



Appeal Decision

Site visit made on 9 June 2025

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 June 2025

Appeal Ref: APP/N5660/D/25/3364515

7 Hickmore Walk, Lambeth London SW4 6EE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by David Szajngarten against the decision of the Council of the London Borough of Lambeth.
 - The application Ref is 24/03542/FUL.
 - The development proposed is described as installation of an air source heat pump.
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Decision

1. The appeal is allowed, and planning permission is granted for the installation of an air source heat pump to the front of the elevation at 7 Hickmore Walk, Lambeth London SW4 6EE in accordance with the terms of the application, Ref 24/03542/FUL and the plans submitted with it, subject to the conditions set out below:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted development shall be carried out in accordance with the approved plans and details: Fujitsu Inverter heat pump AOYG36KBTA5 specifications, Location Plan, Drawing Numbers: A3/02 Rev A and A3/03 Rev A.

Main Issue

2. The main issue in this appeal is the effect of the development on the character and appearance of the host property and area in general.

Reasons

3. The appeal site is a mid-terraced property within a predominantly residential area. I observed during my site visit that the appeal site has installed a close boarded timber fence to the front of the property instead of the closed boarded picket fence pictured on the submitted plans. The height of the new fencing appears to be similar to the previous picket fence.
4. I also noted that the area of planting proposed to be retained has been removed and has been replaced by a low-level shed. I have not been provided with confirmation that these changes to the front of the property benefit from planning permission.

5. The proposed development would be installed on the front elevation which is stepped back from a porch at the appeal property and the front wall of No. 5 Hickmore Walk. The equipment would be positioned on the ground, under the existing ground floor window and at a height lower than the surrounding fencing. Whilst the proposed development would be viewed by passersby due to the setback, close boarded fencing (previous or existing) and modest scale the equipment would not be obvious in the streetscene and would not be an incongruous addition to the front of the appeal site.
6. I conclude that the development does not harm the character and appearance of the host property and area in general. There is no conflict with Policies Q5, Q8 and Q11 of the Lambeth Local Plan 2020-2035 (2021) which seek amongst other things to ensure developments are adequately and robustly screened and local distinctness is sustained and reinforced.
7. There is also no conflict with the Lambeth Design Guide SPD (2023) which supports efforts to reduce consumption and generate energy from sustainable sources and seeks to ensure equipment are not located in visually intrusive locations.

Conclusion and conditions

8. For the above reasons I conclude that this appeal should be allowed.
9. I have imposed a standard condition relating to the commencement of development and a condition specifying the relevant plans and details as this provides certainty.

Chris Pipe

INSPECTOR