

Officer Report

Application Number:	HGY/2024/0389
Application Type:	Householder planning permission
Address:	3 Darcies Mews, Cecile Park, Hornsey, London, N8 9BW
Proposal:	Installation of an air source heat pump in the side garden.
Case Officer:	Daniel Boama
Valid Date:	05/03/2024
Applicant:	Simon Mylius
Agent:	Irfan Qayyum

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two storey detached dwellinghouse with a basement level in an infill road called Darcies Mews, on the southside of Cecile Park. The site falls within the Crouch End conservation area.

2. THE PROPOSAL

The proposed is for installation of an air source heat pump in the side garden.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2012/1705 – Demolition of 33 existing lock-up garages and erection of 4 x 2 storey four bedroom houses with basement floors and associated landscaping and car parking – Granted on 04/6/2013

4. CONSULTATION RESPONSES

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses **0**

5. PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics and detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, the policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposed air source heat pump (ASHP) would be the Vaillant model for domestic use. It would be 1.1m wide, 0.45m deep, and 0.97m high. There would be no issue of the ASHP directly abutting the side fence facing No.2 because they do not share a boundary fence. The proposed ASHP would be modest in bulk and scale and subordinate to the main dwelling.

Due to its domestic size and siting whereby, it is behind the fence and hidden from site, the proposal is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. Due to its modest footprint and height, the proposed ASHP would not dominate the side elevation of the dwelling and would have limited visibility over and above the height of boundary fences to the adjoining properties. Therefore, the local character and visual amenity of the Crouch End conservation area would be protected.

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and would preserve or enhance the character and appearance of the conservation area. The proposal would be acceptable in heritage terms

Impact on neighbouring amenity

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.

DPD Policy DM23 'Environmental Protection' parts D and E state that the Council will seek to ensure that new noise sensitive development is located away from existing or planned sources of noise pollution. Proposals for potentially noisy development must suitably demonstrate that measures will be implemented to mitigate its impact. A noise assessment will be required to be submitted if the proposed development is a noise sensitive development, or an activity with the potential to generate noise.

The proposed ASHP would be 8.1m away from potentially, the most affected neighbouring window at No.2, therefore it would be over the 1m separation distance requirement. The sound pressure level would be 13dB(A) below the background noise and there is considered to be acceptable.

The size of the ASHP would be small and would not be visually prominent or harmful to neighbouring amenity, given where it will be located. Specifically, there would be limited views of such a structure given it would be screened from views from outside the site by the presence of an adjoining fence along the boundary of the site.

The height and depth of the ASHP would not adversely impact the amenity of neighbouring properties.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 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 does accord with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for approval 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 design and installation of new items of fixed plant hereby approved by this permission shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured or predicted at 1m from the facade of nearest residential 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: 1997. 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: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The 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.