

Acoustic Note

Park House, Hampstead Lane, London N6 4LL

19 June 2026

1. Introduction

- 1.1. This Acoustic Note has been prepared in support of a revised householder planning application at Park House, Hampstead Lane, London N6 4LL.

The application seeks planning permission for:

Replacement of the existing single storey side range to the principal elevation with a single storey side extension, including rooflights, green roof and associated external alterations; new pedestrian entrance gate and brick piers; and retention of two air conditioning condenser units at the west elevation and three air source heat pump units at the north elevation of the host building.

- 1.2. This note addresses the acoustic implications of the existing installed plant serving Park House, namely:

- two air conditioning condenser units at the west elevation; and
- three air source heat pump units at the north elevation.

- 1.3. The plant is already installed and in place. The application seeks its retention as part of the overall householder proposal.

2. Site context

- 2.1. Park House is a detached dwelling set within a large, landscaped plot on the northern side of Hampstead Lane. The property lies within the Highgate Conservation Area.

- 2.2. The nearest potentially sensitive neighbouring residential receptor is The Red House, located to the west of Park House. The two air conditioning condenser units are located at the west elevation. The three air source heat pump units are located at the north elevation, where they are experienced within the context of the existing dwelling, boundary treatment and landscaped setting of the site.

- 2.3. The plant serves Park House as a single dwellinghouse and is ancillary to its residential use. The plant is not associated with any commercial use, subdivision, intensification, or non-residential activity.

3. Planning context

- 3.1. The officer report for application HGY/2025/2550 noted representations concerning possible noise from the air conditioning condenser units and air source heat pump units. However, plant noise did not form a reason for refusal.
- 3.2. The Council's position was that further details would be required to assess whether plant noise is acceptable, including any required attenuation by way of screens or enclosures, if permission were otherwise to be granted.
- 3.3. Manufacturer literature for the retained plant has now been provided. This identifies the air source heat pump units as Vaillant aroTHERM plus units and the air conditioning condensers as Panasonic U-16ME2E8 units. The manufacturer information provides useful product data, but it does not amount to a full BS 4142 assessment at the nearest noise-sensitive receptor. The acceptability of the retained plant therefore remains capable of being addressed through a proportionate performance condition, including any necessary mitigation.
- 3.4. This revised application therefore proceeds on the basis that plant noise is a discrete technical matter capable of being assessed and, if necessary, controlled by a proportionate planning condition. It is not a matter which formed a reason for refusal of the previous application and there is no reason why it should prevent the grant of planning permission for the revised householder proposal.

4. Existing installed plant

- 4.1. The plant to be retained comprises:

Item	Quantity	Location	Use
Panasonic U-16ME2E8 air conditioning condenser units	2	West elevation	Space cooling serving the existing dwellinghouse
Vaillant aroTHERM plus air source heat pump units	3	North elevation	Heating / hot water provision serving the existing dwellinghouse

- 4.2. The plant serves the existing dwellinghouse. It is not commercial plant in planning use terms and is not associated with any intensified or non-residential use of the site.
- 4.3. The plant has already been installed. The application does not seek permission for a new commercial use or an enlarged non-residential plant installation. It seeks regularisation and retention of existing plant serving Park House as a single dwellinghouse.
- 4.4. The submitted manufacturer literature indicates that the Vaillant aroTHERM plus ASHP range is designed for heating and hot water use and is marketed as quiet in operation. The Panasonic condenser units are larger-capacity air conditioning units. The

manufacturer's published data is useful context, but it does not provide a receptor-specific BS 4142 assessment of cumulative plant noise at The Red House. For that reason, a performance-based condition remains the appropriate and proportionate planning control.

5. Noise control

5.1. The applicant is willing to accept a performance condition requiring the cumulative rating level of sound from the retained plant, assessed in accordance with BS 4142:2014+A1:2019, to be no higher than the representative background sound level at the nearest noise-sensitive receptor.

5.2. If mitigation is required, it could include:

- acoustic screening or enclosure;
- anti-vibration mounts;
- attenuation treatment to any supporting structure;
- proportionate operational controls, if required; and
- maintenance of the plant in accordance with manufacturer guidance.

5.3. The fact that the units are already installed does not prevent appropriate control. If the Local Planning Authority requires further technical confirmation of plant noise levels, or details of any necessary attenuation, those matters can be secured by condition without withholding planning permission for the wider revised householder proposal.

6. Suggested planning condition

6.1. If the Local Planning Authority considers a condition necessary, the following wording is suggested:

Within three months of the date of this permission, a plant noise assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate that the cumulative rating level of sound emitted from the retained air-conditioning condenser units and air source heat pump units does not exceed the representative background sound level at the nearest noise-sensitive receptor when assessed in accordance with BS 4142:2014+A1:2019. Where mitigation is required to achieve this standard, details of the mitigation and a timetable for its implementation shall be submitted to and approved in writing by the Local Planning Authority. The plant shall thereafter be retained and operated in accordance with the approved details.

7. Conclusion

7.1. The two air-conditioning condenser units and three air source heat pump units are existing installed plant serving Park House as a single dwellinghouse.

- 7.2. Plant noise was not a reason for refusal of the previous application. The issue is a discrete technical matter capable of being addressed through further details and, if required, proportionate mitigation secured by condition.
- 7.3. Accordingly, the retention of the existing plant should not prevent the grant of planning permission for the revised householder application. The plant is ancillary to the residential use of Park House as a single dwellinghouse and can be controlled, if necessary, by an appropriate performance condition requiring assessment, mitigation where required, and continuing compliance with an agreed plant noise limit.