



Officer Report

Application Number:	HGY/2023/0757
Application Type:	Householder planning permission
Address:	48 Crouch End Hill, Hornsey, London, N8 8AA
Proposal:	Retrospective application for the retention of 2 x air conditioning cassettes to roof of rear extension
Case Officer:	Laina Levassor
Valid Date:	16/03/2023
Applicant:	Mr. Helen King-Brown
Agent:	HKB Design And Build Ltd Francis Udeozor

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

The planning history of the site has been taken into account when coming to this decision.

SITE DESCRIPTION

This application relates to the ground floor commercial unit located with Crouch End with residential flats above. The site is located within the Crouch End Conservation Area.

CONSULTATION RESPONSES

No representations were received in response to the notification and publicity of this application.

The below internal departments were consulted -
LBH EHS Noise and Pollution: No comments received.

REASONS FOR GRANTING PERMISSION

The proposed external air conditioning units would be located at roof level of the ground floor at the rear of the property and would serve the ground-floor commercial unit.

The minor scale and discreet siting of such installations means that they would not appear out of place, nor visually dominant. Such installations do not have a detrimental impact on the appearance of host building and visual amenities of the surrounding area – therefore, meaning the character and appearance of the conservation area will be left preserved.

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

An Environmental Noise Assessment was produced and provided for assessment for this submission which includes details of cumulative noise levels, background noises and appropriate

mitigation to ensure that the cumulative noise level LAeq arising from the proposed unit, measured or predicted at 1m from the façade of any residential premises shall be a rating level at least 5dB(A) below the background noise level when assessed in accordance with BS4142:2014. A condition to ensure compliance with this condition is minimal.

The proposed development is in general 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.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above

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.

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

- 3 Notwithstanding the details approved, the design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014 and A1:2019. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

Reason: To protect neighbouring resident's amenity

Informatives:

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.

