



Officer Report

Application Number:	HGY/2024/1101
Application Type:	Householder planning permission
Address:	6 Rathcoole Avenue, Hornsey, London, N8 9NA
Proposal:	Installation of air source heat pump.
Case Officer:	Emily Whittredge
Valid Date:	19/04/2024
Applicant:	Diane Sandler
Agent:	Mr Bernard Toomey

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the installation of an Air Source Heat Pump (ASHP) within the rear garden of 6 Rathcoole Avenue adjacent the dwelling and the boundary wall.

The ASHP would be 12KW capacity and would measure 1565mm H x 1100mm W x 490mm L.

Site and Surroundings

The application relates to a two-storey mid-terrace single dwelling with a two storey closet wing.

The site is not within a conservation area and does not affect any listed building.

Relevant Planning and Enforcement history

None

2. CONSULTATION RESPONSE

The responses below were received following consultation on the application:

None

3. LOCAL REPRESENTATIONS

The application has been publicised by way of letters to adjoining addresses. No responses were received in response to publicity and notification of the application.

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Amenity

Design and appearance

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, 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 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, which is equally supported by London Plan (2021) Policy D6.

The proposed installation would represent a minor addition to the garden, having a small footprint and measuring much lower than a typical garden fence. While the unit would be utilitarian in character, the development is not considered to cause harm to the appearance or function of the residential garden.

ASHP units are supported as a measure to reduce energy consumption/ reduce CO2 emissions, in turn addressing climate change and working towards Haringey's objective to be zero carbon by 2041 as set out in Haringey's Climate Change Action Plan (HCCAP) as well as meeting the requirements of policies SP4 and DM21.

Changes to the GPDO were introduced on the 29th May 2025 including alterations to Class G in relation to Air Source Heat Pumps (ASHP). This involved a relaxation of the rules surrounding number, distance from the boundary, and size of ASHPs allowed for domestic properties. Within a dwellinghouse, units can be up to 1.5 cubic metres in size and can also have a cooling function alongside heating.

The proposed ASHP would have a volume of 0.843 cubic meters, well below the maximum volume that would normally be permitted.

Impact on neighbouring amenity

London Plan Policy D4 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 ASHP would be located below fence level and would not affect visual amenity.

On this occasion, calculations have not been provided for the ASHP and its impact on neighbouring properties, in specific habitable windows. However, given that the size of the unit falls with permitted limits, it is considered that a condition can be imposed to restrict noise levels to comply with current MCS standards for ASHP to meet the requirement of policies DM1, DM21 and DM23. The government's permitted noise level of 42dB stipulates that noise levels must remain at or below 42 decibels (dB) at 1 metre away from any habitable room and this shall be required by condition.

Should the unit itself fail to comply with the required noise levels, mitigation measures such as an acoustic enclosure can be installed.

Conclusion

The proposal is considered acceptable subject to conditions. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

5. CIL Applicable

The increase in internal floor area does not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

6. RECOMMENDATION

GRANT PERMISSION -Subject to 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 the air source heat pump hereby approved shall be such that, when in operation, the cumulative noise level arising from the proposed plant, measured or predicted at 1m from the facade of nearest residential premises shall be not exceed the proposed level of 42dB. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Noise levels shall not exceed current MCS 020 Standards for air source heat pumps. 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: The level of noise from the air source heat pump is, so far as practicable kept to a minimum so as to minimize its effect on the amenity of the surrounding properties and general area. 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.