



# Officer Report

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|----------------------------|-----------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2024/3076</b>                                |
| <b>Application Type:</b>   | <b>Householder planning permission</b>              |
| <b>Address:</b>            | 79 Lancaster Road, Hornsey, London, N4 4PL          |
| <b>Proposal:</b>           | Installation of PV panels and Air source heat pump. |
| <b>Case Officer:</b>       | Nathan Keyte                                        |
| <b>Valid Date:</b>         | 25/11/2024                                          |
| <b>Applicant:</b>          | The Applicant                                       |
| <b>Agent:</b>              | Tarek Abidia                                        |

## **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) and photovoltaic panels.

The submitted Design and Access Statement outlines that proposal as being to 'install 4no. PV panels on the flat roof of the rear dormer and 4no. PV panels on the rear outrigger pitched roof alongside an internal battery storage system. The proposal also includes the installation of a small ASHP [...] to heat and cool the new loft conversion which will be powered by the PV panels.'

The location of the ASHP unit has since been amended from the time of submission to locate on the rear wall of the host building, and visually screened by a metal design.

##### Site and Surroundings

The application site is a three-storey mid terrace single dwelling with three storey rear outrigger. The single storey rear extension has been constructed on the site. The building abuts Parkland Walk to its rear. The site is located within the Stroud Green Conservation Area.

##### Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows:

HGY/2018/0345,  
Address: 79, Lancaster Road, London, N4 4PL  
Proposal: Erection of single storey rear infill / rear extension,  
Decision Date: 18 May 2018  
Decision: Approve with Conditions

HGY/2024/1726,  
Address: 79 Lancaster Road, Hornsey, London, N4 4PL

Proposal: Formation of a rear dormer and insertion of 3x rooflights,  
Decision Date: 31 July 2024  
Decision: Approve with Conditions

HGY/2024/2326,  
Address: 79 Lancaster Road, Hornsey, London, N4 4PL  
Proposal: Section 73 application to vary condition 2 and remove of condition 4 attached to planning permission HGY/2018/0345 to provide a outdoor roof terrace.,  
Decision Date: 6 November 2024  
Decision: Approve with Conditions

## **2. CONSULTATION RESPONSE**

The responses below were received following consultation on the application:

LBH Conservation Officer: Objects. The ASHP would add to the number of accretions on the rear at high level on this building. Cumulatively the ASHP is considered to create a more cluttered appearance which would be considered to cause harm to the significance of the Conservation Area, as by eroding the ability to appreciate the original form and features of the building, particularly where it intersects the original window detailing. Suggests ASHP should be located at ground level. No screening of the ASHP is noted to have been proposed either.

Regarding solar panels, no objection to those on the outrigger roof. However those on top of the dormer will project above the ridgeline. Goes on to note that solar panels to the dormer are to be included in this proposal then they need be integrated into the design of the dormer and lay flat, or form part of the finished surfaces (there are roofing materials which are also solar panels) so that they do not project above the ridgeline.

[Officer comment: the location of the mechanical plant has since been amended and provided with screening. Further comment is provided below].

## **3. LOCAL REPRESENTATIONS**

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and letters. No responses had been received at the time of the writing of this report beside those noted above.

It is noted that the location of the mechanical plant has been amended and screening proposed since the original application was consulted upon. However considering the difference in location relative to the consulted position, and screening being introduced, reconsultation in this instance was not required.

## **4. MATERIAL PLANNING CONSIDERATIONS**

The main planning considerations raised by the proposed development are:

1. Design and heritage.
2. Amenity

### Design and heritage

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.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

While the ASHP will have a cooling function also, it is noted that 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.

Regarding the solar panels and ASHP proposed, the Conservation officer comments summarised above have been noted. However, with regard to the ASHP proposed this will be to the rear of the site and, thereby not being visible from the road and where visibility will be reduced from views from the adjoining Parkland Walk by its distance, profile, and screening.

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 / or in connection with a block of flats 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.

Regarding the proposed solar panels, those proposed upon the rear outrigger roof will not result in harm. As noted by the Conservation Officer the solar panels on the flat roof loft dormer will project above the existing ridgeline of the building by approximately 0.15m, and will be set back from the ridge by approximately 1.0m. Considering the minor increase above the ridge height and setback from the ridgeline of the building, any views of the solar panels from the street will be negligible, if any at all.

Paragraph 208 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Considering the above, any harm resulting from the proposed development would be considered to be on the very low end of less than substantial harm and outweighed by the benefits of the sustainable energy measures introduced. The proposal is considered to be acceptable for this particular site and its characteristics.

#### 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 will be located at a level to minimise visibility as viewed from neighbouring properties, being at oblique angles to the second floor windows, and above/ below those at first and loft levels. Screening provided with mitigate potential harshness of the mechanical plant.

Calculations have been provided for the ASHP and its separation distances to neighbouring properties, in specific habitable windows, the proposal will not harm amenity of neighbouring occupiers, falling below the permitted noise level of 42dB associated with ASHP, as such meeting the requirement of policies DM1, DM21 and DM23. The permitted noise level of 42dB stipulate that noise levels must remain at or below 42 decibels (dB) from 1 metre away from any habitable room for an ASHP on its own. A condition is being imposed relation to such a noise rating level.

### Conclusion

The proposal is considered acceptable. 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 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 result in any noise nuisance to the occupant of any neighbouring dwelling the Applicant shall install noise mitigation

measures in agreement with the 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.

- 4 All plant and equipment shall be supported on adequate proprietary anti-vibration mounts as necessary to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter. If at any time the plant is unable to comply with this Condition, it shall be switched off and not used again until it is able to comply.

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.