

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/02200/LDCP

Installation of freestanding air source
heat pump in rear garden behind garage

50 Bedford Road
Letchworth Garden City
Hertfordshire
SG6 4DR

Submitted Plan Nos

Location Plan Site Plan

1.0 Policies

2.0 **Site History**

- 2.1 82/00814/1 - Erection of single storey rear extension to dwelling and front extension to garage.

Conditional Permission

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises of a semi-detached dwellinghouse on the south side of Bedford Road.

4.2 **Proposal**

- 4.2.1 A Certificate of Lawfulness (proposed) is sought for the installation of a freestanding air source heat pump in the rear garden behind the garage.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are whether the proposed development would require a specific planning permission or be considered 'permitted development' in line with the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 14 as amended.
- 4.3.2 G. The installation, alteration or replacement of a microgeneration air source heat pump—

(a) on a dwellinghouse or a block of flats; or

(b) within the curtilage of a dwellinghouse or a block of flats, including on a building within that curtilage.

Development not permitted

G.1 Development is not permitted by Class G unless the air source heat pump complies with the MCS Planning Standards or equivalent standards.

The proposal complies with this criterion.

G.2 Development is not permitted by Class G if—

(a) in the case of the installation of an air source heat pump, the development would result in the presence of more than 1 air source heat pump on the same building or within the curtilage of the building or block of flats;

The proposal complies with this criterion.

(b) in the case of the installation of an air source heat pump, a wind turbine is installed on the same building or within the curtilage of the dwellinghouse or block of flats;

The proposal complies with this criterion.

(c)in the case of the installation of an air source heat pump, a stand-alone wind turbine is installed within the curtilage of the dwellinghouse or block of flats;

The proposal complies with this criterion.

(d)the volume of the air source heat pump's outdoor compressor unit (including any housing) would exceed 0.6 cubic metres;

The volume of the unit is approx. 0.63 cubic metres. As such, the proposal does not comply with this criterion.

(e)any part of the air source heat pump would be installed within 1 metre of the boundary of the curtilage of the dwellinghouse or block of flats;

The distance from the curtilage is 1.5m. As such, the proposal complies with this criterion.

(f)the air source heat pump would be installed on a pitched roof;

The proposal complies with this criterion.

(g)the air source heat pump would be installed on a flat roof where it would be within 1 metre of the external edge of that roof;

The proposal complies with this criterion.

(h)the air source heat pump would be installed on a site designated as a scheduled monument;

The proposal complies with this criterion.

(i)the air source heat pump would be installed on a building or on land within the curtilage of the dwellinghouse or the block of flats if the dwellinghouse or the block of flats is a listed building;

The proposal complies with this criterion.

(j)in the case of land within a conservation area or which is a World Heritage Site the air source heat pump—

(i)would be installed on a wall or a roof which fronts a highway; or

(ii)would be installed so that it is nearer to any highway which bounds the curtilage than the part of the dwellinghouse or block of flats which is nearest to that highway; or

The proposal complies with these criteria.

(k)in the case of land, other than land within a conservation area or which is a World Heritage Site, the air source heat pump would be installed on a wall of a dwellinghouse or block of flats if—

(i)that wall fronts a highway; and

(ii)the air source heat pump would be installed on any part of that wall which is above the level of the ground floor storey.

The proposal complies with this criterion.

Conditions

G.3 Development is permitted by Class G subject to the following conditions—

(a)the air source heat pump is used solely for heating purposes;

The proposal complies with this criterion.

(b)the air source heat pump is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;

The proposal complies with this criterion.

(c)the air source heat pump is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and

The proposal complies with this criterion.

(d)the air source heat pump is removed as soon as reasonably practicable when no longer needed.

The proposal complies with this criterion.

4.4 Conclusion

4.4.1 A Certificate of Lawfulness (proposed) cannot be issued on the basis that the proposed air source heat pump does not comply with the following criteria: G.2(d), Class G, Part 14 (c) of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Signed  Ben Glover	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 8 November 2024	