

Report of the Head of Development Management and Building Control Committee Report

Case Officer: Sally Robbins	16568/APP/2026/703
------------------------------------	---------------------------

Date Application Valid:	14/04/2026	Statutory / Agreed Determination Deadline:	22/09/2026
Application Type:	Full	Ward:	Northwood

Applicant: **Holland and Holland Limited**
Site Address: **Ashby Farm, Ducks Hill Road, Northwood HA6 2ST**

Proposal: **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.**

Summary of Recommendation: **GRANT planning permission subject to conditions**
Reason Reported to Committee: **Required under Part 1 of the Planning Scheme of Delegation (Major application recommended for approval)**



HILLINGDON
LONDON

www.hillingdon.gov.uk

Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 This application seeks full planning permission for the comprehensive redevelopment of Ashby Farm to provide a replacement workshop, associated parking, landscaping and supporting infrastructure, whilst retaining the central timber-framed barn. The proposed workshop would support the established commercial activities of Holland & Holland, involving the relocation and consolidation of the company's existing gun-making operations from its separate workshop in Kensal Green to the wider Holland & Holland estate, in the interests of operational efficiency and reducing the need for vehicle movements between the two sites.
- 1.2 The principal planning considerations are the acceptability of the development within the Green Belt (impact on openness and the principle of the proposed use), design, heritage, ecology, residential amenity, highways, drainage and other technical matters. The site benefits from a lawful use for general storage and private equestrian purposes and constitutes previously developed land for the purposes of national Green Belt policy. Whilst the proposal would increase the overall volume of built form, it would consolidate development into a more compact arrangement, reduce the extent of hardstanding, introduce significant landscaping and biodiversity enhancements, and support the growth of a rural business. The proposal would not result in substantial harm to the openness of the Green Belt and is also considered acceptable, subject to relevant conditions, in respect of heritage, archaeology, ecology, biodiversity net gain, residential amenity, highways, flood risk and drainage, and all other technical matters.
- 1.3 Due regard has been given to the objections received from local residents and all other material planning considerations. However, it is concluded that the proposal complies with the Development Plan when read as a whole and no material considerations indicate that a contrary decision should be taken. Accordingly, the application is recommended for approval, subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The application site comprises Ashby Farm, which forms part of the wider Holland & Holland Shooting Ground estate, located on the western side of Ducks Hill Road, Northwood. The site lies within the Metropolitan Green Belt and is situated opposite the Ruislip Woods National Nature Reserve, which is designated as a Site of Metropolitan Importance for Nature Conservation.

Hillingdon Planning Committee – 15th September 2026

PART 1 – Members, Public & Press

- 2.2 The wider Holland & Holland estate extends to 40 hectares and includes the main shooting ground facilities, comprising reception and function buildings, an underground shooting range, workshops and storage buildings. The estate also contains two staff dwellings known as Ashby Cottages, together with Ashby Farm, which comprises a farmhouse, a collection of former agricultural and storage buildings, areas of hardstanding and land used for equestrian purposes. The application site relates specifically to the Ashby Farm complex, although the farmhouse itself lies outside the application site boundary.
- 2.3 The site is characterised by a collection of buildings and structures of varying age, condition and appearance, together with extensive areas of hardstanding and open storage. The site benefits from an existing lawful use for general storage and private equestrian purposes and has been confirmed as previously developed land through the grant of a Certificate of Lawful Existing Use or Development in August 2023.
- 2.4 The site does not lie within a Conservation Area and does not contain any statutorily listed buildings. There are no Tree Preservation Orders affecting the site. However, a heritage assessment has identified the central timber-framed barn as a non-designated heritage asset of local heritage value.
- 2.5 The site has a Public Transport Accessibility Level (PTAL) rating of 1a, indicating a low level of accessibility by public transport.

Figure 1: Location Plan (application site edged red)

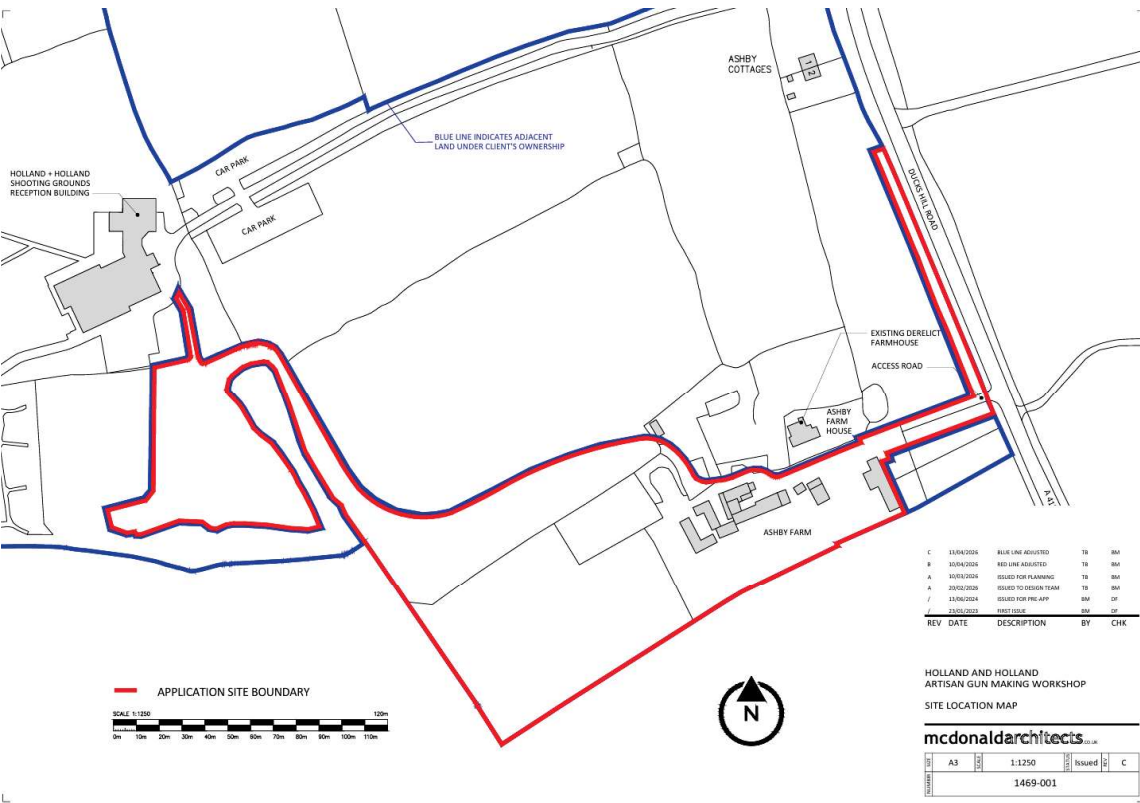


Figure 2: Aerial View Image of the Application Site



Figure 3: View of Stables within the Site



Figure 4: View of Timber-framed Carn in Centre of Site



Figure 5: View of Access and Buildings within the Site



3 Proposal

- 3.1 Planning permission is sought for the comprehensive redevelopment of the Ashby Farm site to provide a new workshop facility for use by Holland & Holland. The proposal comprises the demolition of all existing buildings within the site, with the exception of the centrally located timber-framed barn, which would be retained and incorporated into the development.
- 3.2 The development would involve the change of use of part of the site from its existing lawful general storage and private equestrian uses to a workshop use falling within Use Class E(g)(iii). The proposal would deliver a new workshop building arranged around the retained barn, together with associated parking, servicing areas, hard and soft landscaping, sustainable drainage infrastructure and biodiversity enhancements.
- 3.3 The scheme would also include the removal of existing areas of hardstanding and the former menage, the formation of a new attenuation pond, regrading of site levels, improvements to the existing vehicular access from Ducks Hill Road, and the provision of on-site biodiversity net gain measures.

