

Officer Report

Application Number:	HGY/2026/1447
Application Type:	Approval of details reserved by a condition
Address:	Land to rear of 3 New Road Hornsey, London N8 8TA
Proposal:	Details pursuant to condition 8 (Energy Statement) of planning permission HGYP/2023/3302 for change of use and conversion of part ground floor, and upper floors first and second from (vacant) office use to provide 5 no. self-contained flats, insertion of a new ground floor window opening for Flat No. 2 on southern elevation, and the installation of a new skylight (Flat No. 5), associated landscaping and bicycle storage.
Case Officer:	Roland Sheldon
Valid Date:	28/05/2026
Applicant:	6
Agent:	Benson

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT and relevant planning history

Planning permission was granted for Change of use and conversion of part ground floor, and upper floors first and second from (vacant) office use to provide 5 no. self-contained flats, insertion of a new ground floor window opening for Flat No. 2 on southern elevation, and the installation of a new skylight (Flat No. 5), associated landscaping and bicycle storage, under planning reference HGYP/2023/3302.

2. ANALYSIS/ASSESSMENT

Condition 8 reads as follows:

The development hereby approved shall be constructed in accordance with the Energy Statement and requirements prepared by Energist London (dated 22 May 2024) delivering a minimum 78% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, and air source heatpumps(ASHPS).

*(a) Prior to the commencement of all works on site, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority.
This must include:*

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Confirmation of the necessary fabric efficiencies to achieve a minimum 12% reduction, including details to reduce thermal bridging;
- Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- Specification of any additional equipment installed to reduce carbon emissions.

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development.

(b) The air source heat pump must be installed and brought into use prior to first occupation of the relevant block.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.

Pursuant to approval of details for the condition and following the submission of revised plans, the applicant has submitted the following:

- Energy & Sustainability Assessment Rev D May 2026 by ZBS
- Location Plan
- 3NR - AL – 101-104, details of louvred enclosure

The submitted information has been reviewed by Climate Action Officers, who are happy that the submitted information meets the requirements of the condition with regards to carbon emissions and performance of the air source heat pumps (ASHPs).

During the assessment of the proposal, objections were received from neighbouring properties to the north of the site on Lynton Road with concerns regarding the installation of the air source heat pumps in association with the development.

Their concerns focus on the absence of an acoustic assessment from the submitted information regarding the ASHPs, the visual impact resulting from their installation, and objections regarding the specific positioning of the ASHPs and resultant visual and potential noise impacts on neighbouring properties.

Following review of these concerns, revised plans were requested that provided a trellis detail with more effective screening value. In addition to this, the views of the Council Noise Officer on the proposal were sought, setting out the exact locations and model/specifications of the ASHPs that have been installed in relation to neighbouring properties.

Whilst no noise impact assessment has been provided for the proposal, the Noise Officer set out that provided that the ASHP closest to the boundary shared with nos. 25 and 27 Lynton Road was treated with an acoustic enclosure as set out in the submitted information, they were confident that the acoustic treatment would reduce noise levels to a sufficient level to adequately protect the amenities of neighbouring residential occupants.

The details can therefore be recommended for approval.

3. RECOMMENDATION – Approve details pursuant to the condition

