposal would support the continued use of low-carbon heating technology at the property. It would assist in reducing reliance on fossil-fuel heating and would contribute to the Council's objectives for low and zero-carbon energy generation.

The previous officer report also recognised that the approved development would promote low and zero-carbon energy generation and help reduce predicted carbon dioxide emissions through on-site renewable energy generation. The proposed additional heat pump would build upon that approved approach.

Conclusion

The proposed development is a modest addition to an existing and previously approved plant arrangement.

The siting of air source heat pumps in this south-eastern part of the garden has already been accepted by the Council under permission HGY/2022/3198 in respect of the approved external plant and air source heat pumps. The proposed additional unit would remain within that same discreet plant area, would not harm the character or appearance of the Crouch End Conservation Area, and would not result in unacceptable harm to neighbouring residential amenity.

The submitted cumulative MCS 020 noise assessment provides further support for this position by confirming that all three air source heat pumps operating simultaneously would remain comfortably below the applicable noise threshold.

For these reasons, the proposal is acceptable in design, heritage, amenity, energy and sustainability terms. We respectfully request that planning permission is granted.

Best regards

A handwritten signature in black ink, appearing to be "Irfan Qayyum".

Irfan Qayyum

Compliance Manager

Better Planet UK Ltd