Figure 6: Proposed Site Plan (please note – larger version of plans can be found in the Committee Plan Pack)

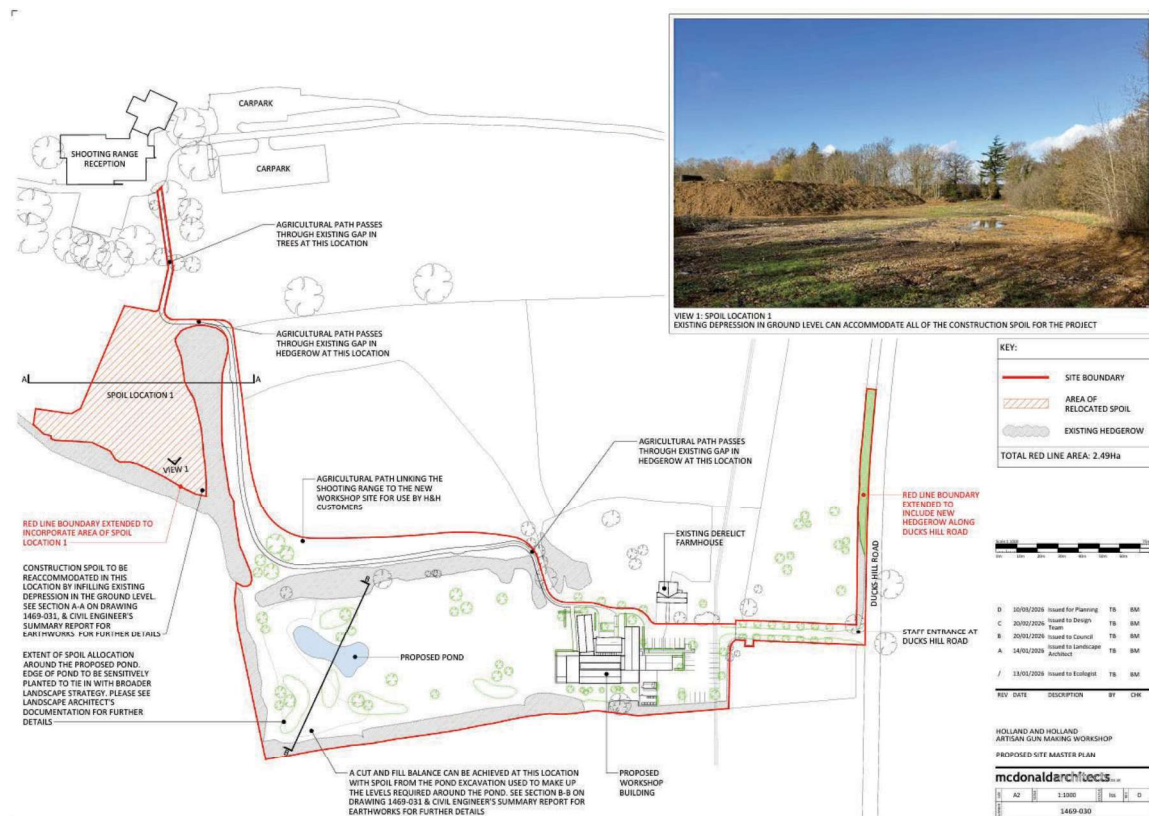


Figure 7: Proposed Ground Floor Plan

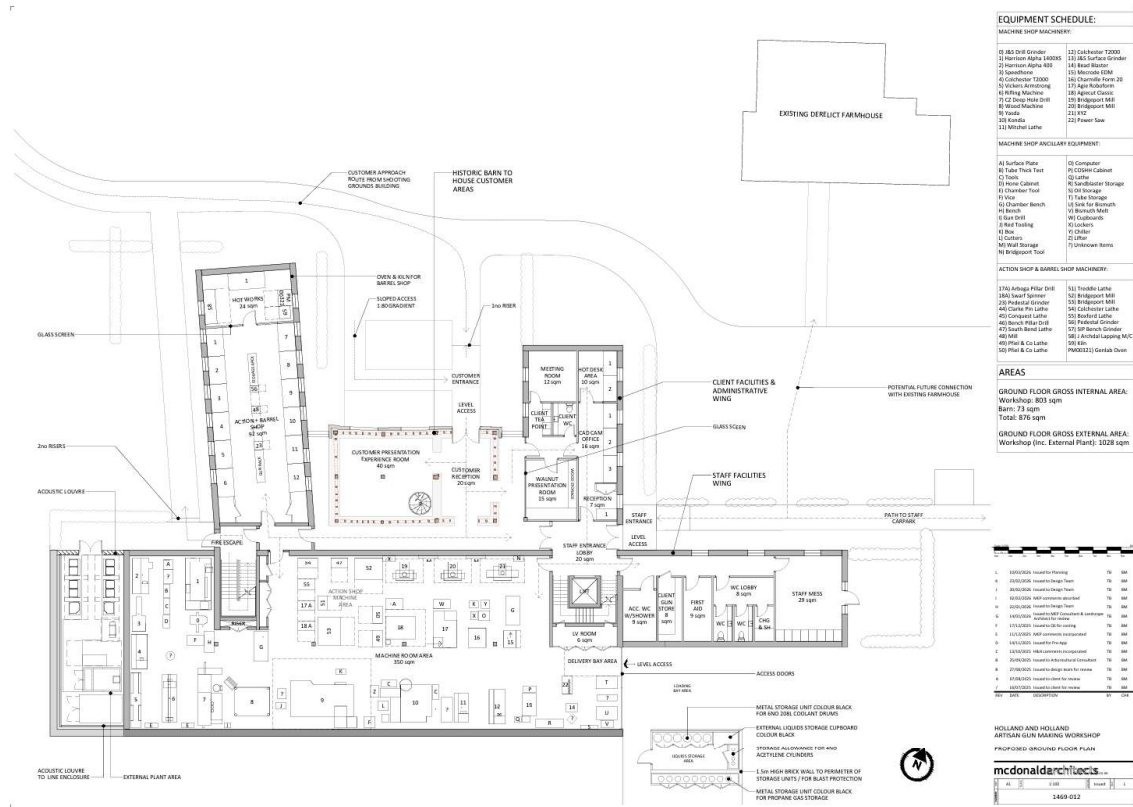


Figure 8: Proposed First Floor Plan



EXISTING DERELICT FARMHOUSE

ROOF GLAZING TO SINGLE STORY LEVEL

SOUTHWEST CORNER OF CENTRAL ROOF TO BE COVERED WITH PHOTOVOLTAIC PANELS

EXTERNAL PLANT AREA (UNCOVERED)

GREEN ROOF

FLAT ROOF

FLAT ROOF LINES

FLAT ROOF

CANOPY

GREEN ROOF

GREEN ROOF

METAL CANOPY TO COMPRESSED AIR EQUIPMENT HOISTING ENCLOSURE WITHIN EXTERNAL PLANT AREA

Scale: 1:100

North Arrow

Legend:

