

Application Number:	HGY/2026/1721
Application Type:	Full planning permission
Address:	Restaurant, 2 Highgate High Street, Hornsey, London, N6 5JL
Proposal:	Installation of seven new external air conditioning condenser units on the flat roof of the commercial premises
Case Officer:	Ben Coffie
Valid Date:	17/06/2026
Applicant:	Mr Jonathan Ransom
Agent:	Miss Natasha Dawson

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The application site comprises a mixed-use commercial and residential building at 2 Highgate High Street, London, N6 5JL, situated within the historic core of Highgate Village.

The site falls within the Highgate Conservation Area, designated on 21 December 1967 and jointly administered by the London Boroughs of Haringey and Camden. The application site sits on the Haringey (even-numbered) side of the High Street. The site is not statutorily listed and does not lie within the curtilage of a listed building; the nearest listed buildings are Nos. 24–40 Highgate High Street (Grade II), located further along the High Street.

The building comprises ground floor commercial accommodation with residential flats above. To the rear is a flat roof which currently accommodates four existing air conditioning condenser units associated with the premises' former use as a restaurant, together with a rear yard.

2. Proposed development

This is an application for the installation of seven new Daikin RXM20A air conditioning condenser units (double-stacked and screened within a 2.5 metre high acoustic barrier fence) on the rear flat roof, together with one Daikin REYA10A9 heat recovery unit within an acoustic enclosure in the rear yard.

The units are proposed in association with the fit-out of the ground floor premises, replacing plant associated with the site's former restaurant use, and would serve ten internal fan coil units providing comfort heating and cooling to the commercial accommodation.

3. Relevant Planning and Enforcement history

No planning history directly relevant to the installation of external mechanical plant at the application site has been identified.

4. Internal & External Consultees

N/A

5. Local Representations

The application was publicised by way of neighbour notification and the display of a site notice within the vicinity of the site. No representations have been received to date.

6. Assessment of planning issues

The main planning considerations raised by the proposed development are:

1. Design, appearance and heritage impact;
2. Impact on neighbouring amenity.

Design, appearance and heritage impact

DPD Policy DM1 requires development to relate positively to its locality, respecting local character, architectural detailing and the established pattern of development. Local Plan Policy SP11 similarly requires the highest standard of design that enhances the public realm and responds sensitively to local context. London Plan Policy D6 seeks high-quality design that contributes positively to the appearance of the street.

DPD Policy DM3 (Public Realm) requires development to avoid visual clutter and ensure that additions visible from the street are of high quality and sensitive to the appearance of both the host building and the wider street scene.

As the application site falls within the Highgate Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. DPD Policy SP12 (Conservation of the Historic Environment) and the Highgate Neighbourhood Plan (2017) similarly require development to preserve or enhance the character and appearance of the conservation area and respect the setting of heritage assets.

The proposed condenser units and heat recovery unit would be sited on the flat roof and within the rear yard of the building, set back from the parapet edges. Owing to the height of the existing parapet wall and the position of the units, they would not be visible from street level, and the accompanying Heritage Statement confirms that any views from higher-level vantage points, including upper floors of more distant neighbouring properties, would be limited. The flat roof already accommodates four existing condenser units associated with the former restaurant use, and the principle of rooftop plant at this location is therefore already established.

Given the units' siting to the rear of the building, their limited visibility, and the established presence of rooftop plant at this location, officers consider that the proposal would preserve the character and appearance of the Highgate Conservation Area.

The proposal accords with DPD Policies DM1, DM3 and SP12, Local Plan Policy SP11, London Plan Policy D6 and the Highgate Neighbourhood Plan.

Impact on Neighbouring Amenity

Paragraph 198 of the NPPF states that planning decisions should ensure that development is appropriate for its location, taking into account the likely effects of pollution, including noise, on health, living conditions and the sensitivity of the surrounding area. Furthermore, paragraph 198(a) requires that development mitigates and reduces potential adverse impacts resulting from noise to a minimum and avoids noise giving rise to significant adverse impacts on health and quality of life.

Planning Practice Guidance and the WHO Community Noise Guidelines provide a recognised framework for assessing the impact of noise on residential amenity, particularly in relation to sleep disturbance. The WHO Guidelines identify that, within bedrooms at night, internal noise levels should not exceed 30 dB LAeq in order to avoid sleep disturbance, with individual noise events not exceeding 45 dB LMax to prevent awakening. These thresholds provide an important benchmark when considering whether development would give rise to adverse or significant adverse effects on neighbouring occupiers.

