

OBJECTION from Grange Association

1 August 2025

We have reviewed this application for planning permission to create separate bed-sit accommodation in the property, and to install an Air-Source Heat Pump (ASHP).

Separate bed-sit accommodation

The application is not explicit about whether it is proposed to create a new planning unit by sub-dividing the current flat, thereby creating a new address (Flat 8) with associated services (refuse collection etc.). We would object to any such proposal, as this would place pressure on the amenity of the current residents for parking, bin storage, stairwell access etc. We are advised that the title deeds of the flats on this site prohibit sub-division of any property: "*shall not be sub-divided nor occupied by more than one family at a time*". However, we are aware that this is a civil legal matter, not one concerning planning permission. Nonetheless, we request that the applicants be required to specify their intention in the application, specifically that the flat will not be sub-divided in title or ownership, and that the applicants will remain resident while letting out part of their home.

Noise from ASHP

In principle, this Association welcomes the installation of heat pumps where these facilitate the decommissioning of gas boilers that would otherwise be used to heat the property. However, such installations must be sympathetic to the conservation area and not create any material loss of amenity for neighbours.

We object in this case because of the total absence of any data concerning the proposed model and size of the proposed ASHP. The guidance set out in the Microgeneration Certification Scheme ([MCS 020 a](#)) requires that the noise, measured at a point 1m from any neighbouring door or window, should not exceed 37dB(A). To demonstrate compliance, it will be necessary for the applicants to specify the model of ASHP proposed, its rating (kW), and its certified noise rating at the assessment point, which in this case is the floor level, as that is above the neighbours' windows in the flat below.

We request that compliance with the noise standards of MCS 020 a) should be a condition of any planning consent, with an explicit criterion of a maximum 37dB(A) at the assessment point. This would ensure that any non-compliance, possibly arising as the equipment ages and becomes more worn, will be a breach of Planning Control and so could be addressed through an enforcement request with the possibility of enforcement action if non-compliance persists.

If the applicant cannot demonstrate that this criterion will be met under all equipment operating conditions, then the unit should be relocated (maybe to the roof?) and/or the design should be amended to incorporate acoustic hoods and/or vibration-resistant mountings sufficient to meet it. In the absence of such relocation or redesign, we request that the application be refused.

Grange Association
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