1	EXISTING	Roof to be retained	10	SA
2	EXISTING	Roof to be replaced	11	SA
3	EXISTING	Roof to be replaced	12	SA
4	EXISTING	Roof to be replaced	13	SA
5	EXISTING	Roof to be replaced	14	SA
6	EXISTING	Roof to be replaced	15	SA
7	EXISTING	Roof to be replaced	16	SA
8	EXISTING	Roof to be replaced	17	SA
9	EXISTING	Roof to be replaced	18	SA
10	EXISTING	Roof to be replaced	19	SA
11	EXISTING	Roof to be replaced	20	SA
12	EXISTING	Roof to be replaced	21	SA
13	EXISTING	Roof to be replaced	22	SA
14	EXISTING	Roof to be replaced	23	SA
15	EXISTING	Roof to be replaced	24	SA
16	EXISTING	Roof to be replaced	25	SA
17	EXISTING	Roof to be replaced	26	SA
18	EXISTING	Roof to be replaced	27	SA
19	EXISTING	Roof to be replaced	28	SA
20	EXISTING	Roof to be replaced	29	SA
21	EXISTING	Roof to be replaced	30	SA
22	EXISTING	Roof to be replaced	31	SA
23	EXISTING	Roof to be replaced	32	SA
24	EXISTING	Roof to be replaced	33	SA
25	EXISTING	Roof to be replaced	34	SA
26	EXISTING	Roof to be replaced	35	SA
27	EXISTING	Roof to be replaced	36	SA
28	EXISTING	Roof to be replaced	37	SA
29	EXISTING	Roof to be replaced	38	SA
30	EXISTING	Roof to be replaced	39	SA
31	EXISTING	Roof to be replaced	40	SA
32	EXISTING	Roof to be replaced	41	SA
33	EXISTING	Roof to be replaced	42	SA
34	EXISTING	Roof to be replaced	43	SA
35	EXISTING	Roof to be replaced	44	SA
36	EXISTING	Roof to be replaced	45	SA
37	EXISTING	Roof to be replaced	46	SA
38	EXISTING	Roof to be replaced	47	SA
39	EXISTING	Roof to be replaced	48	SA
40	EXISTING	Roof to be replaced	49	SA
41	EXISTING	Roof to be replaced	50	SA
42	EXISTING	Roof to be replaced	51	SA
43	EXISTING	Roof to be replaced	52	SA
44	EXISTING	Roof to be replaced	53	SA
45	EXISTING	Roof to be replaced	54	SA
46	EXISTING	Roof to be replaced	55	SA
47	EXISTING	Roof to be replaced	56	SA
48	EXISTING	Roof to be replaced	57	SA
49	EXISTING	Roof to be replaced	58	SA
50	EXISTING	Roof to be replaced	59	SA
51	EXISTING	Roof to be replaced	60	SA
52	EXISTING	Roof to be replaced	61	SA
53	EXISTING	Roof to be replaced	62	SA
54	EXISTING	Roof to be replaced	63	SA
55	EXISTING	Roof to be replaced	64	SA
56	EXISTING	Roof to be replaced	65	SA
57	EXISTING	Roof to be replaced	66	SA
58	EXISTING	Roof to be replaced	67	SA
59	EXISTING	Roof to be replaced	68	SA
60	EXISTING	Roof to be replaced	69	SA
61	EXISTING	Roof to be replaced	70	SA
62	EXISTING	Roof to be replaced	71	SA
63	EXISTING	Roof to be replaced	72	SA
64	EXISTING	Roof to be replaced	73	SA
65	EXISTING	Roof to be replaced	74	SA
66	EXISTING	Roof to be replaced	75	SA
67	EXISTING	Roof to be replaced	76	SA
68	EXISTING	Roof to be replaced	77	SA
69	EXISTING	Roof to be replaced	78	SA
70	EXISTING	Roof to be replaced	79	SA
71	EXISTING	Roof to be replaced	80	SA
72	EXISTING	Roof to be replaced	81	SA
73	EXISTING	Roof to be replaced	82	SA
74	EXISTING	Roof to be replaced	83	SA
75	EXISTING	Roof to be replaced	84	SA
76	EXISTING	Roof to be replaced	85	SA
77	EXISTING	Roof to be replaced		

[illegible]

KEY PLAN

ELEVATION

GA SOUTH ELEVATION

Labels:

- METAL TRIM COLOUR BLACK TO EDGE OF EAST ROOF & PLANT ENCLOSURE WALL
- CORRUGATED METAL ROOFING COLOUR BLACK
- CORRUGATED METAL CLADDING COLOUR BLACK
- PROPOSED ROOF HEIGHT OF WORKSHOP
- TOP OF MACHINE ROOM FLAT ROOF
- GLASS BEHIND WORKS/ENTRANCE COLOURED GLASS COLOUR BLACK TO MATCH CLADDING
- GLASS LINK FRAME COLOUR BLACK
- MFP EXHAUST COLOUR COLOUR BLACK TO MATCH CLADDING
- CORRUGATED METAL CLADDING COLOUR BLACK
- CORRUGATED METAL ROOFING
- PROPOSED ROOF HEIGHT OF STAFF WING
- TOP OF STAFF WING EAST ROOF
- EAST HEIGHT OF STAFF WING
- PROPOSED GROUND LEVEL
- EXISTING GROUND LEVEL
- RECLAIMED BRICK
- 2200mm x 3000mm INTAKE LOUVER SERVING PLANT ROOM AREA COLOUR BLACK TO MATCH CLADDING
- MFP INTAKE COLOUR COLOUR BLACK TO MATCH CLADDING
- PROPOSED GROUND LEVEL AT LOADING AREA ENTRANCE APPROXIMATELY 100mm BELOW EXISTING LEVEL
- SECTION PROPOSED GROUND LEVEL
- METAL CLADDING COLOUR BLACK
- EXTERNAL LIGHTS STORAGE UNIT
- EXISTING GROUND LEVEL
- FLINT CLADDING
- RECLAIMED BRICK

Scale: 1:100

Legend:

NO.	DESCRIPTION	DATE
1	PROPOSED	10/10/2022
2	PROPOSED	10/10/2022
3	PROPOSED	10/10/2022
4	PROPOSED	10/10/2022
5	PROPOSED	10/10/2022
6	PROPOSED	10/10/2022
7	PROPOSED	10/10/2022
8	PROPOSED	10/10/2022
9	PROPOSED	10/10/2022
10	PROPOSED	10/10/2022
11	PROPOSED	10/10/2022
12	PROPOSED	10/10/2022
13	PROPOSED	10/10/2022
14	PROPOSED	10/10/2022
15	PROPOSED	10/10/2022
16	PROPOSED	10/10/2022
17	PROPOSED	10/10/2022
18	PROPOSED	10/10/2022
19	PROPOSED	10/10/2022
20	PROPOSED	10/10/2022
21	PROPOSED	10/10/2022
22	PROPOSED	10/10/2022
23	PROPOSED	10/10/2022
24	PROPOSED	10/10/2022
25	PROPOSED	10/10/2022
26	PROPOSED	10/10/2022
27	PROPOSED	10/10/2022
28	PROPOSED	10/10/2022
29	PROPOSED	10/10/2022
30	PROPOSED	10/10/2022
31	PROPOSED	10/10/2022
32	PROPOSED	10/10/2022
33	PROPOSED	10/10/2022
34	PROPOSED	10/10/2022
35	PROPOSED	10/10/2022
36	PROPOSED	10/10/2022
37	PROPOSED	10/10/2022
38	PROPOSED	10/10/2022
39	PROPOSED	10/10/2022
40	PROPOSED	10/10/2022
41	PROPOSED	10/10/2022
42	PROPOSED	10/10/2022
43	PROPOSED	10/10/2022
44	PROPOSED	10/10/2022
45	PROPOSED	10/10/2022
46	PROPOSED	10/10/2022
47	PROPOSED	10/10/2022
48	PROPOSED	10/10/2022
49	PROPOSED	10/10/2022
50	PROPOSED	10/10/2022
51	PROPOSED	10/10/2022
52	PROPOSED	10/10/2022
53	PROPOSED	10/10/2022
54	PROPOSED	10/10/2022
55	PROPOSED	10/10/2022
56	PROPOSED	10/10/2022
57	PROPOSED	10/10/2022
58	PROPOSED	10/10/2022
59	PROPOSED	10/10/2022
60	PROPOSED	10/10/2022
61	PROPOSED	10/10/2022
62	PROPOSED	10/10/2022
63	PROPOSED	10/10/2022
64	PROPOSED	10/10/2022
65	PROPOSED	10/10/2022
66	PROPOSED	10/10/2022
67	PROPOSED	10/10/2022
68	PROPOSED	10/10/2022
69	PROPOSED	10/10/2022
70	PROPOSED	10/10/2022
71	PROPOSED	10/10/2022
72	PROPOSED	10/10/2022
73	PROPOSED	10/10/2022
74	PROPOSED	10/10/2022
75	PROPOSED	10/10/2022
76	PROPOSED	10/10/2022
77	PROPOSED	10/10/2022
78	PROPOSED	10/10/2022
79	PROPOSED	10/10/2022
80	PROPOSED	10/10/2022
81	PROPOSED	10/10/2022
82	PROPOSED	10/10/2022
83	PROPOSED	10/10/2022
84	PROPOSED	10/10/2022
85	PROPOSED	10/10/2022
86	PROPOSED	10/10/2022
87	PROPOSED	

