



# Officer Report

**Application Number:** HGY/2026/1010  
**Application Type:** Householder planning permission  
**Address:** 25 North Grove, Hornsey, London, N6 4SH  
**Proposal:** Installation of air-conditioning condenser unit on roof.  
**Case Officer:** Eunice Huang  
**Valid Date:** 19/05/2026  
**Applicant:** Mrs Cerian McArthur  
**Agent:**

## **RECOMMENDATION**

**Approve with Conditions**

### **1. SITE DESCRIPTION**

The application site is a mid-terrace dwellinghouse located on the western side of North Grove. The subject building is three storeys when viewed from the street and four storeys from the rear. The dwelling forms part of a consistent terrace of four dwellings setback from the highway behind gardens and hardstanding. North Grove is a cul-de-sac that is residential in character. The site is located within Highgate Conservation Area not within the vicinity of a listed building.

### **2. THE PROPOSAL**

The proposal is for the installation of an air-conditioning condenser unit on the roof.

### **3. RELEVANT PLANNING AND ENFORCEMENT HISTORY**

The relevant application history has been considered in the assessment:

- HGY/2015/1200  
Address: 25, North Grove, London, N6 4SH  
Proposal: Re-landscaping of driveway and rear garden; replacement of windows and doors including a new rear window/door to the lower ground floor; minor internal structural alterations; renewal of roof covering  
Decision Date: 22 June 2015  
Decision: Approve with Conditions

### **4. CONSULTATION RESPONSES**

#### Internal & External Consultees

No consultation responses were received.

## 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: 2

Objecting: 2

Support: 0

Representation: 0

The following issues were raised in representations that are material to the determination and are addressed in the next section of this report:

- Assurance required that the unit would not be visible from the street
- Noise emitted should meet the ambient noise guidelines.

## **5. PLANNING CONSIDERATIONS**

### Design & heritage

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics and detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposed air-conditioning unit will be placed on the roof of the building. It will be set in approximately 6.5m from the front façade and 3.3m from the rear façade of the dwelling. The unit will have dimensions of 734mm height, 408mm depth and 974mm width. The existing roof parapet stands 600mm tall above the roof level.

By virtue of the proposed siting and dimensions of the unit, and its relationship to the existing roof parapet, the plant equipment will not be visible from the public realm. The height of the air conditioning unit will be just 134mm greater than the roof parapet. The unit will be adequately set in from both the front and rear façade of the building to mitigate views from both North Grove to the east (front) and Highgate Close to the west (rear). Further to this, the application site is elevated above Highgate Close, further minimising viewing angles.

The adjoining houses have an existing water tank standing on the roof. Similarly, a water tank was previously located on the roof of the application site, approximately 1.1m tall. It is observed that these tanks were not visible on the roof from the street level at the front or rear.

As such, the proposed unit would have no presence within the street scene. 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 this part of the Conservation Area.

#### Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to the amenity of neighbouring residents.

The plant equipment specifications have been submitted for the application, alongside an MCS 020a Noise Assessment. The noise assessment has been carried out by the applicants, demonstrating that the noise level arising from the operation of the air-conditioning unit would not exceed 37dB LAeq (5 min) at the assessment positions. The proposed noise level is considered consistent with guidance within Class G of Part 14 of the General Permitted Development Order, and appropriate for the residential setting of the site.

In order to manage the noise levels of the unit, a condition will be attached requiring the equipment to be installed and operated in accordance with the noise assessment and associated plans.

#### 6. CONCLUSION

The proposed development is in accordance with Policies DM1, DM9 and DM12 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 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours or trees. 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 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:

- Location Plan
- TQRQM26098092522201
- 25NG01
- 25NG02,
- 25NG03
- 25NG04
- 25NG05 Rev 2
- 25NG06 Rev 1
- 25NG07 Rev 2
- 25NG08 Rev 1

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

- 3 The air-conditioning unit hereby approved shall be installed and operated in accordance with the submitted MCS 020a Noise Assessment and associated approved plans. The noise level arising from the operation of the air-conditioning unit shall not exceed 37dB LAeq (5 min) when measured at a point 1 metre from the façade of any habitable room window of a neighbouring residential property.

Reason: To safeguard the amenities of neighbouring residential occupiers from noise and disturbance in accordance with Policy D14 of the London Plan (2021) and Policies DM1 and DM23 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.

**INFORMATIVE: Party Wall Act**

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

