



# Officer Report

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|----------------------------|------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2026/1946</b>                                                                                             |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                                                           |
| <b>Address:</b>            | 64 Sheldon Avenue, Hornsey, London, N6 4ND                                                                       |
| <b>Proposal:</b>           | Installation of 5 x AC External Condenser Units and 1 x Air Source Heat Pump along rear and side boundary fence. |
| <b>Case Officer:</b>       | Nathan Keyte                                                                                                     |
| <b>Valid Date:</b>         | 09/07/2026                                                                                                       |
| <b>Applicant:</b>          | Naama Fischman                                                                                                   |
| <b>Agent:</b>              | Dimitar Stoyanov                                                                                                 |

## 1. Proposed development

This application is for the Installation of 5 x AC External Condenser Units and 1 x Air Source Heat Pump along the rear and side boundary of the property. The units include single and double stacked units, the double stacked units having a height of approximately 1.6m.

A screening enclosure is only proposed around the single condenser unit, located on the side boundary.

## 2. Site and Surroundings

The application site is located on the eastern side of Sheldon Avenue, within the Bishops Sub-Area of the Highgate Conservation Area.

The application site was previously occupied by a large two-storey detached dwelling. Permission was granted for the replacement of the dwelling with a new two-storey dwellinghouse, incorporating an extensive basement and associated landscaping works. Various non-material amendments and variations have subsequently been approved, as outlined in the planning history below.

## 3. Relevant Planning and Enforcement history

The following is the relevant recent planning history of the site:

HGY/2015/1475,

Proposal: Redevelopment to replace the existing house (Use Class C3) with a new single dwelling house (Use Class C3),

Decision Date: 13 July 2015

Decision: Refuse

HGY/2015/2184,

Proposal: Redevelopment to replace the existing house (Use Class C3) with a new single dwelling house (Use Class C3),

Decision Date: 22 September 2015

Decision: Approve with Conditions

HGY/2016/0386,

Proposal: Non-material amendment following a grant of planning permission HGY/2015/2184 to alter fenestration, relocate courtyard and recess the first floor master bedroom balcony,

Decision Date: 3 March 2016

Decision: Approve with Conditions

HGY/2021/0722,

Proposal: Variation of condition 2 (approved plans) attached to planning permission HGY/2015/2184 involving alterations to front and rear façades, relocation of courtyard and swimming pool, front lightwells and internal alterations.,

Decision Date: 7 May 2021

Decision: Approve with Conditions

HGY/2024/0792,

Proposal: Non-material amendment to planning permission HGY/2021/0722 [Variation of condition 2 (approved plans) attached to planning permission HGY/2015/2184 involving alterations to front and rear façades, relocation of courtyard and swimming pool, front lightwells and internal alterations] for changes to internal layout.,

Decision Date: 15 April 2024

Decision: Approve

HGY/2024/2152,

Proposal: Alterations to Fenestration, formation of new rear dormer and increasing size of existing dormers; insertion of four new conservation style rooflights; demolition of existing chimney and construction of new chimney; construction of front boundary wall with railings and sliding gates and changes to photovoltaic panels.,

Decision Date: 14 November 2024

Decision: Approve with Conditions

HGY/2024/3377,

Proposal: Applying render over existing facing brickwork,

Decision: Allowed at Appeal

HGY/2026/0018,

Proposal: Non-Material Amendment to HGY/2024/2152 to change a rear window and alteration to front railings and gates by introduction of additional gate for pedestrian access,

Decision Date: 29 January 2026

Decision: Approve

HGY/2025/3538,

Proposal: Erection of Single Storey Rear Outbuilding,

Decision Date: 12 February 2026

Decision: Refuse

HGY/2026/0813,

Address: 64 Sheldon Avenue, Hornsey, London, N6 4ND

Proposal: Erection of Single Storey outbuilding and installation of 6 condenser units at rear; Landscaping and new planting in front and rear gardens including tree removal; installation of new gates and replacement 1.8m fencing on side and rear boundaries.,

Decision Date: 24 June 2026

Decision: Refuse

### **3. Consultation**

Highgate CAAC: Objects. Intended purpose for mechanical plant is noted explained. Noise and vibration raised as concerns. Concerns raised regarding health of trees from works being undertaken on the site.

The Highgate Society: No comment received.