KEY PLAN

PROPOSED SECTION C-C

PROPOSED EAST ELEVATION

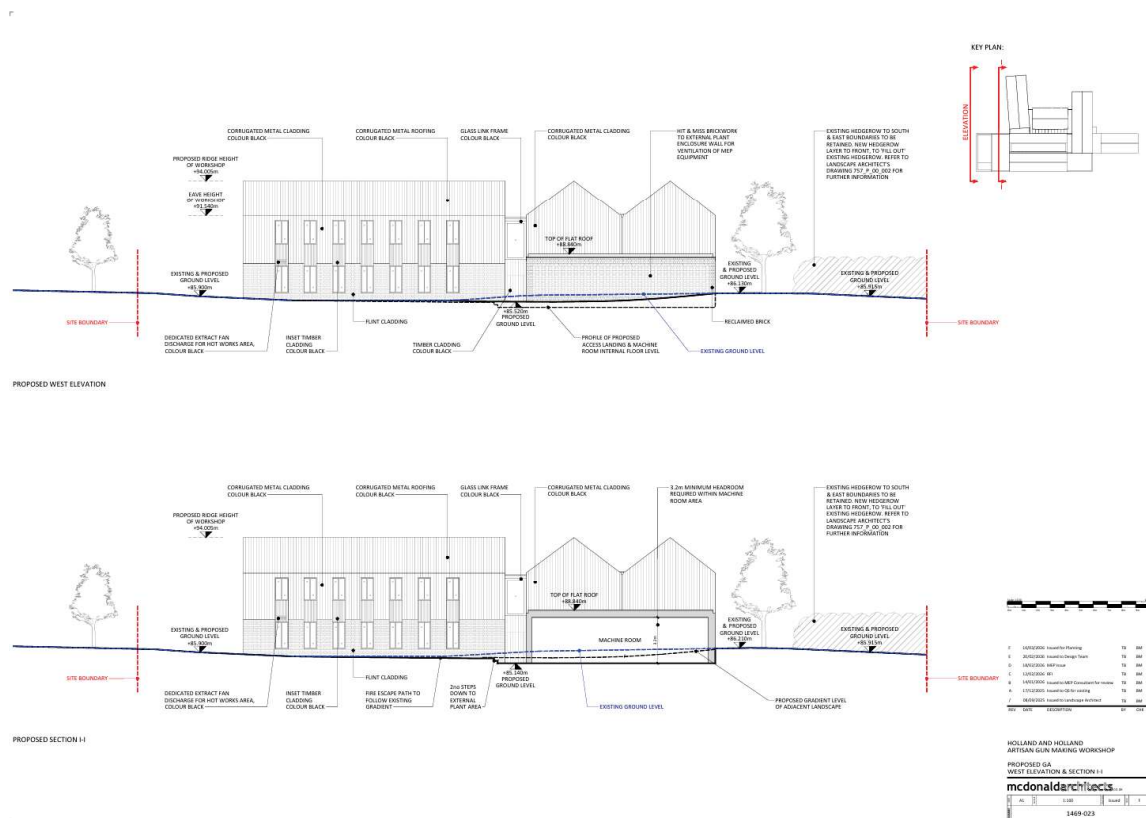
HOLLAND AND HOLLAND
ARTISAN GOURMET WORKSHOP

PROPOSED GA EAST ELEVATION & SECTION C-C

mcdonaldarchitects

14/09/2024

Figure 13: Proposed West Elevation & Section



4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.
- 4.2 The most relevant planning history relates to application ref. 41892/APP/2023/666, which was approved on 24 August 2023 and granted a Certificate of Lawful Development for the existing use of the land and buildings at Ashby Farm for general storage and private equestrian purposes. The certificate confirms the lawful use of the site and establishes the site as previously developed land for the purposes of Green Belt policy.
- 4.3 The wider Holland & Holland Shooting Ground has a long-established planning history dating back to the 1970s, comprising a series of permissions for shooting-related facilities, extensions, ancillary buildings and operational development associated with the shooting ground. Earlier permissions include the use of agricultural land as an extension to the shooting school grounds and the continued operation of shooting facilities on the site.
- 4.4 The planning history demonstrates the long-established presence of the Holland & Holland Shooting Ground and associated ancillary facilities at this location, together with the lawful use of Ashby Farm for storage and equestrian purposes. The current proposal seeks the redevelopment of the Ashby Farm site within this established operational context.

Hillingdon Planning Committee – 15th September 2026

PART 1 – Members, Public & Press

5 **Planning Policy**

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

Emerging Planning Policies

- 5.2 Policy DM4, paragraph 1, of the National Planning Policy Framework (NPPF) 2026 states:

- 5.3 “1. When preparing and considering development proposals, relevant policies in emerging development plans may be given weight according to:
- a. The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b. The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - c. The degree of compliance of the relevant policies in the emerging plan with the policies for plan-making in this Framework (the closer the policies in the emerging plan to the policies in this Framework, the greater the weight that may be given to them).”

Draft London Plan (July 2026)

- 5.4 The GLA are consulting on a draft new London Plan between 16th July and 15th October 2026 with the intention of replacing the previous versions of the existing London Plan. Following the consultation, the draft London Plan will be subject to an independent Examination in Public before final adoption, expected in early 2028.

6 **Consultations and Representations**

- 6.1 Five neighbouring properties and the Northwood Resident’s Association were consulted on 16th April 2026. The consultation period expired on 8th May 2026. A site notice was erected and press advertisement published on 30th April 2026. The consultation period expired on 22nd May 2026.
- 6.2 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
11 individual letters of objection have been received.	1. Loss of the existing equestrian/livery use and displacement of horses, including concerns about the limited availability of alternative stabling.	This is discussed at paragraphs 7.25-7.26 of this report.
	2. Harm to wildlife and protected species, including bats, great crested newts, badgers, swallows and other nesting birds.	This is discussed at paragraphs 7.51-7.60 of this report.
	3. Increased noise from the proposed gun-making workshop and concerns about additional disturbance to the surrounding area.	This is discussed at paragraphs 7.73-7.77 of this report.
	4. Security concerns associated with the manufacture and storage of firearms and ammunition.	The proposal relates to a lawful commercial operation by Holland & Holland and is subject to separate firearms licensing and regulatory controls outside the planning system.
	5. Increased traffic, highway safety concerns and additional parking demand on Ducks Hill Road.	This is discussed at paragraphs 7.85-7.88 of this report.
	6. Harm to the Green Belt, countryside character and alleged industrialisation of the site.	This is discussed at paragraphs 7.8-7.21 of this report.

