

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)**

PLANNING STATEMENT

Proposed installation of air-conditioning/heating unit to rear of
dwelling

207 HERMITAGE ROAD, FINSBURY PARK, LONDON, N4 1NW



RTPI

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APPENDICES

- 1) Air conditioning/heat pump specifications (Manufacturer)

1 SITE AND SURROUNDINGS

- 1.1 The application site is a 2-storey terraced residential dwelling located on the northern side of Hermitage Road, Finsbury Park.
- 1.2 The surrounding area is predominantly residential in character.
- 1.3 The application property is neither located in a conservation area nor a listed building.

2 PLANNING HISTORY

- 2.1 The following applications are shown for the particular property on the London Borough of Haringey Council website.
 - HGY/2017/1979 Single storey ground floor side and rear extension – Approved 09/08/2017
 - HGY/2023/0388 Installation of air-conditioning/heating unit (condenser unit) at ground floor level in the rear garden. (AMENDED DESCRIPTION) – Approved 18/03/2024

3 PROPOSED DEVELOPMENT

- 3.1 Within this application, the proposal is to install an air conditioning unit at eaves level on the external rear wall of the main house. This statement should therefore be read alongside the accompanying Plant Noise Assessment ref 12405.RP01.PNA.0 (RBA Acoustics).
- 3.2 It is highlighted that the installation would be in a highly discrete position, fixed to the rear wall and on the flat roof of an existing outrigger. The unit description with measurements would be as follows:
 - Daikin 5MXM-N – 1m in width, 0.7m in height and 0.3m in depth (Appendix 1/RBA Acoustics).
- 3.3 Such installations have important environmental benefits in that air conditioning/air source heat pumps enable homes to be heated and cooled more sustainably especially given family needs at times of unusually high temperatures as recently experienced. This has become

more important given very recent events affecting energy supplies and the effects of climate change where alternatives to fossil fuels such as gas are being sought. It should be acknowledged that such installations are designed to replace less efficient gas boilers with consequent eco-friendly benefits.

4 PLANNING POLICY

- MCHLG National Planning Policy Framework (2021)
- MCHLG National Planning Practice Guidance (2022)
- GLA London Plan (2021)
- GLA Character and Context SPG (2014)
- GLA Sustainable Design and Construction SPG (2014)
- Haringey's Local Plan: Strategic Policies 2013-2026 (2013) (Consolidated 2017)
- London Borough of Haringey Local Plan Development Management Development Plan Document (2017)
- Supplementary Planning Guidance:
 - Haringey Local Plan Supplementary Planning Document (SPD): Sustainable Design & Construction (2013)

Haringey's Local Plan: Strategic Policies 2013-2026 (2013) (Consolidated 2017)

- 4.1 Policy SP11 'Design' is a general policy that sets out the Council's overall strategy towards development, *"achieving the highest standard of design that respects its local context and character"*.

London Borough of Haringey Local Plan Development Management Development Plan Document (2017)

- 4.2 Policy DM1 'Delivering High Quality Design (Haringey Development Charter)' is concerned with several general criteria including physical integration with surroundings, scale, massing, appearance and sustainable design. In particular development should *"[a]ddress issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development"*

It is considered that the development would accord with the character and appearance of its context at the rear of the dwelling. The proposal concerns an installation that would be appropriately scaled and designed, being largely concealed from view and would not harm the amenity of neighbouring occupiers.

- 4.3 Policy DM12 'Housing Design and Quality' requires that: *"All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1)..."*. As such developments should be architecturally sympathetic to the host dwelling, being well designed, using appropriate materials and of appropriate scale. The policy highlights the need to retain the character and appearance of a dwelling and protect neighbour amenities. It is considered that all the above criteria are met in this case.

