

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00321/FPH	Installation of one air source heat pump	12 Thurnall Avenue Royston Hertfordshire SG8 9ER

Submitted Plan Nos

Location Plan 2299-200 2299-201

1.0 Policies

D1 Sustainable design

D3	Protecting living conditions
D4	Air quality
SECN12	Achieving well-designed places

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbour Consultation and Site Notice** – None received.

3.2 **Royston Town Council** – None received.

3.3 **NHC Environmental Health (noise and other nuisance)** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is a semi-detached dwelling on the south side of Thurnall Avenue within a residential part of Royston.

4.2 **Proposal**

4.2.1 Installation of an air source heat pump.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.

- The impact that the proposed development would have on the environment.

Design and Appearance:

- 4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed and beautiful places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 The application seeks to install an air source heat pump at ground level on the western elevation of the existing dwelling. The heat pump is considered to be of a size and design typical for such domestic heat pumps, and due to its small size and siting close to the dwelling, it is not considered harmful to its character and appearance. The proposal therefore complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.4 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.5 The proposed air source heat pump is of a minor scale and would be positioned at a low level. The heat pump would be screened from the detached neighbour by a proposed fence. Environmental Health (noise) have raised no objection to the proposal and therefore it is considered that the unit would be unlikely to affect any neighbouring amenity significantly.
- 4.3.6 The proposal therefore complies with Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.6 The proposed development would not affect the existing parking provision.

Environmental Implications:

- 4.3.7 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.8 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

Biodiversity Net Gain (BNG)

- 4.3.9 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D3 and D4 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2023.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The proposed heat pump model shall be: Daikin Altherma 3 M - EBLA06E-V3 and retained thereafter unless otherwise agree in writing by the Local Planning Authority.

Reason: To protect the living conditions of neighbouring occupiers.

4. Prior to the first use of the Air Source Heat Pump coming into effect, obscure screening panel(s) to a height of 2m shall be installed to the western boundary with No.14 Thurnall Avenue. The obscure screening panel(s) shall be retained at all times thereafter.

Reason: To safeguard the amenity of the occupiers of the adjoining dwellings.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 15 May 2025	