	7. Concern that the site should not be regarded as previously developed land (brownfield).	This is discussed at paragraphs 7.4-7.7 of this report.
	8. Adverse visual impact of the proposed buildings and associated development.	This is discussed at paragraphs 7.27-7.33 of this report.
	9. Potential increase in pollution, including chemicals associated with gun manufacture.	This is discussed at paragraphs 7.81-7.84 and 7.101-7.103 of this report.
	10. Loss of a valued local community asset providing equestrian and recreational opportunities and impacts on users' wellbeing.	This is discussed at paragraphs 7.25-7.26 of this report.
	11. Concern that approval would set a precedent for further development in the Green Belt or on neighbouring rural sites.	Each planning application must be determined on its own merits having regard to the Development Plan and other material considerations.
	12. Allegations regarding the applicant's conduct, lease arrangements and consultation with existing occupiers.	These are private legal matters and are not material planning considerations.

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
Greater London Authority (GLA) No strategic planning issues raised given the scale and nature of the proposal. No requirement to consult the GLA further.	Noted.

LBH Planning Policy Team No objection. The site is previously developed land and the proposal is considered capable of complying with Green Belt policy, subject to the assessment of openness and other material considerations.	The principle of development is assessed at paragraphs 7.1-7.26 of this report.
LBH Conservation & Design Officer No objection. Supports the retention and restoration of the principal timber-framed barn and considers the proposal to respond positively to the site's heritage significance. Recommends conditions requiring building recording, repair details and dendrochronological dating of the retained barn.	Noted. Appropriate planning conditions are recommended. This is discussed at paragraphs 7.34-7.38 of this report.
LBH Landscape & Urban Design Officer No objection. Considers the consolidation of built form and reduction in hardstanding to improve the site's relationship with the Green Belt. Supports the design approach subject to conditions relating to materials, landscaping, replacement tree planting and detailed landscape treatment.	Noted. This is discussed at paragraphs 7.27-7.33 and 7.44-7.48 of this report.
LBH Highways Officer No objection, subject to conditions. The submitted Transport Assessment demonstrates that the development would not result in an unacceptable impact on the highway network or highway safety.	The recommended conditions will be imposed. This is discussed at paragraphs 7.85-7.88 of this report.
Lead Local Flood Authority (LLFA) No objection following the submission of additional drainage information. Recommends conditions securing detailed sustainable drainage measures and long-term management and maintenance arrangements.	Noted. This is discussed at paragraphs 7.61-7.66 of this report.
LBH Contaminated Land Officer No objection. Recommends a pre-commencement condition requiring intrusive site investigation, risk assessment, remediation (if necessary), verification	The recommended contaminated land condition will be imposed. This is

reporting and measures to address unexpected contamination.	discussed at paragraphs 7.101-7.103 of this report.
LBH Noise Officer No objection. Based on the submitted Noise Impact Assessment, it is considered unlikely that the development would give rise to adverse noise impacts.	Noted. This is discussed at paragraphs 7.73-7.77 of this report.
LBH Air quality Officer No concerns, constraints or observations in regard to the application on air quality.	Noted. This is discussed in paragraphs 7.81-7.84 of this report.
Historic England Greater London Archaeological Advisory Service (GLAAS) No objection subject to conditions. Recommends archaeological investigation and historic building recording, including dendrochronological dating of the retained timber-framed barn.	The suggested conditions are recommended. This is discussed at paragraphs 7.39-7.43 of this report.
Thames Water Having reviewed the details, Thames Water has no comments to make at this time.	Noted.
Heathrow Aerodrome No safeguarding objection.	Noted.
National Air Traffic Services (NATS) No safeguarding objection.	Noted.
Ministry of Defence (MOD) No safeguarding objection.	Noted.

7 Planning Assessment

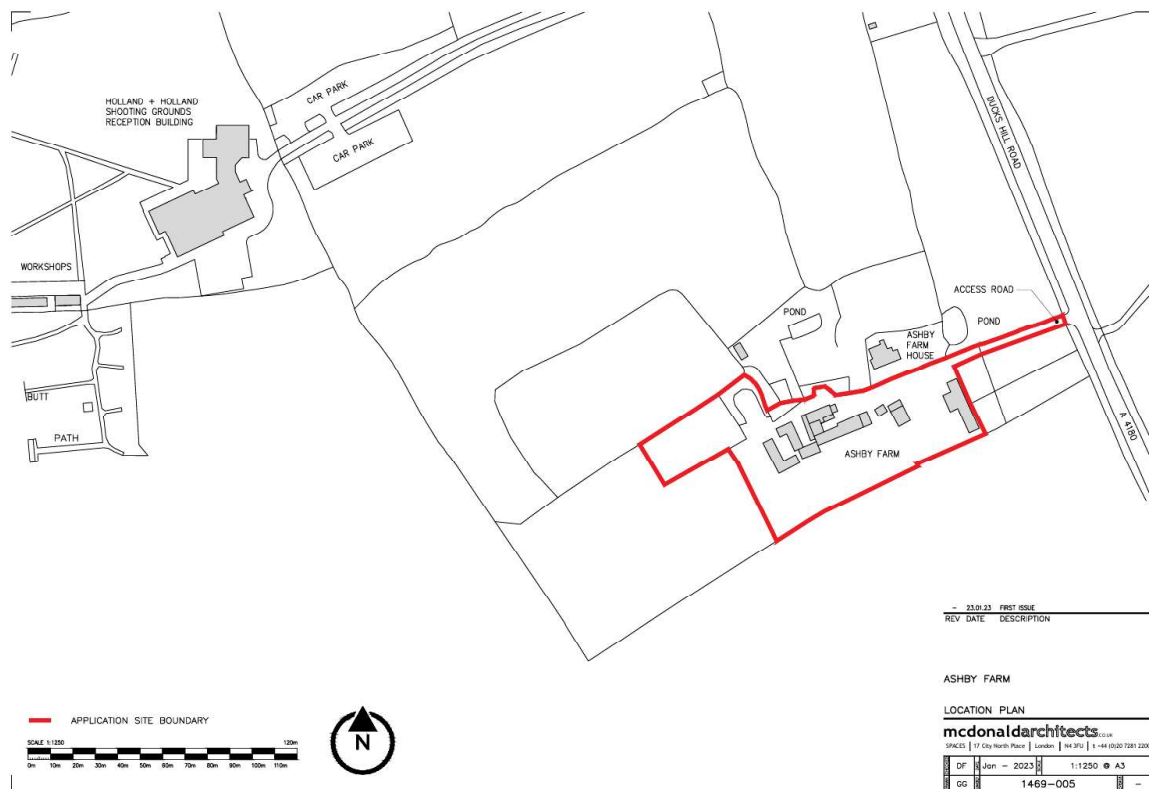
Hillingdon Planning Committee – 15th September 2026

PART 1 – Members, Public & Press

Principle of Development

- 7.1 The application site is located within the Green Belt wherein London Plan Policy G2, Policy EM2 of the Local Plan Part 1 and Policy DMEI 4 of the Local Plan Part 2 seek to protect the Green Belt from inappropriate development. These policies state that development in the Green Belt will not be permitted unless there are very special circumstances and that redevelopment will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt and the purposes of including land within it, than the existing development.
- 7.2 In terms of national policy, Policy GB7 of the NPPF states that development in the Green Belt is inappropriate unless one of a number of exceptions applies, including at criterion 1.e, which states:
- The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential), which would not cause substantial harm to the openness of the Green Belt.*
- 7.3 It is acknowledged that Policy DMEI 4 assesses redevelopment by reference to whether it would have a greater impact on the openness of the Green Belt than the existing development. However, paragraph Policy GB7, criterion (1)(e) of the NPPF provides that the redevelopment of previously developed land is not inappropriate where it would not cause substantial harm to the openness of the Green Belt. In determining this application, officers have therefore had regard to the Development Plan as a whole whilst giving significant weight to the more recent national policy as a material consideration.
- 7.4 Previously developed land is defined in Annex B of the NPPF as 'land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed).' It goes on to list a number of exclusions, for example agricultural buildings.
- 7.5 The application site benefits from a Certificate of Lawful Existing Use or Development (ref. 41892/APP/2023/666), which confirmed the lawful use of the land and buildings for general storage and private equestrian purposes. The Certificate applies to the area edged in red in the below location plan (Figure 11). The site is occupied by a number of permanent buildings and associated areas of hardstanding and other fixed surface infrastructure. The lawful uses are not agricultural in nature and therefore do not fall within the exclusions set out in Annex B of the NPPF.