The Highgate Neighbourhood Forum: No comment received.

LBH Conservation Officer: Objects. Comments are incorporated into the assessment below.

### **4. Local representations**

The application has been publicised by way of 1 site notice displayed in the vicinity of the site, letters and public notices. No representations from members of the general public were received.

## **5. MATERIAL PLANNING CONSIDERATIONS**

The main planning considerations raised by the proposed development are:

1. Design and heritage.
2. Impact on Neighbouring Amenity

### Design and heritage

This application is being considered against DPD Policy DM12 'Housing Design and Quality' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality, sensitive to landscaped areas and tree provision and to safeguard neighbouring amenity. Equally policy DM1 requires proposals to respond to trees on and close to a site.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

The Highgate Neighbourhood Plan is a material consideration and places significant emphasis on the protection of trees, gardens, biodiversity and Highgate's verdant character. Particular weight is given to Policy DH10, which establishes a presumption against the loss of garden land and requires the retention of mature trees and landscaping wherever possible, and Policy OS2, which seeks to protect mature trees and vegetation that contribute to the area's character. Together, these policies recognise the important contribution that gardens and landscaping make to the character of Highgate and seek to resist development that would erode the quality and appearance of the Conservation Area.

Planning permission for the replacement dwelling was originally refused, with one of the reasons for refusal relating to the loss of trees. A revised proposal was subsequently submitted and approved under application HGY/2015/2184. The Officer's Report stated:

The previous application was refused as the proposed development would result in the unacceptable loss of trees on the site, which would be detrimental to the visual amenity of the area, contrary to the provisions of Saved Policy OS17 of the Haringey Unitary Development Plan 2006 and Policy 7.21 of the London Plan 2011.

The scheme has been revised to increase the number of trees retained on the site, and the basement has been reduced in length to allow more trees to be retained and planted. It is considered that this, along with a landscaping plan to be secured by condition, overcomes the previous reason for refusal.

Conditions were subsequently attached to the permission requiring details of the trees to be retained and additional landscaping. These details were approved under applications HGY/2016/0090 and HGY/2016/0091.

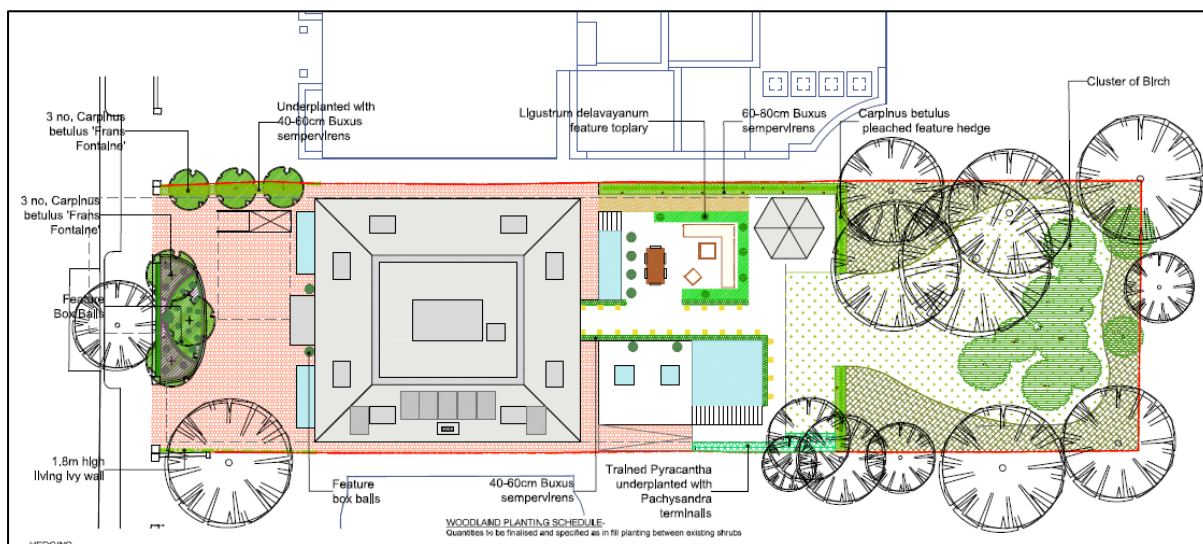


*Figure 1. Approved tree retention and landscaping plan approved under HGY/2016/0090 & HGY/2016/0091.*

The submitted drawings are not based upon an accurate representation of the approved landscaping scheme. In particular, the plan showing the location of the condensing units does not correspond with the approved planting layout. Furthermore, based upon photos provided in the Highgate CAAC objection, the existing trees as shown on the plans submitted appear inaccurate, with fewer trees observed on the site.

