

OLD OAK NEIGHBOURHOOD AREA AMENDMENT DECISION DOCUMENT

Decision

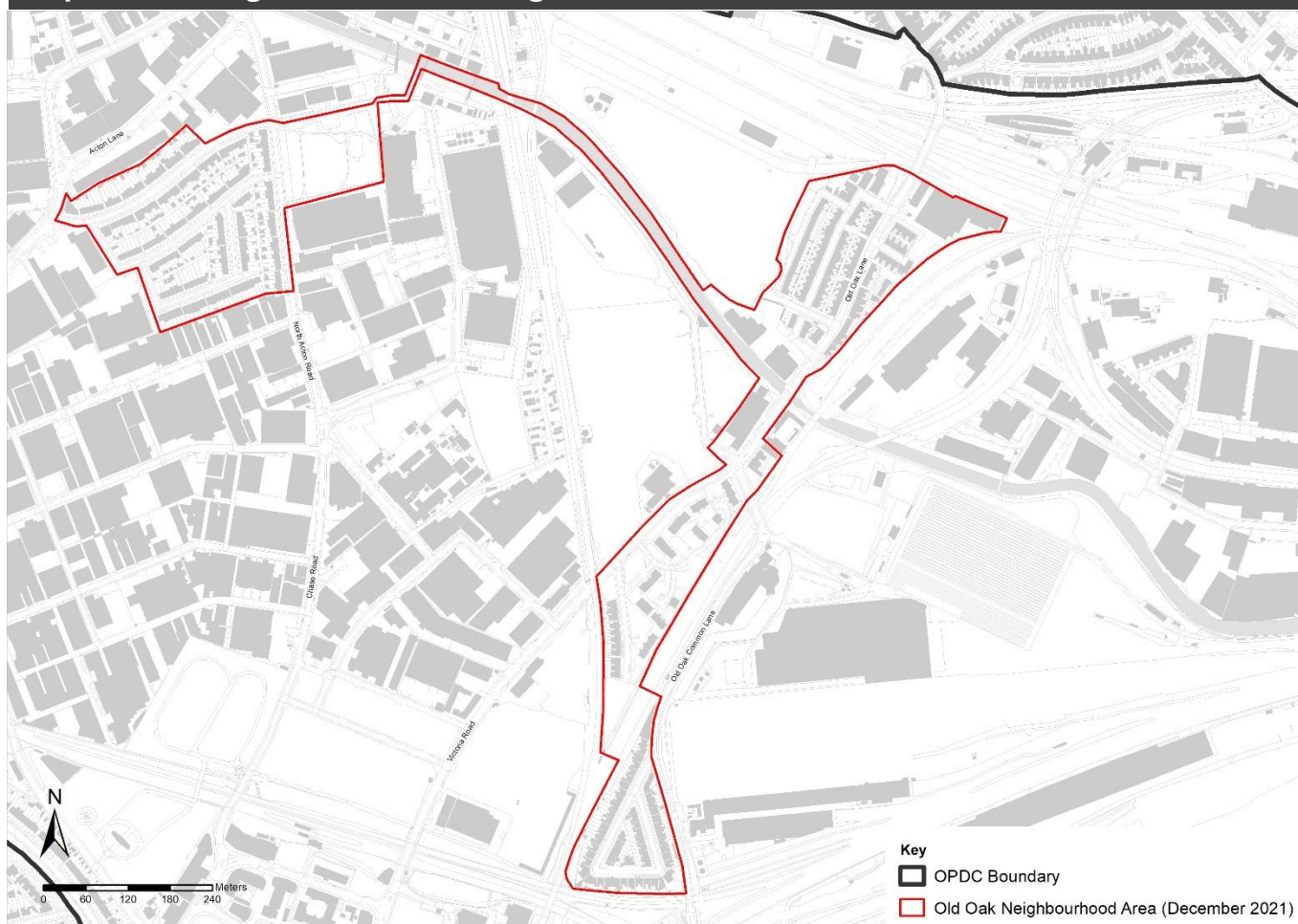
Notice is hereby given that the Old Oak and Park Royal Development Corporation (OPDC), pursuant to a decision made on 30 November 2021 by OPDC's Board, has refused to designate the amendment to the Old Oak Neighbourhood Area as applied for by the Old Oak Neighbourhood Forum, but has designated an amended area as the Old Oak Neighbourhood Area in accordance with the Town and Country Planning Act 1990 (as amended).

The amendments comprise:

1. Inclusion of Lords Builders Merchants Car Park which formed part of the submitted proposed amendment area; and
2. Removal of the western corner of Atlas Junction Roundabout, formerly occupied by Rowan House, from the Old Oak Neighbourhood Area designated on 12 September 2017.

Name of the neighbourhood area	Old Oak Neighbourhood Area
Name of the relevant body who applied for the designation	Old Oak Neighbourhood Forum

Map of the designated Old Oak Neighbourhood Area



Statement of reasons for decision

OPDC has discretion in determining the boundary of a neighbourhood area pursuant to section 61G of the Town and Country Planning Act 1990 (as amended).

Having regard to the factual and policy matrix, that is relevant to the determination of the application, OPDC considers that on balance the entirety of the proposed amendment as submitted is not appropriate to be designated and that changes to the boundary of the existing Old Oak Neighbourhood Area are appropriate. The changes are set out under the above decision. The reasons for this decision are provided in the below table. These are also set out in the [Director of Planning Update 30 November 2021 Board Report](#).

Factual and policy matrix component	Consideration conclusions
National Planning Practice Guidance	Officers consider that the proposed amendment to the Old Oak Neighbourhood Area does not fully accord with the guidance set out in NPPG paragraph 033.
Consultation responses	Officers have carefully considered the range of responses from local residents, unknown responders, community groups, employees, business, politician and place of worship outside of the proposed extension area. Some 45% of all the responses are from within the designated Old Oak Neighbourhood Area or proposed extension, amounting only to an estimated 1.1% of the resident population within this area. It's also of note that no supporting comments were provided from within the proposed extension area.
Character	<p>Officers consider that the character of the proposed extension area is distinct from the wider character of the designated Old Oak Neighbourhood Area and is isolated by existing barriers and by the functions of the land uses. Therefore, officers recommend that the proposed extension area should not be included within the Old Oak Neighbourhood Area with the exception of the Lords Builders Merchants parking character area. The original designated boundary included part but not all of the Lords Builders Merchant's site as part of the car parking to the west had been omitted. Officers consider that the car parking is of similar character of the wider Lords Builders Merchant's site and recommend amending the boundary to include this within the Old Oak Neighbourhood Area.</p> <p>In response to the Context and Character Assessment, officers recommend that the change in character of the western corner of Atlas Junction warrants an amendment to the boundary to remove this from the Old Oak Neighbourhood Area, as the character of this location is no longer consistent with the remaining designated Neighbourhood Area given that the site has been acquired by HS2 for construction purposes.</p>