Figure 14: Location Plan (relating to application ref. 41892/APP/2023/666 for a Certificate of Lawful Use)



7.6 Accordingly, the site meets the definition of previously developed land as set out in Annex B of the NPPF. The principle of the partial or complete redevelopment of the site therefore falls to be assessed against Policy GB7, criterion (1)(e) of the NPPF. The proposed change of use to Use Class E(g)(iii) would be confined to the workshop precinct within this previously developed part of the site. The remaining land within the wider application boundary would not be subject to a change of use and would remain in its existing lawful use, as secured by Condition 4. The redevelopment of the previously developed part of the site therefore falls to be assessed against Policy GB7, criterion (1)(e) of the NPPF.

7.7 In this regard, the key consideration is whether the proposed redevelopment would cause substantial harm to the openness of the Green Belt. If the proposal would not result in substantial harm to Green Belt openness, it would constitute an exception to inappropriate development under Policy GB7 and would therefore be acceptable in principle, subject to compliance with the development plan as a whole and all other material considerations. The assessment of the proposal's impact on the openness of the Green Belt is set out below.

Impact on Green Belt Openness

7.8 Policy GB6 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Such circumstances will not exist unless the potential harm to

the Green Belt by reason of inappropriateness and any other harm resulting from the proposed development, is clearly outweighed by other considerations. In making this assessment, substantial weight should be given to the harm to the Green Belt which would be caused, including harm to its openness.

- 7.9 According to the NPPF, the objective of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The government attaches great importance to Green Belts, the essential features of which are their openness and permanence. The concept of openness relates to the lack of development or built form - as distinct from the absence of visual impact. However, it has been well-established by case law that the openness of the Green Belt has a visual aspect as well as a spatial aspect. As such, the impact of a proposal on the openness of the Green Belt should be assessed taking into account both its spatial and visual impact.

Spatial Impact

- 7.10 The application site comprises a collection of buildings, structures, areas of hardstanding, open storage and a former equestrian menage. The proposed development would involve the demolition / removal of the majority of the existing buildings and structures on the site, with the exception of the centrally located timber-framed barn, and their replacement with a workshop complex arranged around the retained timber-framed barn and a central courtyard.
- 7.11 The proposal would result in an increase in building footprint from 843sqm to 1,028sqm (increase of 185sqm). However, this comparison includes the retained timber-framed barn, which forms part of both the existing and proposed site layouts. Excluding the retained barn (130sqm), the redevelopment would increase the building footprint by 55 sqm. In terms of volume, the built form would increase from 2,580m³ to 6,169m³ (increase of 3,589m³, or a 139% increase). This increase in volume is primarily as a result of the increase in height, which is discussed in further detail below.
- 7.12 Notwithstanding the above increase in footprint and volume, it is considered that the proposed development would rationalise the layout of the site. Existing development is more dispersed across the site in the form of numerous buildings, structures and areas of hardstanding. Whereas the proposed development would consolidate built form more centrally arranged around the retained barn. As a consequence, the overall spread of built development across the site would be reduced resulting in a more compact form of development.
- 7.13 Furthermore, the proposal would result in a substantial reduction in hardstanding, with areas of hard surfaced development decreasing by 928sqm, from 2,773sqm to 1,845sqm. These areas would be replaced by soft landscaping, habitat creation and sustainable drainage features, including a new attenuation pond.
- 7.14 In terms of height and massing, the proposal would introduce a more substantial built form than presently exists on the site. The existing development comprises

Hillingdon Planning Committee – 15th September 2026

PART 1 – Members, Public & Press

a number of predominantly single-storey buildings and structures, many of which have relatively low-profile lean-to or shallow pitched roofs. By contrast, the proposed workshop complex would comprise a series of linked buildings, the majority of which would be two storeys in height with pitched roofs, resulting in an increase in height and massing. However, the maximum height of the proposed buildings would only be 0.5m higher than the retained timber-framed barn and would remain below the ridge height of the adjacent residential property.

- 7.15 In terms of wider spatial impacts across the site, the proposal includes engineering operations associated with alterations to existing ground levels and the formation of a new attenuation pond as part of the sustainable drainage scheme. Ground levels within and around the retained timber-framed barn would be lowered to provide sufficient internal head height and facilitate its integration with the proposed workshop development. Overall, the construction, demolition and foundation excavations would generate approximately 1,350m³ of surplus material, with a further 150m³ arising from the pond works. Rather than removing this material from the site, the total 1,500m³ would be retained and redistributed within landscaped areas to the north-west of the site. The submitted sections demonstrate that this material would be spread across an area of approximately 3,900m² at a maximum depth of around 0.35m, resulting in relatively minor changes in ground levels rather than significant embankments or engineered landforms. The proposed pond would have a maximum excavation depth of 1.2m. Overall, a cut-and-fill balance would be achieved, with all excavated material retained on site, and the engineering works are considered modest in scale.
- 7.16 Taking the above spatial assessment into account, it is acknowledged that the proposal would increase the footprint and volume of built form on the site when compared with the existing development. However, this is balanced against the consolidation of built form and the reduction in hardstanding. Furthermore, the proposed engineering operations would involve limited changes in ground levels. Taking these factors together, it is felt that whilst the proposal would have a greater spatial impact on Green Belt openness than the existing development, that impact would not cause substantial harm to the openness of the Green Belt.

Visual Impact

- 7.17 The visual assessment of Green Belt openness considers the extent to which the proposal would be perceived as built development within the landscape. Whilst the proposal would increase the overall volume and massing of development on the site, it would also consolidate a dispersed collection of buildings and structures into a more compact arrangement, reducing the visual spread of built form across the site.
- 7.18 The proposal would remove a number of poor quality and visually cluttered buildings and extensive areas of hardstanding, replacing them with a more coherent layout accompanied by enhanced landscaping and biodiversity measures. The submitted Landscape and Visual Assessment (LVA) concludes

Hillingdon Planning Committee – 15th September 2026

PART 1 – Members, Public & Press

that the consolidation of built form would reduce the impact of development on the openness of the Green Belt and that the resulting visual impact would be very marginal. The Council's Landscape Officer has been consulted and agrees with the conclusions of the LVA.

- 7.19 Furthermore, amendments made during the pre-application process have reduced the extent of excavation and level changes across the site, thereby minimising ground disturbance and helping to retain the existing edge planting. This approach is also supported by the Landscape Officer.
- 7.20 Overall, whilst the proposal would introduce a larger replacement building and therefore have some visual impact on the openness of the Green Belt, the rationalisation of built form, reduction in hardstanding, enhancement of landscaping and limited visual effects of the associated earthworks, it is considered that the proposal would not result in substantial visual harm to Green Belt openness. The detailed design, materials and character of the development are considered separately elsewhere in this report.

Conclusion on Green Belt

- 7.21 Taking both the spatial and visual impacts together, it is acknowledged that the proposal would result in an increase in the overall volume of built form on the site and would therefore have a greater impact on the openness of the Green Belt than the existing development in quantitative, or spatial, terms. The proposal would also involve limited engineering operations associated with the regrading of the site. However, these changes must be considered in the context of the wider redevelopment proposals, which would reduce the sprawl of development across the site, reduce the extent of hardstanding, increase soft landscaping and consolidate development more centrally within the site. Taking account of both the spatial and visual dimensions of openness, it is concluded that whilst the proposal would have some impact on the openness of the Green Belt, that impact would not amount to substantial harm. The proposal therefore satisfies the requirements of Policy GB7 criterion (1)(e) of the NPPF and constitutes appropriate development within the Green Belt.

