



Officer Report

Application Number: HGY/2026/1318
Application Type: Lawful development: Proposed use
Address: 112 Seymour Road, Hornsey, London, N8 0BG
Proposal: Certificate of lawfulness for the installation of an external Air Source Heat Pump (ASHP) located on the rear side wall of the property on the first floor level - proposed use

Case Officer: Mercy Oruwari
Valid Date: 11/05/2026
Applicant: London Alex Dickson
Agent: Mr Samuel Kane

RECOMMENDATION

Approve

PLANNING HISTORY

The planning history of the site includes:

- HGY/2025/1964 - Demolition of existing front dormer and reconstruction of previously demolished front facing turret to match neighbouring dwellings with the installation of 4x front rooflights. Approved with conditions
- HGY/2025/1963 - Demolition of front dormer and replacement of existing rear loft extension with a new full width rear dormer and partial outrigger loft extension to form a L shaped dormer with Juliette balcony and 3x front rooflights. Installation of Air Source Heat Pump on the flat roof of first floor. Approved with conditions

RELEVANT PLANNING LEGISLATION

The application has been made under section 192 of the Town and Country Planning Act 1990 and relevant amendments. This not a planning application but instead the applicant seeks confirmation that the proposed development is lawful. As such, the impact of the proposed development of the neighbour's amenities or the character of the area cannot be taken into consideration for this submission.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Part 14, Class G: – The installation, alteration or replacement of a microgeneration air source heat pump

- (a) on a dwellinghouse or a block of flats; or
(b) within the curtilage of a dwellinghouse or a block of flats, including on a building within that curtilage,
under Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposal is assessed against these requirements as follows:

Development Not Permitted

G.1 – MCS Planning Standards

Development is not permitted by Class G unless the air source heat pump complies with the MCS Planning Standards (now defined as MCS 020a – Air Source Heat Pump Sound Calculation (For Permitted Development Installations)).

Comment: Complies with additional screening

The submitted MCS 020a Noise Assessment predicts a sound pressure level of 36.7 dB(A) at the nearest neighbouring habitable room window. Whilst MCS guidance has historically referred to a 42 dB(A) overall noise criterion, this reflects the combined effect of heat pump noise and an assumed background noise level. The equivalent heat pump noise contribution alone is approximately 37 dB(A). As the predicted noise level of 36.7 dB(A) is below this threshold, the proposal is considered to satisfy the MCS 020a noise assessment requirements.

The size of the external unit that the applicant would be proposing to install would result in a requirement to install an attenuation of 13dB in order to achieve compliance. It is therefore proposed that an acoustic timber screen would be built around the external unit so that it complied. The proposed product (Acoustic Noise Reduction Fence Panels) would offer up to a 30dB reduction

(The completed table 1 on page 9 of the 'MCS 020a – Air Source Heat Pump Sound Calculation (For Permitted Development Installations) Standards Document' shows that the unit complies).

G.2 – Other Limitations

(a) Number of units

Development is not permitted if the installation would result in:

(i) More than one air source heat pump on, or within the curtilage of—

(aa) a dwellinghouse which is not a detached dwellinghouse;

(bb) a block of flats;

(ii) More than two air source heat pumps on, or within the curtilage of, a detached dwellinghouse.

Comment: Complies

(b) Wind turbine on the same building or curtilage

Development is not permitted if a wind turbine is installed on the same building or within the curtilage.

Comment: Complies / N/A

(c) Stand-alone wind turbine within the curtilage

Development is not permitted if a stand-alone wind turbine is installed within the curtilage.

Comment: Complies / N/A

(d) Volume of outdoor compressor unit

Development is not permitted if the volume of the outdoor compressor unit (including housing) would exceed:

(i) 1.5 cubic metres for a dwellinghouse;

(ii) 0.6 cubic metres for a block of flats.

Comment: Complies

(e) – Deleted by 2025 amendment
(The previous 1-metre boundary restriction no longer applies.)

Comment: Not applicable

(f) Installation on a pitched roof

Development is not permitted if the air source heat pump would be installed on a pitched roof.

Comment: Complies

(g) Installation on a flat roof within 1 metre of the external edge

Development is not permitted if the air source heat pump would be installed on a flat roof where it would be within 1 metre of the external edge.

Comment: Complies

(h) Scheduled monument

Development is not permitted if the air source heat pump would be installed on a site designated as a scheduled monument.

Comment: N/A

(i) Listed buildings

Development is not permitted if installed on a listed building or on land within its curtilage.

Comment: N/A

(j) Conservation areas / World Heritage Sites

For land within a conservation area or World Heritage Site, development is not permitted if the air source heat pump:

(i) would be installed on a wall or roof which fronts a highway; or

(ii) would be installed so that it is nearer to any highway bounding the curtilage than the part of the dwellinghouse or block of flats which is nearest to that highway.

Comment: Not in a CA

(k) Other land (not conservation area / WHS)

Development is not permitted if the air source heat pump would be installed on a wall of a dwellinghouse or block of flats where:

(i) that wall fronts a highway; and

(ii) the air source heat pump would be installed on any part of that wall above ground-floor level.

Comment: N/A

Conditions – G.3

(aa) Not solely used for cooling (new in 2025)

The air source heat pump must not be solely used for cooling.

Comment: The previous requirement that the ASHP be used solely for heating has been removed by 2025 amendment.

(b) Siting to minimise effect on external appearance

The air source heat pump must be sited, so far as practicable, to minimise its effect on the external appearance of the building.

Comment: Complies

(c) Siting to minimise effect on amenity

The air source heat pump must be sited, so far as practicable, to minimise its effect on the amenity of the area.

Comment: Complies

(d) Removal when no longer needed

The air source heat pump must be removed as soon as reasonably practicable when no longer needed.

Comment: Noted and informative added.

Transitional Provision (2025 Order)

Where development was permitted before 29 May 2025 but is no longer permitted solely due to the removal of the “equivalent standards” wording in G.1, it may still be carried out until 28 May 2026.

Comment: Noted.

SUMMARY AND CONCLUSION

The proposed development constitutes permitted development by virtue of Schedule 2, Part 14 G of the Town and Country Planning (General Permitted Development) Order 2015 and is considered to be lawful.

Informatives:

INFORMATIVE: Noise Level

The applicant is reminded that the air source heat pump must be installed and operated in accordance with the submitted MCS 020a Noise Assessment. The assessment predicts a sound pressure level of 36.7 dB(A) at the nearest neighbouring habitable room window, which is below the applicable assessment limit of 37.0 dB(A). It is the responsibility of the developer and installer to ensure that the equipment is installed in the assessed location and in accordance with the specifications used in the noise assessment.

Regular maintenance of the equipment is advised to ensure continued compliance and to prevent any adverse impact on neighbouring occupiers. Failure to install or operate the equipment in accordance with the approved details may result in the Local Planning Authority investigating and, where necessary, taking appropriate enforcement action.

INFORMATIVE: The applicant is reminded that, in accordance with Condition G.3(d) of Class G, the air source heat pump must be removed as soon as reasonably practicable when it is no longer required for its intended purpose. Failure to remove redundant equipment may result in the loss of permitted development status and could lead to enforcement action.

INFORMATIVE: Prior to the installation and operation of the Air Source Heat Pump (ASHP), an acoustic timber enclosure/screen shall be erected around the external unit to ensure compliance with the noise limits applicable under permitted development rights.