



Officer Report

Application Number:	HGY/2026/1922
Application Type:	Householder planning permission
Address:	35 Collingwood Avenue, Hornsey, London, N10 3EH
Proposal:	Installation of Air Conditioning Unit on flat roof to extension in side passage.
Case Officer:	Ben Coffie
Valid Date:	08/07/2026
Applicant:	HUGHES and NICK
Agent:	- KNOTT

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDINGS

The application site comprises No. 35 Collingwood Avenue, a two to three-storey end-of-terrace dwelling of Edwardian character. The property is located within a residential terrace on Collingwood Avenue, within the Muswell Hill Conservation Area, a designated heritage asset characterised by the consistency of its Edwardian building form and frontages. The dwelling is not statutorily or locally listed and is not within the curtilage of a listed building.

The site benefits from a front garden of approximately 35 sq.m and a larger rear garden of approximately 110 sq.m.

2. PROPOSED DEVELOPMENT

The application seeks planning permission for the installation of an external air-conditioning condenser unit (Daikin 4MXM-A9) within the curtilage of the dwellinghouse.

3. RELEVANT PLANNING HISTORY

HGY/2025/2998 - Proposal: Enlargement of rear single-storey extension, side infill extension, new rear French doors, replacement timber sash windows and replacement front doors - Decision Date: 24 December 2025 - Decision: Approved with Conditions

HGY/2026/0025 - Address: 35 Collingwood Avenue, Hornsey, London, N10 3EH - Proposal: Approval of details pursuant to Condition 4 (material details) attached to planning permission ref. HGY/2025/2998 dated 24/12/2025. - Decision Date: 27 February 2026 - Decision: Approved

4. CONSULTATION RESPONSES

N/A

5. LOCAL REPRESENTATIONS

The application was publicised by way of a site notice, press notice and neighbour notification letters. No representations were received.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations in the assessment of the proposal are:

1. Design and heritage;
2. Impact on neighbouring amenity;
3. Other material considerations.

Design and Heritage

Development Management Policy DM12 (Housing Design and Quality) requires alterations to residential buildings to be of a high-quality, site-specific and sensitive design, respecting the form, period, architectural detailing and setting of the host building. Policy DM1 (Delivering High Quality Design), together with Local Plan Policy SP11 and London Plan Policy D6, reinforces the requirement for development to respond positively to local character. In addition, Policy DM9 requires development within conservation areas to preserve or enhance their character and appearance.

Collingwood Avenue is characterised by a consistent terrace of Edwardian dwellings. As is generally the case, external plant equipment of this nature is discouraged where it would be visually prominent within front gardens or adjacent to principal elevations facing the street, owing to the potential visual and noise impacts that can arise, particularly within a conservation area.

In this instance, the condenser unit is proposed to be located away from the principal front elevation and positioned against a solid boundary wall. This would provide a discreet and largely screened location with no direct visibility from the public realm.

The specification of the unit is also a material consideration. The proposed Daikin 4MXM-A9 unit has an external volume of approximately 0.29 cubic metres and is therefore modest and domestic in scale and appearance. A condition is nevertheless recommended limiting the cumulative external volume of the installed unit, including any acoustic housing, to no more than 0.6 cubic metres. This would ensure the equipment remains subordinate in scale should the specification change prior to installation.

Whilst the proposal relates to an air-conditioning condenser unit rather than an air source heat pump, regard has been had to the wider planning context. In particular, it is noted that domestic air source heat pumps may, subject to meeting relevant criteria, benefit from permitted development rights. Many modern air source heat pump systems are capable of both heating and cooling functions through reverse-cycle operation and can therefore provide a comparable cooling function to the equipment proposed. Whilst each proposal must be assessed on its own merits, the ability to install plant of a broadly comparable scale and appearance under permitted development rights is a material consideration that attracts some weight in the assessment.

In this instance the character and appearance of the conservation area will not be harmed, as such left preserved.

Impact on Neighbouring Amenity

London Plan Policy D6 requires development to safeguard residential amenity, including daylight, outlook and privacy, whilst London Plan Policy D14 requires noise impacts to be appropriately managed and mitigated. These principles are reflected locally within Policy DM1.

The applicant has submitted a noise assessment prepared in accordance with the Microgeneration Certification Scheme Planning Standard (MCS 020). The assessment identifies the nearest habitable room window at No. 37 Collingwood Avenue as the relevant assessment location. This window is situated approximately 3.9 metres from the proposed unit and is screened by a solid masonry boundary wall, with no direct line of sight to the equipment.

The assessment predicts a sound pressure level of 31.2 dB(A) at this location, which is comfortably below the MCS 020 noise limit of 37.0 dB(A). The proposal therefore achieves a margin of compliance of approximately 5.8 dB(A).

Having regard to the separation distance, the presence of the intervening boundary wall, the domestic scale of the equipment and the ability to secure adherence to the submitted noise assessment through planning condition, officers are satisfied that the proposal would not result in unacceptable noise disturbance to neighbouring occupiers.

Accordingly, subject to a condition requiring compliance with the submitted acoustic assessment and MCS 020 standards, the proposal is considered acceptable in amenity terms.

Other Material Considerations

Although the proposal relates to an air-conditioning condenser unit rather than renewable energy infrastructure, it would assist in improving occupant comfort and the environmental performance of the dwelling.

Furthermore, the Local Planning Authority has had regard to the fallback position that, subject to compliance with relevant criteria, air source heat pump systems can benefit from permitted development rights. Such systems are frequently capable of providing both heating and cooling functions and are often comparable in scale, appearance and operational characteristics to the proposed condenser unit.

The existence of this fallback position is a material planning consideration and weighs in favour of the proposal. In this instance, the proposed unit is modest in scale, discreetly sited and has been demonstrated through the submitted acoustic assessment to operate within accepted noise limits. As such, the proposal is not considered to give rise to unacceptable visual or amenity impacts.

Conclusion

Subject to the conditions set out below, the proposed development is considered acceptable in planning terms. The unit would be discreetly sited and screened from public view by an intervening boundary wall, thereby preserving the character and appearance of both the host dwelling and the Muswell Hill Conservation Area. The Local Planning Authority has also had regard to the fallback position that comparable plant equipment, including air source heat pump systems capable of providing cooling functions, may be installed under permitted development rights.

Furthermore, the submitted MCS 020 assessment demonstrates that the proposal would not result in unacceptable harm to neighbouring amenity. Accordingly, planning permission is recommended for approval.

7. CIL

N/A - The development would not result in any increase in internal floorspace.

8. RECOMMENDATION

It is therefore recommended that this application be **APPROVED** 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

507_000, 507_PLG_011, 507_PLG_001a, 507_PLG_013, 507_PLG_012, 260824 MCS-020-a)-Calculator, 4MXM-A9 _ Daikin.

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

- 3 Notwithstanding the details shown on the approved drawings, any air source heat pump or air-conditioning condenser unit installed at the site, including any acoustic enclosure, casing or housing, shall not exceed a total external volume of 0.6 cubic metres. The unit shall be installed and operated in accordance with the submitted MCS 020 assessment and shall not exceed 37 dB(A) when assessed in accordance with the Microgeneration Certification Scheme Planning Standard (MCS 020), or 42 dB LAeq (5 minutes) when measured at a point 1 metre from the façade of any habitable room window of a neighbouring residential property. Any acoustic enclosure or mitigation measures shall be retained thereafter.

Reason: To safeguard the amenity of neighbouring residential occupiers and to ensure the development remains acceptable in visual and acoustic terms, in accordance with London Plan Policy D14 (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.