Principle of the Proposed Use

- 7.22 The proposal seeks the redevelopment of previously developed land to provide a workshop facility falling within Use Class E(g)(iii) in connection with the established Holland & Holland Shooting Ground. The proposed use would replace the site's lawful general storage and private equestrian uses and would support the continued operation and expansion of an existing rural business.
- 7.23 Policy E4 of the NPPF supports the sustainable growth of businesses in rural areas, including through well-designed new buildings. It recognises that development to meet rural business needs may need to be located outside settlements and in locations that are not well served by public transport. In such circumstances, opportunities should be taken to use previously developed land

and sites physically well-related to existing development, with the siting and design of development appropriate to the character of its surroundings.

- 7.24 The proposal accords with these objectives. It would make effective use of previously developed land forming part of the wider Holland & Holland estate and would consolidate workshop operations currently split between the Shooting Ground and separate premises in Kensal Green. The proposal would therefore support the sustainable growth of an established rural business, improve operational efficiency and strengthen the functional relationship between the workshop and the Shooting Ground. Accordingly, there is no objection to the principle of the proposed use, subject to the assessment of Green Belt and other relevant planning considerations below.

Loss of Existing Use

- 7.25 Concerns have been raised regarding the loss of the equestrian use of the site. The Certificate of Lawful Existing Use confirms that the lawful equestrian use is a private use and thus it does not comprise a protected community or recreational facility. Accordingly, there is no policy requirement to retain it, nor is there any specific policy protection regarding the retention of the general storage use. The proposal would replace the existing general storage and private equestrian uses with a workshop facility associated with the established Holland & Holland Shooting Ground. As outlined above, the proposed workshop would support an existing rural business enterprise, for which there is policy support. Overall, and having regard to the economic benefits of the proposal, officers raise no objection to the loss of the equestrian or storage uses.

Conclusion on Principle

- 7.26 Bringing all of the above together, the proposal constitutes the partial redevelopment of previously developed land within the Green Belt and, for the reasons set out above, would not result in substantial harm to Green Belt openness. The proposed workshop use would support the sustainable growth of an established rural business, make effective use of previously developed land and there is no policy objection to the loss of the existing storage or private equestrian uses. Accordingly, the proposal is acceptable in principle, subject to the detailed assessment below.

Design / Impact on the Character and Appearance of the Area

- 7.27 Policy DP3 of the NPPF, Policy D4 of the London Plan and Policy BE1 of the Hillingdon Local Plan Part 1 require development proposals to be of high-quality design and seek to ensure that new development delivers buildings and spaces that are sympathetic to local character and distinctiveness. Policy DMHB 11 of the Hillingdon Local Plan Part 2 seeks to ensure that new development harmonises with the local context.

- 7.28 The application site occupies part of the wider Holland & Holland estate and comprises a collection of equestrian buildings and structures associated with the

Hillingdon Planning Committee – 15th September 2026

PART 1 – Members, Public & Press

former farmstead, together with areas of hardstanding, open storage and a former equestrian menage. The existing buildings are varied in age, scale and condition and do not form a coherent group.

- 7.29 The proposal would replace the majority of the existing buildings with a new workshop complex arranged around the retained timber-framed barn, which has been identified as a non-designated heritage asset. The proposed courtyard arrangement would reflect the historic farmstead layout and retain the barn as the focal point of the development. The proposed buildings would comprise a series of linked elements rather than a single large structure, reducing the perceived scale of the development.
- 7.30 In terms of appearance, the buildings have been designed to reference the site's agricultural character through the use of simple pitched roof forms and a dark palette of materials, to reflect the rural context. The distinction between the retained historic barn and the new development is maintained, allowing the barn to remain legible within the overall composition.
- 7.31 The proposal would also remove a significant amount of existing hardstanding and open storage, replacing these areas with landscaping and biodiversity enhancements. Whilst the building volume would increase, the overall design approach would result in a more coherent form of development that is considered to respond appropriately to the site's rural context.
- 7.32 The Council's Landscape and Urban Design Officer raises no objection to the overall layout or design approach, subject to conditions requiring details of materials, architectural detailing and landscaping.
- 7.33 On balance, officers consider that the proposal would deliver a high-quality design that responds positively to the character of the site and its surroundings. The development would comply with Policy DP3 of the NPPF, Policy D4 of the London Plan, Policy BE1 of the Local Plan Part 1 and Policy DMHB 11 of the Local Plan Part 2.

Heritage

- 7.34 The application site does not contain any designated heritage assets, nor is it located within a Conservation Area. However, the centrally located timber-framed barn has been identified through the submitted Heritage Statement as a non-designated heritage asset by virtue of its historic and evidential value. The barn incorporates elements of 16th or 17th century timber framing, albeit with later alterations and rebuilding, and is identified as the most significant historic structure on the site. The adjoining U-shaped stable range and eastern timber-framed barn are later structures of more limited heritage significance.
- 7.35 Policies HE4 and HE5 of the NPPF seek to conserve heritage assets in a manner appropriate to their significance and require the effects of development on their significance to be appropriately assessed. Policy HE7 requires a balanced judgement where development would harm a non-designated heritage asset,

Hillingdon Planning Committee – 15th September 2026

PART 1 – Members, Public & Press

having regard to the scale of any harm or loss, the significance of the asset and the benefits of the proposal. Policy HE10 requires appropriate recording and public archiving where the whole or part of a heritage asset would be lost. These objectives are supported by Policy HC1 of the London Plan, Policy HE1 of the Local Plan Part 1 and Policy DMHB 1 of the Local Plan Part 2.

- 7.36 The proposal includes the demolition of the U-shaped stable range and eastern timber-framed barn. Whilst these buildings are of lesser significance than the principal historic barn, the Council's Conservation Officer advises that they possess heritage value. Their loss would be mitigated through an appropriate programme of historic building recording and, in the case of the eastern timber-framed barn, the careful dismantling, numbering and secure storage of its timbers for potential future reuse, secured by condition.
- 7.37 The Council's Conservation Officer raises no objection and supports the retention and repair of the principal historic barn. Historic England also supports its retention but requested further investigation into its age and significance. Dendrochronological dating (tree-ring dating) and associated recording would therefore be secured by condition.
- 7.38 Overall, the proposal would secure the conservation and long-term use of the site's principal non-designated heritage asset. Having balanced the limited loss of the less significant historic structures against the benefits of retaining and securing the future of the principal barn, and subject to conditions securing appropriate recording and dendrochronological analysis, the proposal is considered acceptable in accordance with Policies HE4, HE5, HE7 and HE10 of the NPPF, Policy HC1 of the London Plan and Policies HE1 and DMHB 1 of the Hillingdon Local Plan.

Archaeology

- 7.39 Policy HC1 of the London Plan and Policies HE5 and HE10 of the NPPF seek to conserve archaeological interest and ensure that development proposals appropriately assess, investigate and record heritage assets of archaeological significance.
- 7.40 The application is supported by an Archaeological Desk-Based Assessment, which identifies the site as having potential for archaeological remains associated with the historic development of Ashby Farm. Whilst the likelihood of significant archaeological deposits is considered to be relatively low, the report concludes that archaeological remains may survive beneath the site and recommends that archaeological evaluation is undertaken in areas affected by below-ground works.
- 7.41 The Greater London Archaeological Advisory Service (GLAAS) has reviewed the submitted information and notes that, although the site is not located within an Archaeological Priority Area, Ashby Farm is considered to have 16th century, and potentially earlier, origins. GLAAS advises that there is potential for buried

archaeological remains associated with earlier phases of occupation and the wider medieval settlement pattern around Ruislip.

