



Officer Report

Application Number:	HGY/2022/4209
Application Type:	Full planning permission
Address:	Harris Primary Academy Coleraine Park Site, Glendish Road, Tottenham, London, N17 9XT
Proposal:	Installation of Air Source Heat Pump, concrete base, and surrounding fencing to attach to existing heating system.
Case Officer:	Roland Sheldon
Valid Date:	17/02/2023
Applicant:	n/a
Agent:	Matthew Creedy

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains the south-west corner of the Coleraine Park Harris Primary Academy site in Tottenham, N17. The surrounding uses are predominantly residential. The site does not contain a listed building and is not located within a conservation area.

2. The Proposal

Installation of Air Source Heat Pump, concrete base, and surrounding fencing to attach to existing heating system.

3. Relevant Planning and Enforcement history

The planning history in relation to the site is as follows.

No relevant planning history.

4. Consultation response

a. The following were consulted on the planning application:

Internal

- LBH: Noise and Nuisance

- LBH Pollution
- LBH Air Quality/Contaminated Land
- LBH ASB Noise

External

None

LOCAL REPRESENTATIONS

The application has been publicised by way of letters sent to neighbouring occupants. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objecting: 0

The following local groups/societies made representations:

None

The following comments were received from statutory consultees:

- LBH Pollution: There will be no major detrimental land contamination or air quality impacts resulting from the proposal.
- LBH ASB Noise: The findings of the noise assessment are accepted. The predicted noise levels at nearest noise sensitive receptor will be less than 39db LAeq, and will not significantly increase background noise levels. If the equipment is installed as proposed alongside the acoustic fencing, impact on neighbouring amenity will be low.

5 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Character and design and;
2. Impact on neighbouring amenity.

Character and design

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance.

Since the original application was submitted in November 2022, the Air Source Heat Pump (ASHP) as proposed, alongside the acoustic enclosure, has been installed on site. It is installed on a concrete base with 3.5 metre height acoustic fencing surrounds, addressing Halefield Road, adjacent to the back gardens of nos. 34 and 36 Wycombe Road. The ASHP equipment reaches 1.95 metres height, but as a result of the acoustic enclosure, is not be visible from any neighbouring property or from the public realm.

The main consideration therefore in design terms is the introduction of the acoustic enclosure. Whilst sizeable, they only screen what is currently the bin store for the site, and a small proportion of the school building elevation. The enclosure is located adjacent to a blank flank wall of an outbuilding within the adjacent rear garden of no. 36 Wycombe Road. It does not result in any significant adverse impact on the character and appearance of the school site or the wider locality that would warrant refusal of the development on the basis of character or design considerations. The proposal is therefore deemed to be acceptable on character and design grounds.

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.

Pertinent to this application, part c of the policy requires proposals to address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

In support of the planning application, a Noise Assessment by 'njd Environmental Associates' has been submitted. The report, alongside the other documents in the submission have been reviewed by officers within the Environmental Health. As outlined in their comments, they have concluded that the predicted noise levels at nearest noise sensitive receptor to the site will be less than 39db LAeq, and will not significantly increase background noise levels. If the equipment is installed as proposed alongside the acoustic fencing, it is envisaged that impact on neighbouring amenity will be low.

The proposal is therefore considered to be acceptable with regards to amenity impact considerations.

Sustainable Design

DM policy DM21 sets out that all new development will be expected to consider and implement sustainable design, layout and construction techniques, including limiting the reliance on air conditioning systems. The proposal would meet 57% of the yearly heating requirements for the school building, working towards the objectives outlined in policy DM21.

Conclusion

The proposed air source heat pump and enclosure are acceptable with regards to character and design and amenity considerations.

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

6 CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

7 RECOMMENDATION

GRANT PERMISSION subject to conditions

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 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 The air source heat pump and acoustic enclosure shall be installed in accordance with the plans and details hereby approved, and shall be maintained as such for the lifespan of the development.

Reason: In the interests of protecting the amenities of neighbouring residential occupants, in accordance with policy D6 of the London Plan (2021), and policy DM1 of the Haringey Development Management Plan DPD (2017).