



Officer Report

Application Number:	HGY/2024/2090
Application Type:	Householder planning permission
Address:	207 Hermitage Road, Tottenham, London, N4 1NW
Proposal:	Installation of air-conditioning unit enclosed by an acoustic louvre enclosure on the flat roof of the rear two storey outrigger. (AMENDED DESCRIPTION)
Case Officer:	Daniel Boama
Valid Date:	26/07/2024
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Applicant:	Mr Jakub Miara
Agent:	Mr Yussuf Mwanza

RECOMMENDATION

Approve with Conditions

1. Representations

Neighbour consultaion

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

2. Planning Assessment

The subject site is a two storey mid-terraced residential dwellinghouse located on the northern side of Hermitage Road. The surrounding area is predominantly residential in character. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

Relevant Planning History

The planning history of the site has been taken into account when assessing this application.

HGY/2017/1979

Address: 207, Hermitage Road, London, N4 1NW, London

Proposal: Single storey ground floor side and rear extension.

Decision Date: 9 August 2017

Decision: Approve with Conditions

HGY/2023/0388

Address: 207 Hermitage Road, Tottenham, London, N4 1NW

Proposal: Installation of air-conditioning/heating unit (condenser unit) at ground floor level in the rear garden. (AMENDED DESCRIPTION)

Decision Date: 18 March 2024

Decision: Approve with Conditions

Assessment

The proposal is for the installation of an air source heat pump (ASHP) on the flat roof above the two-storey rear outrigger. It would be located on the rear corner of the flat roof, closer to the boundary with No.209. It would be over 1m away from the boundary with No.205, which was the worst affected neighbouring window. The location of the ASHP is an improvement to the initial location under planning permission HGY/2023/0388, prior to the provision of the approved revisions.

It has also been confirmed by the applicant the ASHP would provide both a cooling and heating function.

As a low carbon, low emission source of heating 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.

Such a structure would be small in size 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 intervening fences and vegetation along the boundaries of the site, as well as an acoustic louvre enclosure, whereby the material would be in a grey colour to match the dormer tiles to ensure that they would be in-keeping with the appearance of the property.

In making a decision on this application it is noted that typically 1 x ASHP unit can be erected in connection with a domestic premises under permitted development, without the need for planning permission, as per Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Information on the predicted noise emissions from the unit in relation to the window of the nearest neighbouring property are provided in the RBA Acoustics Plant Noise Assessment dated July 2024. The nearest noise-sensitive receptor to the proposed ASHP is the first-floor window next door at No.209. The results showed that an acoustic louvre enclosure would be provided as a mitigation measure to achieve the necessary 12dB reduction to meet the night-time operation noise criteria level of 30dB.

The Council's Carbon Management team requested for a Cooling Hierarchy as it was previously understood that an Air-Conditioning Unit was being proposed instead of an ASHP, which have been found to cause overheating. This Cooling Hierarchy was provided in a Sustainability Statement for Overheating Risk and Energy Assessment by L2 Energy Consulting. The report found that passive measures had been provided overtime at the property through refurbishment to help improve the thermal quality, however overheating would still be expected. The report also concluded that comfort cooling alone would not adversely affect energy use or CO2 emissions, but the ASHP, which provides a dual function, would help reduce CO2 emissions by 26%.

Conclusion

The proposed development is in general accordance with Policies DM1 and DM23 of the Development Management, Development Plan Document 2017, and policies SP4 and SP11 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.

GRANT PERMISSION 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: Location Plan and 465-PROP-02.

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

- 3 The noise level from the operation of the air source heat pump hereby approved must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump results in any noise nuisance to the occupant of any neighbouring dwelling the Applicant shall install noise mitigation measures in agreement with the Local Planning Authority.

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.