

LDC (Proposed) Report		Application number	2025/0883/P
Officer		Expiry date	
Geri Gohin		25/04/2025	
Application Address		Authorised Officer Signature	
16 Twisden Road London NW5 1DN			
Conservation Area		Article 4	
Dartmouth Park		Yes (Basements)	
Proposal			
Installation of an air source heat pump in the rear garden.			
Recommendation	Grant Lawful Development Certificate		

<b>Responses:</b>		
<p>This lawful development certificate application is to determine whether the proposed development is 'permitted development' and hence, can go ahead without the specific grant of planning permission from the local planning authority.</p> <p>An assessment of its planning merits as to its acceptability under current policies is therefore not relevant or possible, as it is purely a legal determination. As such, the Council does not have a statutory duty to engage in a formal consultation process.</p> <p>Notwithstanding this, the details of the application were made available online and the Council allowed a short period of time for local residents, amenity groups and any other interested parties to comment should they choose to do so.</p> <p>During this period, no responses were received.</p>		
<b>Assessment:</b>		
<p>The application proposal has been assessed against the relevant planning legislation which is the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).</p> <p><b>Schedule 2, Part 14 (Renewable energy)</b>  <b>Class G</b> – installation or alteration etc of air source heat pumps on domestic premises</p> <p>The installation, alteration or replacement of a microgeneration air source heat pump:</p> <ul style="list-style-type: none"> <li>(a) on a dwellinghouse or a block of flats; or</li> <li>(b) within the curtilage of a dwellinghouse or a block of flats, including on a building within that curtilage.</li> </ul>		
If NO to the question below, the proposal is not permitted development		Yes/No
G.1	Would the air source heat pump comply with the MCS Planning Standards or equivalent standards?	Yes (as confirmed by the applicant)

If YES to any of the questions below, the proposal is not permitted development		Yes/No
G.2 (a)	In the case of the installation of an air source heat pump, would the development 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?	No
G.2 (b)	In the case of the installation of an air source heat pump, would a wind turbine be installed on the same building or within the curtilage of the dwellinghouse or block of flats?	No
G.2 (c)	In the case of the installation of an air source heat pump, would a stand-alone wind turbine be installed within the curtilage of the dwellinghouse or block of flats?	No
G.2 (d)	Would the volume of the air source heat pump's outdoor compressor unit (including any housing) exceed 0.6 cubic metres?	No ( <i>0.58 cubic metres</i> )
G.2 (e)	Would any part of the air source heat pump be installed within 1 metre of the boundary of the curtilage of the dwellinghouse or block of flats?	No
G.2 (f)	Would the air source heat pump be installed on a pitched roof?	No
G.2 (g)	Would the air source heat pump be installed on a flat roof where it would be within 1 metre of the external edge of that roof?	No
G.2 (h)	Would the air source heat pump be installed on a site designated as a scheduled monument?	No
G.2 (i)	Would the air source heat pump 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?	n/a ( <i>not listed</i> )
G.2 (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	(i) No  (ii) No
G.2 (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.	n/a
Conditions: If NO to any of the conditions below, then the proposal is not permitted development		
G.3(a)	Would the air source heat pump be used solely for heating purposes?	Yes
G.3(b)	Would the air source heat pump, so far as practicable, be sited so as to minimise its effect on the external appearance of the building?	Yes
G.3(c)	Would the air source heat pump, so far as practicable, be sited so as to minimise its effect on the amenity of the area; and	Yes
G.3(d)	Would the air source heat pump be removed as soon as reasonably practicable when no longer needed?	Yes
The proposal is considered to satisfy all criteria as set out under Schedule 2, Part 14, Class G of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and as such, would be permitted development and lawful.		

**Recommendation:** Grant Certificate of Lawful Development