

DHA Planning & Development  
Cervantes  
Ellesmere Road  
Weybridge  
KT13 0HQ

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## TOWN & COUNTRY PLANNING ACT 1990

### REFUSAL OF PLANNING PERMISSION

**Ref: P/0050/21/PRIOR**

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With reference to the application received on 06 January 2021 accompanied by Drawing(s)

Schedule of application documents: Vision Statement; Planning Statement to Vision Statement - December 2020; Planning Statement; Design & Access Statement; Transport Statement; Travel Plan; Noise Impact Assessment; 191A-100; 191A110; 191A-111

**For:** CHANGE OF USE OF FROM NURSING HOME (CLASS C2) TO A REGISTERED NURSERY (CLASS D1) (PRIOR APPROVAL OF TRANSPORT & HIGHWAYS IMPACTS OF THE DEVELOPMENT, CONTAMINATION AND FLOODING RISKS ON THE SITE AND IMPACTS OF NOISE FROM COMMERCIAL PREMISES ON THE INTENDED OCCUPIERS OF THE DEVELOPMENT)

**At:** Oakleigh House Nursing Home, 10 Oakleigh Road, Hatch End, HA5 4HB

HARROW COUNCIL, the Local Planning Authority,

**REFUSES** permission in accordance with the development described in the application and submitted plans for the following reason(s):

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|---|---|
| 1 | The submitted Noise Impact Assessment was lacking in credibility and therefore it fails to realistically assess the general disturbance and noise associated with this use of the site and from the comings and goings to the site by visitors and users of the site and along the street and potential impact thereon upon the quality of life for neighbouring residents. The proposal is therefore not in compliance with provision T.2. (b) (ii) of Class T, Part 32, Schedule 2 of the Town and Country Planning General Permitted Development (England) Order 2015, as amended. In the absence of realistic and believable information, the proposal has the potential to have a detrimental impact upon the residential amenities of neighbouring residents, |
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	contrary to National Planning Policy Framework (2019), Policy 7.15B of The London Plan (2016), Policy D14 Publication London Plan (2020) and Policy DM1 of Harrow's Development Management Policies Local Plan (2013).
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1	<p><b>INFORMATIVE:</b> The following policies are relevant to this decision:</p> <p>The National Planning Policy Framework (2019) The London Plan (2016): 5.21, 6.3, 6.9, 6.13, 7.15 The Publication London Plan (2020): D14, T4, T5, T6 Harrow Development Management Policies (2013): DM1, DM15, DM42, DM43, DM45 o Harrow's Core Strategy (2012): CS1</p>
2	<p><b>INFORMATIVE:</b> This decision has been made under Schedule 2, Part 3 Class T of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.</p>

**Date of decision: 23 February 2021**

Yours faithfully



**Beverley Kuchar**  
**Interim Chief Planning Officer**

**Decision Notice Notes are available at**  
**www.Harrow.gov.uk in the Planning section, Planning Documents**  
**Decision Notice Notes**

**Your attention is particularly drawn to the above notes that set out the rights of applicants who are aggrieved by the decision of the Local Planning Authority.**

Enquiries about the need for Building Regulations approval should be made to:  
**Building Control**  
**PO Box 37, Civic Centre,**  
**Harrow HA1 2UY**

You may find the answer to your query at:  
<http://www.harrow.gov.uk/buildingcontrol>  
Telephone 020 8901 2650 (general enquiries)

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