



Officer Report

Application Number:	HGY/2026/1758
Application Type:	Householder planning permission
Address:	6 Broughton Gardens, Hornsey, London, N6 5RS
Proposal:	Installation of air source heat pump
Case Officer:	Ben Coffie
Valid Date:	19/06/2026
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Applicant:	Mr Jonathan Asante
Agent:	Irfan Qayyum

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a semi-detached dwelling house in a residential close. The house occupies a corner plot. No.7 adjoins to the north. No.5 lies adjacent to the west/south-west. The site has large rear and side gardens. The levels of the site and gardens slope considerably towards the south, south-east and east. The gardens bound those of neighbouring properties on Hurst Avenue, garages, and communal rear gardens of flats bound those of the property to the south, south-east, and east respectively.

The site is located in the Crouch End conservation area however the building is not a listed building. An outdoor plant room, photovoltaic panels and 2 no. air source heat pumps (NIBE F2040/F2050 type units) are sited in the south-eastern part of the garden, close to the property boundary.

2. THE PROPOSAL

Planning permission is sought for the installation of 1 no. additional air source heat pump (a NIBE F2050-16 unit), to be sited adjacent to the two previously approved air source heat pumps and outdoor plant area in the south-eastern part of the garden.

The unit measures approximately 1,160mm (width) x 488mm (depth) x 1,120mm (height) and would be mounted on a plinth/base in accordance with the manufacturer's installation requirements, maintaining the required minimum clearances from the host wall and ground level. No alterations are proposed to the dwelling itself, and the proposal does not affect the principal (front) elevation of the property or any part of the site visible from the public realm.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There are a number of planning permissions granted relating to extensions and alterations to the main building however the most relevant permission is detailed below.

HGY/2022/3198 — 6 Broughton Gardens — Installation of an outdoor plant room, photovoltaic panels and 2 no. air source heat pumps. Approved, subject to a noise condition (Condition 3). The Council concluded that the approved external plant and air source heat pumps would not harm the character and appearance of the conservation area or neighbouring residential amenity.

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

N/A

Local amenity groups

N/A

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No. of individual responses 0

Objecting 0

Support 0

Neither 0

5. PLANNING CONSIDERATIONS

Design and heritage

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD aim to enhance the built environment through high quality design that respects local context. Policy SP12 and, where relevant, Policy DM9 require development affecting a designated heritage asset to preserve or enhance its character and appearance, having regard to the significance of the asset and its setting.

Development Management Policy DM12 (Housing Design and Quality) states that extensions or alterations to residential buildings, including roof extensions, must be of a high-quality, site-specific and sensitive design which respects or complements the form, setting, period and architectural characteristics of the host building, including external features such as chimneys and porches. The policy further requires the use of high-quality matching or complementary materials that respond appropriately and sensitively to the surrounding context.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings conserve their significance. This applies to both designated and non-designated heritage assets. This approach is reflected locally through Local Plan Policy SP12 and Development Management Policy DM9, which set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

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 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, which reduces the visual prominence of external plant in this location. The proposal would not require any alteration to the main dwelling and would not result in the loss of any feature that contributes positively to the conservation area.

The unit would be positioned adjacent to the existing, previously approved plant arrangement rather than introducing plant into a new part of the garden, and would therefore be read, where visible at

all, as a modest addition to an established arrangement rather than as a new standalone feature. For these reasons, the proposal is considered to preserve the character and appearance of the Crouch End Conservation Area, in accordance with Policies SP11, SP12, DM1 and DM9.

Impact on neighbouring amenity, including noise

London Plan Policy D6 requires that development does not harm the amenity of surrounding housing, including through the provision of appropriate daylight, sunlight and outlook, while London Plan Policy D14 seeks to ensure that noise-generating development does not result in unacceptable noise impacts on nearby noise-sensitive receptors. DPD Policy DM1 similarly requires development to provide a high standard of amenity for neighbouring occupiers, including protection from noise and disturbance.

The proposed unit would be sited within the same part of the garden already accepted by the Council as appropriate for external plant under HGY/2022/3198, maintaining the established separation from neighbouring residential receptors. The application is supported by a cumulative MCS 020 noise assessment covering all three air source heat pumps (the two previously approved units and the proposed additional unit) operating simultaneously. This confirms a combined sound pressure level of 28.8 dB(A) at the assessment position, 50 metres from the units, against the applicable MCS 020 limit of 37.0 dB(A), comfortably within the relevant threshold. The manufacturer's technical data for the proposed NIBE F2050-16 unit (nominal sound power level 63 dB(A); sound pressure ranging from 58.0 dB(A) at 1 metre to 35.0 dB(A) at 10 metres) has been reviewed and is consistent with the conclusions of the cumulative assessment.

The proposed siting also accords with the manufacturer's installation requirements, including minimum clearance from the host wall (150–500mm), a minimum base height of 300mm above ground level, and adequate free space to the front of the unit for future servicing, as shown on the submitted proposed elevation drawing.

Given the separation distance to the nearest noise-sensitive receptors, the substantial private garden areas to the side and rear of the site, and the findings of the cumulative noise assessment, the proposal is not considered likely to result in unacceptable noise, disturbance or other loss of amenity to neighbouring occupiers.

The proposal is therefore considered acceptable in amenity terms, subject to the imposition of a noise condition, consistent with Condition 3 of permission HGY/2022/3198, to ensure the cumulative noise output of the three units is controlled in the long term.

Energy and sustainability

The development here in line with Policy DM21, will promote low and zero-carbon energy generation, helping achieve a reduction in predicted carbon dioxide emissions through on-site renewable energy generation.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM9 of the Development Management, Development Plan Document 2017, and Policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021, including Policies D6 and D14, and with the NPPF.

The proposal is considered acceptable in respect of its design, heritage, and impact on the site, and would not result in material harm to the residential amenity of neighbours, subject to an appropriate noise condition. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for APPROVAL, subject to 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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Approved plans list: 220825 Site Location Plan, 2206/NEWASHP/01, 2206/NEWASHP/02, 2206/NEWASHP/03, 2206/NEWASHP/04, MCS-020-Noise Assessment-BPUK22-06-09, NIBE F2050 Installation and Siting Requirement.

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

- 3 The noise level from the operation of the air source heat pumps and plant room hereby approved must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump result in any noise nuisance to the occupant of any neighbouring dwelling the Applicant shall install noise mitigation measures in agreement with the Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policy DM1 of The 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: Outbuildings and Building Regulations Your attention is drawn to the need to comply with the relevant provisions of Building Regulations which can apply in relation to certain outbuildings in terms of size, use and proximity to a boundary. Please refer to the following for further advice.

https://www.planningportal.co.uk/info/200130/common_projects/43/outbuildings/
<https://www.haringey.gov.uk/planning-and-building-control/building-control>