

Officer Report

Application Number:	HGY/2026/1363
Application Type:	Householder planning permission
Address:	167 Park Road, Hornsey, London, N8 8JJ
Proposal:	Installation of solar panels on the flat roof and south-facing pitched roof mounted on angled brackets and new flue, 4no. air conditioning condenser units mounted on the side elevation, 2no. air source heat pumps adjacent to the side elevation, alteration of the front porch.
Case Officer:	Ben Coffie
Valid Date:	14/05/2026
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Applicant:	Alex Calderwood
Agent:	Mr Trevor Brown

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDINGS

The application property is an existing residential semi-detached dwellinghouse situated within a residential neighbourhood on Park Road. The property is located on the southwestern side of Park Road and forms part of the residential dwellings which abuts Crouch End Cricket Pitch. The houses are set within generous plots with front gardens, many providing off-street parking. The site does not lie within a Conservation Area and it's not statutorily listed nor within the curtilage of a listed building.

2. PROPOSED DEVELOPMENT

The application seeks planning permission for the installation of solar panels on the flat roof and south-facing pitched roof mounted on angled brackets and new flue, 4no. air conditioning condenser units mounted on the side elevation, 2no. air source heat pumps adjacent to the side elevation, alteration of the front porch and replacement of existing windows at the front elevation

3. RELEVANT PLANNING HISTORY

HGY/1992/0724,
Address: 167, Park Road, London, N8 8JJ, London
Proposal: Construction of vehicular crossover.,
Decision Date: 11 August 1992
Decision: Approve with Conditions

HGY/2026/1364,

Address: 167 Park Road, Hornsey, London, N8 8JJ

Proposal: Lawful Development Proposed: Dormer extension, single storey rear and side extension and canopy structure is proposed towards the rear garden.,

Decision Date: 24 June 2026

Decision: Approve with Conditions

4. CONSULTATION RESPONSES

5. LOCAL REPRESENTATIONS

The application was publicised by way of neighbour notification letters. Responses received were as follows:

Objections: 0

Support: 0

6. MATERIAL PLANNING CONSIDERATIONS

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

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

Design and Appearance

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.

Solar Panels

19 solar panels are proposed on the flat roof and south-facing pitched roof.

The new front rooflights and solar panels are considered appropriate and proportionate additions to the roof. It is noted that the panels are proposed on 30-degree angled brackets on the flat roof to optimise solar performance and renewable energy generation and although they will not be highly visible some glimpse of it would be noticed when viewed from the streetscene. However, it is not envisaged that they will appear visually jarring or cluttered, moreover the front roof slope will be retained.

The development here will increase sustainable energy use and contributes towards reducing the operational carbon footprint of the dwelling. The panels are sensitively positioned to limit visibility where possible while remaining functional and efficient therefore on balance would not harm the character or appearance of the host dwelling or the surrounding area. The proposal is considered acceptable.

ASHP/AC units

The proposal includes 4 no. external air conditioning condenser units mounted on the side elevation. The proposal also includes 2 no. domestic-scale air source heat pumps positioned adjacent to the air conditioning units on the side elevation.

The units are domestic in scale and arranged to minimise visual prominence and noise impact. The installation will improve internal environmental comfort and energy efficiency for the occupants while remaining subordinate to the host dwelling.

While it is acknowledged that plant equipment is generally discouraged within front gardens 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 the area in general.

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 detrimentally impact the character and appearance of the host dwelling and the surrounding area.

Front Porch

It is proposed to infill the existing entrance shelter with a front porch extension to improve the entrance sequence, weather protection, and functionality of the dwelling.

The porch is designed to remain subordinate and as such its scale, height and bulk is considered acceptable to the existing building. The new doors forming the draft lobby are positioned under the existing roof are also considered proportionate with the width of the porch.

As such, the proposal is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties.

Replacement windows

The proposal includes replacement of the existing windows to the front elevation windows to provide a more contemporary appearance while retaining the existing window sizes and structural openings.

The replacement windows will not follow this same pane arrangement and frame, however it would respect the existing window sizes and structural openings. It is noted that there are precedents of window replacement of various designs and materials along the street. The replacement windows to the front elevation are considered acceptable and will not detrimentally impact the character and appearance of the host dwelling and the surrounding area.

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.

The planning permission will be conditioned so that the proposed air conditioning unit when operating the cumulative noise level LAeq TR arising from the unit, measured or predicated at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or predication of the noise should be carried out in accordance with the methodology contained within BS 4142:2014.

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 and cumulative noise levels, the proposal is considered acceptable in amenity terms.

No adverse impacts on neighbouring residential amenity would arise from the minor works, such as the replacement of windows, installation of solar panels. Similarly, the proposed front extensions, given their position at the entrance, would not give rise to amenity impacts for neighbouring occupiers.

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

The siting and scale of the solar panels, 4no. air conditioning condenser units and two no. air source heat pumps are such that it would be discreetly accommodated within the site, the replacement windows and alterations to the front porch would not harm the character or appearance of the host dwelling or the surrounding area. The proposal would not result in unacceptable harm to the amenity of neighbouring occupiers. 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. 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:

221_1001, 221_1002, 221_1101, 221_1201, Location Plan

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

- 3 Notwithstanding the details shown on approved Drawing 221_1201 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).

- 4 The design and installation of the air conditioning units shall be such that when operating the cumulative noise level LAeq TR arising from the unit, measured or predicated at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or predication of the noise should be carried out in accordance with the methodology contained within BS 4142:2014.

Reason: To protect neighbouring resident's amenity, in accordance with policy DM1 of

the Haringey 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.