

HARLESDEN NEIGHBOURHOOD AREA AMENDMENT DECISION DOCUMENT

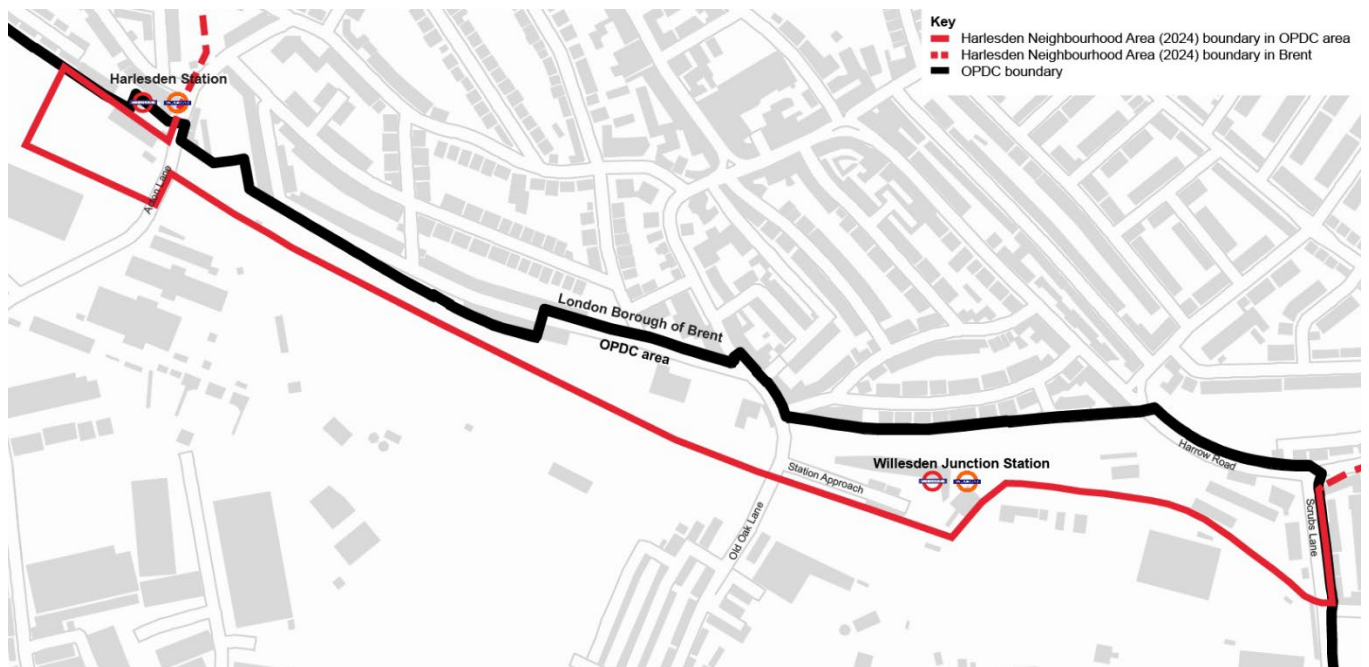
Decision

Notice is hereby given that the Old Oak and Park Royal Development Corporation (OPDC), pursuant to a decision made on 26 September 2024 by OPDC's Board, has agreed to designate the amendment to the Harlesden Neighbourhood Area as applied for by the Harlesden Neighbourhood Forum in accordance with the Town and Country Planning Act 1990 (as amended).

The amendments comprise:

1. Inclusion of the entirety of 2 Scrubs Lane, 875 Harrow Road Petrol Station, Light Factory, 13 Scrubs Lane and Chandelier Building; and
2. Removal of a portion of the Train Maintenance Depot.

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| Name of the neighbourhood area | Harlesden Neighbourhood Area |
| Name of the relevant body who applied for the designation | Harlesden Neighbourhood Forum |
| Map of the designated Harlesden 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 amendments as submitted is appropriate to be designated and that changes to the boundary of the existing Harlesden 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 26 September 2024 Board Report](#).

| Factual and policy matrix component | Consideration conclusions |
|-------------------------------------|---|
| National Planning Practice Guidance | Officers consider that the proposed amendment to the Harlesden Neighbourhood Area accords with the guidance set out in NPPG paragraph 033. |
| Consultation responses | Officers note the low response rate from respondents in the proposed amended areas in the OPDC area, the 13 responses supporting boundary changes within both Brent and the OPDC areas and that 2 of these responses related to the proposed changes in the OPDC area. Officers also note that there were no responses objecting to the amendments within the OPDC area. On balance, although the response rate was low, officers consider that the consultation responses demonstrate support for the proposed amendments. |
| Character | <p>For the portion of the boundary which is proposed to be amended in the OPDC area, the designated Harlesden Neighbourhood Area boundary follows the boundary between the London Boroughs of Brent and Hammersmith and Fulham. This boundary does not reflect character areas and cuts through these. The proposed amendments seek to define a boundary that reflects existing sites and, by doing so, reflect existing character areas.</p> <p>The assessment demonstrates that the physical character of the designated area is largely comprised of Communications and Movement Rail and Bus Transport related character area types with portions of Commerce, Civic Provision and Industry character area types.</p> <p>The physical character of the area proposed for removal is comprised of Communications and Movement Rail Transport related character area type forming part of the wider Train Maintenance depot character area. This removal would ensure the boundary reflects the defined boundary and character area of the publicly inaccessible Train Maintenance depot.</p> <p>The physical character of the area proposed for inclusion includes portions of Civic Provision, Commerce and Industry character area types. This inclusion would ensure the boundary reflects the full extent of these character area types and reflects the Harrow Road Corner (B1) character area in OPDC's Character Study. This would also ensure the Neighbourhood Area includes the entirety of the Harrow Road Cluster set out in OPDC's Local Plan Policy P10C1.</p> |

The proposed amendments to the Harlesden Neighbourhood Area within the OPDC area would ensure the boundary better reflects the local built character and boundaries.