



Mr Salim Rhemtulla
Seymour House Residential Care
Seymour House
13-17 Rectory Road
Rickmansworth WD3 1FH

Application Ref:
50613/APP/2020/3628

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **REFUSES** permission for the following:-

Description of development:

Erection of 29-bed residential care home (Use Class C2) on land at Nos. 30-32 Chester Road and the change of use of three existing rear bedrooms to storage and ancillary rooms to No. 34 Chester Road.

Location of development: Seymour House 30-38 Chester Road Northwood

Date of application: 04 November 2020

Plan Numbers: See attached Schedule of plans

Permission is refused for the reason(s) listed on the attached schedule:-

Head of Planning, Transportation and Regeneration

Date: 2 February 2021

NOTES: (i) Please also see the informatives included in the Schedule of Reasons.

(ii) Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

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SCHEDULE OF REASONS

- 1 . The proposed care home building on land at No.30-32 Chester Road, by reason of its siting, scale, bulk and design, fails to harmonise with the established local context, to the detriment of the character, appearance and visual amenities of the area and Old Northwood Area of Special Local Character. The proposal is therefore contrary to Policies DMHB 5 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy BE 1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policies 7.1, 7.4, 7.6 and 7.8 of the London Plan (March 2016) and Policies D4 and HC1 of the Publication London Plan (December 2020).

INFORMATIVES:

- 1 . The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 . The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.EM11	(2012) Sustainable Waste Management
PT1.EM6	(2012) Flood Risk Management
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.HE1	(2012) Heritage

Part 2 Policies

DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 10	Water Management, Efficiency and Quality
DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMH 4	Residential Conversions and Redevelopment
DMH 8	Sheltered Housing and Care Homes
DMHB 11	Design of New Development

SCHEDULE OF REASONS

DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHB 5	Areas of Special Local Character
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHD 3	Basement Development
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 3.17	(2016) Health and social care facilities
LPP 5.10	(2016) Urban Greening
LPP 5.11	(2016) Green roofs and development site environs
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.14	(2016) Water quality and wastewater infrastructure
LPP 5.15	(2016) Water use and supplies
LPP 5.17	(2016) Waste capacity
LPP 5.21	(2016) Contaminated land
LPP 5.7	(2016) Renewable energy
LPP 6.12	(2016) Road Network Capacity
LPP 6.13	(2016) Parking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 7.14	(2016) Improving air quality
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
LPP 7.8	(2016) Heritage assets and archaeology
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 15	NPPF-15 2018 - Conserving and enhancing the natural environment
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
NPPF- 2	NPPF-2 2018 - Achieving sustainable development

SCHEDULE OF REASONS

NPPF- 8 NPPF-8 2018 - Promoting healthy and safe communities
NPPF- 9 NPPF-9 2018 - Promoting sustainable transport

- 3 . In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. It is noted that the amendments required to make the scheme acceptable revert it back to the design already approved under application reference 13800/APP/2020/2272. As such, there was no merit in seeking amendments to the scheme.

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

REFUSAL OF PLANNING PERMISSION

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SCHEDULE OF PLANS

SCH01_20-01 - received 04 Nov 2020
SCL01-20-26 Rev. A - received 04 Nov 2020
SCH01-20-02 - received 04 Nov 2020
SCH01-20-03 - received 04 Nov 2020
SCH01-20-04 - received 04 Nov 2020
SCH01-20-08 - received 04 Nov 2020
SCH01-20-09 Rev. 1 - received 04 Nov 2020
SCH0718-14 - received 04 Nov 2020
SCH01-20-15 - received 04 Nov 2020
SCH01_20-05 Rev. A - received 04 Nov 2020
SCH01_20-06 Rev. A - received 04 Nov 2020
SCH01_20-18 Rev. A - received 04 Nov 2020
SCH01_20-11 Rev. A - received 04 Nov 2020
SCH03_20-10 Rev. B - received 04 Nov 2020
SCH03_20-12 Rev. B - received 04 Nov 2020
SCH03_20-13 Rev. B - received 04 Nov 2020
SCL01-20-16 - received 04 Nov 2020
SCL01-20-17 - received 04 Nov 2020
SCL01-20-18 - received 04 Nov 2020
SCL01-20-19 - received 04 Nov 2020
SCL01-20-20 - received 04 Nov 2020
SCL01-20-27 - received 04 Nov 2020
SCL01-20-28 - received 04 Nov 2020
SCL01-20-23 Rev. A - received 04 Nov 2020
SCL01-20-24 Rev. A - received 04 Nov 2020
SCL01-20-25 Rev. A - received 04 Nov 2020
Access Statement - received 04 Nov 2020
Design, Access and Planning Statement (Dated November 2020) - received 04 Nov 2020
Energy and Sustainability Statement (Dated October 2020) - received 04 Nov 2020

VA_290 Rev. B Air Quality Assessment (Dated 2nd November 2020) - received 04 Nov 2020

Tree Survey (Dated 27th October 2020) - received 04 Nov 2020

71270R1 Land Quality Assessment (Dated October 2020) - received 04 Nov 2020

Sustainable Drainage Scheme - received 04 Nov 2020

Transport Statement (Dated October 2020) - received 04 Nov 2020

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424). Appeal forms can be downloaded from the Planning Inspectorate's website at www.Planning-inspectorate.gov.uk

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.