

GREATER **LONDON** AUTHORITY

Good Growth

Sally Robbins
London Borough of Hillingdon
By Email

Our ref: 2026/0342/S1
Your ref: 16568/APP/2026/703
Date: 21 July 2026

Dear Sally Robbins

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

Ashby Farm, Ducks Hill Road, Northwood, HA6 2SS

Local Planning Authority reference: 16568/APP/2026/703

I refer to your letter received by the GLA on 02 July 2026 consulting the Mayor of London on the above planning application, under the terms of the Mayor of London Order 2008.

The applicant proposes: Demolition of existing site buildings (excluding the retained central timber-framed barn), removal of existing hardstanding including the menage, change of use of part of the land to a workshop use (Use Class E(g)(iii)), and redevelopment of previously developed land to provide a workshop building with associated parking, hard and soft landscaping, formation of a pond, regrading of land levels, improvements to the existing access, sustainable drainage measures, and on-site biodiversity net gain enhancements.

I have assessed the details of the application and, given the scale and nature of the proposals, conclude that the amendments do not give rise to any strategic planning issues.

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We are committed to being anti-racist, planning for a diverse and inclusive London and engaging all communities in shaping their city.

Please note that TfL may send separate comments as part of its statutory consultation response.

Therefore, under article 5(2) of the above Order the Mayor of London does not need to be consulted further on this application. Your Council may, therefore, proceed to determine the application without further reference to the GLA.

Yours sincerely

A handwritten signature in black ink, reading "John Finlayson" with a long horizontal flourish extending to the right.

John Finlayson

Head of Development Management

cc Bassam Mahfouz, London Assembly Constituency Member
 James Small-Edwards, Chair of London Assembly Planning Committee
 National Planning Casework Unit, MHCLG
 TfL