

Officer's Report

Application Number	HGY/2022/3983
Type	Full planning permission
Location	Finsbury Park, Finsbury Gate, Green Lanes, Hornsey, London, N4 1BZ
Proposal	Installation of a 30ft by 90ft polytunnel with irrigation.
Case Officer	Oskar Gregersen
Valid Date	02/11/2022
Applicant	Ms Hilary Bournas
Agent	

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 No representations were received in response to notification and publicity of the application. The application was publicised by way of 1 site notice displayed nearby.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site sits within Finsbury Park and more specifically a site that forms part of the Council's plant nursery. Finsbury Park is a 46 hectares (110 acres) public park which opened in 1869 and which is a grade II listed Park. The park includes a wide variety of sports facilities including football pitches, a bowling green, an athletics stadium, and tennis and basketball courts.

2.2 The application relates to the south-eastern portion of the park, near to Manor House Underground Stations. The Park has a Borough Grade II designation of ecological value and is also designated Metropolitan Open Land (MOL).

2.4 The site is not located within any conservation area.

2.5 There is extensive planning history in relation to park for different structures.

Siting and Design:

2.4 The proposal seeks the installation of a 9.14m x 27.43m Polytunnel within this enclosed part of the park which functions as a nursery site. The new polytunnel would be erected on the footprint of a previously cleared polytunnel, along with associated minor landscaping work. As explained in the application through the years the use of the land has changed between established greenhouses and the current surface.

2.5 Documents submitted with the application, such as flood plan and an ecology survey support the proposed Polytunnel, meaning the development will not present issues in terms of flood risk and wildlife.

Impact on Metropolitan Open Land and ecological designation

2.6 The site is situated within Metropolitan Open Land and part of the site is classified as SINC grade 1 (a site of nature conservation interest).

2.7 Policy G3 of the London Plan (2021) states that MOL should be protected from inappropriate development and proposals in accordance with national planning policy tests that apply to the Green Belt and boroughs should work with partners to enhance the quality and range of uses of MOL.

2.8 Paragraph 149 of the revised NPPF states that the construction of new buildings should be regarded as inappropriate in MOL unless it complies with a stated exception. Exception (b) states 'the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it'.

2.9 The proposed use/ structure here would meet the exception (b) test, namely the structure is for 'the provision of appropriate facilities in connection with the existing use of the land. In this instance the use of the site for a Polytunnel for the purpose of growing plants is entirely the same as the previous/ historic use.

2.10. The quality of this open land in the context of the broader park will not be inherently affected by the Polytunnel. The structure here will cover a modest area of land in connection with growing various plant varieties, native and ornamental at this nursery for planting within the Park. The structure would be fully removable if no longer required. Overall, the scale and nature of the development presented would not affect the openness of the MOL and its setting. The ecological value of the park will also not be affected by such development.

2.11 The proposed development is in accordance with policies outlined above. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to conditions

Conditions:

- 1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives:

- **INFORMATIVE: Hours of Construction Work**
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-
8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.