Haringey Local Plan Supplementary Planning Document (SPD):
Sustainable Design & Construction (2013)

- 4.4 Section 4 'Changing Climate' refers to air conditioning as a means of cooling; it is emphasised that in this case, the property is older.
- 4.5 Section 7 'Pollution' sets out the Council's approach towards development involving potential sources: *"A noise assessment will need to be submitted with a planning application if the proposed development is either a noise-sensitive development or an activity with the potential to generate noise..."*. *"Mechanical systems - Mechanical systems should only be used as a complement to natural ventilation to ensure a constant standard of indoor air quality. Systems should not create a noise nuisance and should be efficient, where possible including technology to recover heat energy for other uses. Where mechanical systems are used, careful consideration will need to be given to ensure air intakes are positioned appropriately. Mechanical ventilation should be designed to ensure no noise nuisance is caused to occupiers of other properties and that noise disturbance does not affect the property in which ventilation is situated. Any mitigation measures should be incorporated into the design prior to the submission of an application"*.

5 PLANNING ASSESSMENT

Principle of development

- 5.1 This statement should be read alongside the Plant Noise Assessment (ref no: 12405.RP01.PNA.0) (RBA Acoustics) accompanying this application. The site is within a Critical Drainage Area according to the Local Plan Proposals Map. Consequently, the above policies within the Local Plan and issues apply.
- 5.2 Accordingly, providing neighbouring amenities are protected, the principle of development of an air conditioning unit discretely placed on the rear elevation of the house is acceptable and consistent with the provisions of Policies SP11, DM1 and DM12 of the Local Plan.

Design, character and appearance

- 5.3 In summary, it can be considered that against policy criteria on these grounds, the installation subject of this application would not be visible from the public domain and therefore does not have any substantive detrimental effect related to size, design and materials on the surrounding architectural and aesthetic qualities.

Residential amenities

- 5.4 There are no identifiable issues of harm to amenities of occupants of neighbouring properties that would arise from this development. It is submitted that any noise would be well contained within the immediate vicinity because of the small scale of the unit and its position on the main rear elevation wall with mitigation measures to address separation distances to neighbouring dwellings.
- 5.5 As confirmed by the Plant Noise Assessment accompanying this application, noise would not be unduly over and above what is currently experienced in a residential context. This concludes that given the proposed mitigation in the form of an enclosure coloured dark grey to match the tile-clad dormer, *"the results of the assessment indicate atmospheric noise emissions from the proposed plant are within the criteria required by London Borough of Haringey and, as such, can be considered acceptable in terms of noise"* (RBA Acoustics).

- 5.6 It can be concluded that there would be no unduly harmful impacts to the amenities and outlook of neighbouring residential properties arising from the unit. Therefore, the development can be accommodated whilst protecting the living conditions of neighbours in accordance with the aims and provisions of the relevant London Plan (D3, D6, D14) and LB Haringey Local Plan policies (SP11, DM1 and DM12 together with the Sustainable Design & Construction SPD) in terms of scale, design, materials and relationship to neighbouring amenities with particular regard to noise.
- 5.7 The installation subject of this application would not be visible from the public domain and therefore would not have any detrimental effect related to size, design and materials on the surrounding architectural and aesthetic qualities along Hermitage Road. The enclosure for the unit would be in a matching material with louvre to maintain acoustic performance whilst, with the grey colour matching the roof tiles/dormer, being fully sympathetic with the appearance and character of the area.

6 CONCLUSION

- 6.1 The proposed development would be in keeping with the character and appearance of the host property and surroundings which form part of a terraced street within a residential area.
- 6.2 The proposed development would protect the amenity of neighbouring occupants as the unit is demonstrably capable of avoiding harmful noise levels as demonstrated by the supporting Plant Noise Assessment (RBA Acoustics).
- 6.3 It is considered that given the fact that the unit is relatively small, obscured from the public domain and would not cause adverse effects to neighbouring amenities with the suitable mitigation proposed, the development would be fully compliant with the relevant policies. This is in accordance with the NPPF, London Plan (2021) policies D3, D6, D14; LB Haringey Local Plan (2017) policies SP11, DM1 and DM12 and other guidance, and can therefore be considered acceptable.
- 6.4 The Council are respectfully requested to grant planning permission for the proposed development.