

Sally Robbins
Planning Department
LB Hillingdon

Your Ref: 16568/APP/2026/703
Our Ref: 238112

Contact: [REDACTED]
[REDACTED]
[REDACTED]

11 May 2026

Dear Ms Robbins ,

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
NATIONAL PLANNING POLICY FRAMEWORK 2024**

**HOLLAND AND HOLLAND SHOOTING SCHOOL & ASHBY FARM DUCKS HILL ROAD
NORTHWOOD HA6 1ST**

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.

Recommend Pre-Determination Archaeological Building Evaluation

Thank you for your consultation received on 16 April 2026.

The Greater London Archaeological Advisory Service (GLAAS) give advice on archaeology and planning. Our advice follows the National Planning Policy Framework (NPPF) and the GLAAS Charter.

Assessment of Significance and Impact

Although the application is not within an Archaeological Priority Area, the heritage statement and archaeological desk-based assessment make it clear that Ashby Farm has 16th century and perhaps earlier origins. Whilst most of the standing buildings are of 19th century date there is a timber-framed barn which the heritage statement suggests ... "..... includes elements of timber framing which are consistent with late medieval construction and elements of the structure may date back to the 16th or 17th centuries. However, it is likely that the box frame barn which we can see today was altered and re-built during the first half of the 19th Century when the farmyard was repositioned and redeveloped." Historic England experts on timber-

framed buildings concur that the from the account and photographs presented the carpentry probably includes 16-17th century elements with more recent modifications but its unclear from the evidence presented if that amounts to the wholesale rebuilding implied by the heritage statement, or whether the building has always been a barn.

In addition to the historic barn there is potential for below-ground archaeological remains of earlier farm buildings and an interest in understanding how the medieval settlement pattern around Ruislip developed. As noted in the (nearby) Ruislip Archaeological Priority Area description, Ruislip is " .. considered one of the best examples of a medieval rural settlement located within the Greater London area. It contains many features, including an unusually early example of a deer park, ancient woodland, a motte and bailey, a manor farm, a church, evidence of a 14th century brick and tile industry and the old village centre. Unusually it contains buildings representing every period of the last millennium, including the Great Barn, built in c.1300, making the buildings archaeology of Ruislip very significant. The APA is thus here designed to protect the complex of interrelated features that make up the village and surrounding area, which includes known archaeology of national significance. Further study may reveal more significant archaeology, and provide more information on the medieval village and its development into the post-medieval and modern periods." This archaeological interest extends beyond the APA boundaries (as for example in some of the High Speed 2 investigations) and includes historic buildings as well as below-ground remains.

We welcome and support the principle of retention and conversion of the historic barn but as this is a previously unrecognised and poorly understood historic building we recommend full analysis and dendrochronological dating to inform decision-making. We have had an initial discussion with your conservation officer Neil Robertson about how Historic England's specialists might assist this process and suggest a site meeting with the applicant to progress matters.

With respect to buried archaeological remains we would recommend a condition for archaeological investigation.

Planning Policies

NPPF Section 16 and the London Plan (2021 Policy HC1) recognise the positive contribution of heritage assets of all kinds and make the conservation of archaeological interest a material planning consideration. NPPF paragraph 207 says applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest. A field evaluation may also be necessary.

NPPF paragraphs 212 - 215 place great weight on conserving designated heritage assets, including non-designated heritage assets with an archaeological interest equivalent to scheduled monuments. Non-designated heritage assets may also merit conservation depending upon their significance and the harm caused (NPPF paragraph 216). Conservation can mean design changes to preserve remains where they are.

NPPF paragraphs 202 and 210 and London Plan Policy HC1 emphasise the positive contributions heritage assets can make to sustainable communities and places. Applicants should therefore expect to identify appropriate enhancement opportunities.

If preservation is not achievable then if you grant planning consent, paragraph 218 of the NPPF says that applicants should record the significance of any heritage assets that the development harms.

Recommendations

Having looked at this proposal and at the Greater London Historic Environment Record but I need more information before I can advise you on the effects on archaeological interest and their implications for the planning decision. If you do not receive more archaeological information before you take a planning decision, I recommend that you include the applicant's failure to submit that as a reason for refusal.

Because of this, I advise the applicant completes these studies to inform the application:

Historic Building Recording

Historic building recording is an investigation to establish the character, history, dating, form and development of a historic building or structure which normally takes place as a condition of planning permission before any alteration or demolition takes place. The outcome will be an archive and a report which may be published.

We suggest broadly level 3 analytical building recording supported by dendrochronological dating to establish the construction history and significance of the barn. As noted above, Historic England's specialist services may be able to assist.

Refer to Conservation Officer

As this proposal affects a non-designated built heritage asset, we understand that you obtain the advice of your local authority conservation officer on conservation and design issues. We will work with your conservation officer to ensure the archaeological interest in the site contributes to the overall objective of supporting sustainable development .

The report on the work must set out the significance of the site and the impact of the proposed development. I will read the report and then advise you on the planning application.

You can find more information on archaeology and planning in Greater London on our website.



This response relates solely to archaeological considerations. If necessary, Historic England's Development Advice Team should be consulted separately regarding statutory matters.

Yours sincerely

[Redacted signature]

Archaeology Adviser
Greater London Archaeological Advisory Service
London and South East Region