Based on the approved landscaping plans, the proposed plant on the rear boundary appears to fall within the woodland planting area, requiring the introduction of a substantial concrete strip and associated hardstanding.

Such works would be incongruous within this landscaped setting and would significantly erode the extent of approved planting that was intended to soften and mitigate the visual impact of the development. Furthermore, insufficient information has been provided to determine whether the installation of the plant and associated infrastructure would conflict with proposed tree planting or adversely affect existing trees and their root protection areas.

The landscaping strategy was a consideration in the assessment and approval of previous applications on the site, as it was considered essential in mitigating the harmful effects of the development on the character and appearance of the conservation area. The lack of accurate plans showing the relationship between the proposed plant, hardstanding, approved landscaping and existing vegetation means that the full extent of the development and its visual consequences cannot be properly understood.

The proposed mechanical plant comprises a substantial number of external units distributed across the site, the majority of which would remain unscreened. Policy DM21 of the DPD states that all new development including building and landscaping works will be expected to consider and implement sustainable design, layout and construction techniques. This includes applying the cooling hierarchy to limit the reliance on mechanical air conditioning systems. No rationale for why the number of units proposed is justified, or what measures have been investigated to reduce reliance upon the mechanical plant has been provided with the application.

Given the quantity of equipment proposed, together with the associated infrastructure required to support it, the submission does not provide sufficient information to demonstrate that the development would preserve or enhance the character or appearance of the Highgate Conservation Area.

It is also unclear why the plant cannot be accommodated closer to the main dwelling and integrated within the built form of the approved development, where its visual impact may be more effectively contained. Instead, the proposed siting would introduce a significant amount of utilitarian equipment into a landscaped area that was previously identified as a key component of the scheme's acceptability. As such, the application fails to provide a full and detailed understanding of the works necessary to implement the development and their likely effects on the significance of the Highgate Conservation Area. The cumulative visual impact arising from the concentration of mechanical plant, associated hardstanding, potential acoustic enclosures and the loss or diminution of approved landscaping has not been adequately assessed.

In the absence of clear and accurate information, the Local Planning Authority cannot be satisfied that the proposals would preserve or enhance the character or appearance of the conservation area. Consequently, the proposal fails to meet the statutory duty under section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area, and conflicts with Policy HE5 of the National Planning Policy Framework (2026) and Policy DM9 of the Development Management DPD.

Policy HE6(4) of the NPPF states that where a development proposal would harm the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. No public benefits have been put forward that would outweigh the harm to the significance of the designated heritage asset.

In coming to the above conclusion, special attention has been given to the desirability of preserving or enhancing the character or appearance of the conservation area in accordance with s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### 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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 amenity of neighbouring resident.

The proposal is accompanied by a Acoustic Report by Wave Dynamics, dated 09 July 2026. The report concludes that, with the inclusion of an acoustic enclosure to ASHP Unit C5, the resulting plant noise levels would be below 23dB and would accord with the existing ambient noise environment. As such, the proposal would not result in an unacceptable noise impact on nearby receptors.

#### Conclusion

The proposed addition of mechanical plant would introduce a significant amount of utilitarian equipment into a landscaped area that was previously identified as a key component of the scheme's acceptability, and conflicts with Policy HE5 of the National Planning Policy Framework (2026) and Policy DM9 of the Development Management DPD.

Accordingly, the proposal is considered unacceptable and planning permission should be refused.

## **6. Recommendation**

It is therefore recommended that this application be REFUSED for the following reason:

The proposed development by reason of its size, siting, impact on soft landscaping, would erode the spacious and verdant character of the site and surrounding area and fail to preserve or enhance the character and appearance to this part of Highgate Conservation Area. As such, the proposal is contrary to Policies DM1, DM9, DM12 and DM21 of the Haringey Development Management DPD (2017), Policies SP11 and SP12 of the Haringey Local Plan Strategic Policies (2017) and Policies DH10 and OS2 of the Highgate Neighbourhood Plan.