Policy DM1 of the Development Management DPD requires development proposals to ensure a high standard of privacy and amenity for both future occupiers and neighbouring residents. Policy DM23 requires applications with the potential to generate noise or vibration to be supported by appropriate assessments and mitigation measures. Policy D14 of the London Plan requires development proposals to avoid significant adverse noise impacts on health and quality of life and to reduce, mitigate and minimise existing and potential adverse impacts arising from noise.

The Site

The application site comprises a commercial premises within a mixed-use area containing both commercial and residential uses. The proposal seeks permission for the installation of seven external air conditioning condenser units on the flat roof of the building and one heat recovery unit within the rear yard, and given the proximity of neighbouring residential properties, the potential impact of noise and vibration is an important consideration.

Noise and Vibration Assessment

A Noise Impact Assessment prepared by Clear Acoustic Design (Ref. CAD-26037, Revision 1) has been submitted in support of the application. The assessment has been undertaken in accordance with BS 4142:2014+A1:2019 and assesses the impact of the proposed plant on the nearest noise-sensitive residential receptors, identified as the first-floor rear façade of 130 Highgate Hill (Receptor R1) and the rear façade of the nearest building within Duke's Point (Receptor R2), located approximately 13 and 14 metres respectively from the proposed plant equipment.

The assessment included baseline noise monitoring and established a night-time background noise level of 37 dB(A) at both receptors. The report concludes that the proposed plant would achieve a rating level of 32 dB(A) at each of the nearest residential receptors, which is 5 dB below the measured background noise level and therefore accords with the assessment criterion adopted for the site, in line with other similar assessments undertaken in the borough. The report concludes that the resulting impact would be low and would not give rise to significant adverse effects on neighbouring occupiers.

The conclusions of the assessment are, however, dependent upon the implementation of specified mitigation measures. These comprise a 2.5 metre high acoustic barrier fence surrounding the roof-mounted condenser units, the installation of a suitable acoustic enclosure around the heat recovery unit (achieving the minimum insertion loss values set out in the assessment), and anti-vibration mountings to all plant equipment to prevent structure-borne noise transmission. The submitted assessment confirms that the predicted noise levels can only be achieved with these mitigation measures in place.

Officers are satisfied that, subject to the implementation and ongoing retention of the mitigation measures identified within the submitted Noise Impact Assessment, the proposed plant equipment would not result in unacceptable noise or vibration impacts on neighbouring residential occupiers. A planning condition is recommended requiring the development to be carried out in accordance with the recommendations of the Noise Impact Assessment, including the provision and retention of the acoustic barrier, acoustic enclosure and anti-vibration measures. On this basis, the proposal is considered to comply with the policies outlined above.

Conclusion

The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding area. The scheme will comply with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and Policy SP11 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.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. CIL APPLICABLE

N/A

8. RECOMMENDATION

GRANT PLANNING PERMISSION

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: J002736 _A4_01 PROPOSED ROOF PLAN, J002736 _BLOCK PLAN, J002736 _A1_03 EXISTING ROOF PLAN, J002736 _A4_02 EXISTING AND PROPOSED ROOF SECTIONS, J002736 _A4_03 EXISTING AND PROPOSED ROOF SECTIONS.

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

- 3 Prior to the first operation of the plant equipment hereby approved, all noise mitigation measures identified within the Noise Impact Assessment prepared by Clear Acoustic Design (Ref: CAD-26037, Revision 1) shall be installed and made operational, including:
 1. the 2.5 metre high acoustic barrier fence surrounding the roof-mounted

condenser units;

2. the acoustic enclosure to the heat recovery unit; and

3. anti-vibration mountings to all plant equipment.

The plant and associated mitigation measures shall thereafter be permanently retained and maintained in accordance with the approved details. The cumulative rating level of noise emitted from the plant shall not exceed 32 dB L_{Ar,Tr} when measured at the nearest noise-sensitive receptor, in accordance with the methodology contained within BS 4142:2014+A1:2019.

Reason: To safeguard the amenities of neighbouring occupiers and to ensure that noise from the development does not give rise to adverse impacts on residential amenity, in accordance with Paragraph 198 of the NPPF, Policy D14 of the London Plan and Policies DM1 and DM23 of the Haringey Development Management DPD.