



Officer Report

Application Number:	HGY/2024/0761
Application Type:	Lawful development: Proposed use
Address:	Covered Reservoir, Finsbury Park, Green Lanes, Hornsey, London
Proposal:	Lawful Development (proposed): Water Tank Enclosure building associated with public toilets and Café under Part 12 of the General Permitted Development Order 2015.
Case Officer:	Nathan Keyte
Valid Date:	19/03/2024
Applicant:	Mr Kian Jafari
Agent:	Mr Bhupendra Persand

RECOMMENDATION

Approve

Details of Proposal

It is proposed to erect a water tank enclosure within Finsbury Park, serving a building combining public toilets and café.

The enclosure measures 3.7m in depth, 2.7m in width and 3.0m-3.3m in height. The structure will be located within close proximity to the toilet/ café structure.

The purpose of the enclosure is to house water tanks, addressing water pressure and capacity issues at the café and public toilets.

Relevant Planning and Enforcement History

HGY/2004/1330,

Address: Finsbury Park, Seven Sisters Road, London, N4, London

Proposal: Erection of new single storey cafeteria building and new boathouse with associated landscaping.,

Decision Date: 5 August 2004

Decision: Approve with Conditions

Relevant Planning Legislation

The Town and Country Planning (General Permitted Development) Order 2015 (as amended) applies to all land in England and Wales, other than land which is the subject of a special development order, and specifies various classes of development which may be undertaken without the permission of the local planning authority. Such development, referred to as "permitted development", is deemed to have planning permission by the Order, and does not require an application for planning permission to be submitted to the council.

The applicant has submitted an application for a Certificate of Lawful Development (Proposed). In assessing this application, the council is making a determination of fact as to whether or not the proposed development complies with the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Planning merits and the policies of the development plan do not fall to be taken into consideration as the decision is based on fact and not on policy grounds.

Class A under Part 12 of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) relates to the erection or construction and the maintenance, improvement or other alteration by or on behalf of a local authority of:

(a) any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;

(b) lamp standards, information kiosks, passenger shelters, public shelters and seats, telephone boxes, fire alarms, public drinking fountains, horse troughs, refuse bins or baskets, barriers for the control of people waiting to enter public service vehicles, electric vehicle charging points and any associated infrastructure, and similar structures or works required in connection with the operation of any public service administered by them.

Development covered by Class A must not exceed 4 metres in height or 200 cubic metres in capacity.

Analysis/ Assessment of the Application

The applicant for the application is Haringey Council and where the development on land owned by or maintained by the local authority, and is ancillary to the public toilet block/ cafe.

The height of the proposed enclosure and equipment is under 4.0m in height, and where the cubic capacity is under 200 cubic metres.

Summary and conclusion

The proposed development constitutes permitted development by virtue of Schedule 2 Part 12, Class A of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) and is considered to be lawful.