Guidance for the installation of residents' air conditioning units

November 2026

V3

A. Introduction

With rising outside temperatures and the increasing frequency of hot summers in the UK, Lynden Gate residents are in future likely to become more interested in installing permanent air conditioning units in their properties.

With this in mind, the Board sets out below guidelines for the assessment of applications for installation of air conditioning units. As in the past, any proposed changes to residents' properties, which have an external impact, require an application to the Board and these will be assessed on an individual basis.

The installation of residents' air conditioning units will be assessed in relation to three criteria: a. Lynden Gate covenant restrictions, b. visual impact on neighbours and the estate in general, and c. noise impact on neighbours.

B. Assessment criteria

1. Lynden Gate covenant restrictions

Any proposed installation shall not contravene any existing covenant. Please find a link to our covenants here:

https://lyndengate.co.uk/wp-content/uploads/2025/05/LG_Deed_transfer_and_covenants.pdf

2. Visual impact on neighbours and the estate in general

Any proposed installation shall have no or only minimal visual impact on the overall appearance of the estate.

- Front aspect – no changes shall be made to the front aspect of the property
- Back aspect facing away from the estate - small ventilation vents are likely to be acceptable
- Back aspect facing inside the estate - small ventilation vents are likely to be acceptable
- Side aspect visible from thoroughfare - small ventilation vents are likely to be acceptable
- Side aspect not visible from thoroughfare - small ventilation vents are likely to be acceptable
- Roof top - separate cooling generators are likely to be acceptable if not visible from the thoroughfare or other properties and if the noise impact is acceptable

3. Noise impact on neighbours

Any noise impact should be reasonable. As such, any outdoor units should remain below 50 db.

C. Type of unit

The suitability of the installation will also depend on proposed type of unit:

All-in-one wall-hanging units (similar size to a radiator) inside the house with air vents through the outside wall are likely to be acceptable, depending on their position (see B2 above).

'American-style', self-contained units protruding the outside of windows shall not be allowed.

Systems with separate indoor and outdoor units may be acceptable depending on their visual and noise impact (see B2 and B3 above).

D. Process

Any proposed installation of individual air conditioning units requires a planning application to the Lynden Gate Board and permission prior to installation. Please find links to our planning guidelines and a planning application below:

https://www.lyndengate.co.uk/wp-content/uploads/2025/03/planningguidelines202013nov2020.pdf

https://www.lyndengate.co.uk/wp-content/uploads/2025/03/LG-planning-form.docx

Lynden Gate Residents Ltd
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