- 7.42 GLAAS supports the principle of retaining and converting the historic barn but, as outlined above, recommends further building recording by dendrochronological dating is undertaken. In addition, GLAAS advises that archaeological investigation of below-ground remains should be secured through planning condition in accordance with a Written Scheme of Investigation.
- 7.43 Having regard to the submitted Archaeological Desk-Based Assessment and the specialist advice from GLAAS, officers are satisfied that the archaeological interest of the site can be appropriately investigated, recorded and archived through suitably worded planning conditions. Subject to these conditions, the proposal is considered to accord with Policies HE5 and HE10 of the NPPF and Policy HC1 of the London Plan.

Trees and Landscaping

- 7.44 Policy N3 the NPPF recognises the important contribution that trees make to the character and quality of the environment. Policy G7 of the London Plan seeks the retention of existing trees and requires the loss of trees to be justified and mitigated through replacement planting. Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan Part 2 similarly seek to protect and enhance landscape features and ensure that development safeguards trees of amenity value.
- 7.45 An Arboricultural Impact Assessment (AIA) has been submitted in support of the application. The proposal would require the removal of three Category C trees, several Category C hedgerows and one Category U tree, whilst retaining all Category A and Category B trees. The AIA considers that the affected trees do not make a significant contribution to local landscape character and that the impact of their removal would therefore be limited.
- 7.46 The AIA confirms that no retained trees would be affected by building foundations or changes in ground levels and that impacts arising from surfacing works and construction activity can be appropriately mitigated through tree protection measures and an Arboricultural Method Statement. Opportunities also exist for replacement tree planting and wider landscape enhancement as part of the redevelopment.
- 7.47 The Council's Landscape Officer supports the landscape strategy, noting that the consolidation of built form, reduction in hardstanding and associated landscaping would enhance the character of the site and reduce the impact of development on the Green Belt. However, concerns are raised regarding the extent of tree loss, with a recommendation that replacement planting should be secured to ensure no net loss of tree cover. The Landscape Officer also recommends revisions to the proposed southern boundary treatment to avoid an overly urban appearance and suggests enhancements to the arrival space around the retained heritage barn. These matters can be satisfactorily addressed

through appropriately worded planning conditions requiring a detailed landscaping scheme and replacement tree planting.

- 7.48 Subject to the above conditions, it is considered that the proposal will not result in unacceptable harm to existing trees or the wider landscape character and thus complies with the NPPF, Policy G7 of the London Plan and Policies DMHB 11 and DMHB 14 of the Local Plan Part 2.

Urban Greening

- 7.49 Policy G5 of the London Plan seeks to increase urban greening through the incorporation of high-quality landscaping, planting and other green infrastructure. Major developments are expected to achieve an Urban Greening Factor (UGF) score of at least 0.4 for predominantly commercial developments.
- 7.50 The application is accompanied by an Urban Greening Factor assessment, which demonstrates that the proposal would achieve a UGF score of 0.50, which would be achieved through a combination of retained and enhanced vegetation, the creation of a new pond, flower-rich planting, hedgerows, green roofs, permeable paving and landscaped areas. It is therefore considered that the proposal complies with Policy G5 in terms of urban greening.

Ecology

- 7.51 Policy DME17 of the Hillingdon Local Plan Part 2 requires development proposals on or near sites of ecological value to demonstrate that unacceptable impacts on biodiversity are avoided, and that any residual impacts are appropriately mitigated in accordance with the mitigation hierarchy. Policy G6 of the London Plan similarly requires biodiversity to be considered from the outset of the design process, with development expected to protect, enhance and, where possible, increase biodiversity value.
- 7.52 The application is supported by a Preliminary Ecological Appraisal (PEA), bat surveys and a great crested newt report. The ecological surveys identify that the site comprises a mixture of modified grassland, scrub, hedgerows, scattered trees and existing buildings, with nearby ponds and woodland providing ecological connectivity. The site lies adjacent to Ruislip Woods SSSI and National Nature Reserve, although the submitted assessment concludes that direct impacts can be avoided through appropriate pollution prevention measures during construction, which could be secured by condition.
- 7.53 With regard to protected species, surveys identified bats and great crested newts within the site. In terms of bats, four bat day roosts were found within buildings proposed for demolition. The proposed development would result in the loss of these roosts and will therefore require a European Protected Species Mitigation Licence from Natural England. The submitted mitigation strategy includes appropriate compensatory roost provision, installation of temporary bat boxes prior to demolition, supervised soft stripping by a licensed ecologist, integrated

bat features within the completed development and other precautionary measures.

- 7.54 Officers have considered the information submitted and are satisfied that there is a reasonable prospect of a licence being granted. In particular, the development has been designed to minimise impacts on bats, no satisfactory alternative solution has been identified, and appropriate mitigation and compensation measures are proposed to ensure that the favourable conservation status of the affected bat species is maintained. Accordingly, the proposal complies with the requirements of the Habitats Regulations.
- 7.55 In respect of great crested newts, survey work confirmed a low population associated with nearby ponds, with suitable terrestrial habitat present within parts of the site. The development would result in the loss of areas of terrestrial habitat capable of supporting dispersing newts. The submitted mitigation strategy recommends a European Protected Species Mitigation Licence, exclusion fencing and trapping where required, ecological supervision of works, habitat replacement, retention of buffers around retained ponds and post-development monitoring. These measures are considered sufficient to ensure that impacts on great crested newts can be appropriately mitigated and managed through the licensing process.
- 7.56 The PEA also identifies the presence of Japanese knotweed within the site, which will require appropriate treatment and management during development to prevent its spread. The proposal should therefore be implemented in accordance with the submitted ecological mitigation recommendations and any necessary invasive species management measures.
- 7.57 Overall, subject to the recommended mitigation measures, the obtaining of the necessary Natural England licences for protected species where required, and appropriate planning conditions securing ecological mitigation and enhancement, it is considered that the proposal would not result in unacceptable ecological harm and would accord with the above policies in terms of its ecological impact.

Biodiversity Net Gain (BNG)

- 7.58 Policy N2 of the NPPF states that development proposals should contribute to the natural environment by minimising impacts on biodiversity and providing net gains where possible. This approach is supported by Policy EM7 of the Hillingdon Local Plan Part 1 and the mandatory 10% Biodiversity Net Gain (BNG) requirements introduced by Schedule 7A of the Town and Country Planning Act 1990.
- 7.59 The application is supported by a Statutory Biodiversity Metric and Ecological Appraisal. The submitted metric demonstrates that the development would deliver a 42.02% net gain in habitat units and a 21.62% net gain in hedgerow units, meeting the minimum requirement of 10%. The uplift would be achieved

through on-site habitat creation and enhancement measures, including new planting and habitat management.

- 7.60 Officers are satisfied that the submitted metric demonstrates compliance with the mandatory BNG requirements. The detailed delivery, management and monitoring of these habitats will be secured through the approval of a Biodiversity Gain Plan and the statutory BNG condition, ensuring that the biodiversity enhancements are maintained for the required 30-year period. Accordingly, the proposal complies with the objectives of the NPPF and Policy EM7 of the Local Plan Part 1.

Flooding and Drainage

- 7.61 Policy SI 13 of the London Plan and Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2 require development to manage surface water runoff sustainably and ensure that proposals do not increase flood risk on site or elsewhere.
- 7.62 The site lies within Flood Zone 1, the area of lowest probability of flooding. The site does however reside within a Critical Drainage Area (CDA), as identified within the Hillingdon's Surface Water Management Plan. Within CDAs, Policy DMEI 10 requires major developments to reduce surface water runoff rates to no greater than the pre-development greenfield rate and incorporate sustainable drainage measures.
- 7.63 The application is supported by a Flood Risk Assessment (FRA) and Drainage Strategy together with additional information submitted in response to comments from the Lead Local Flood Authority (LLFA). The application proposes to use Sustainable Drainage Systems (SuDS), including green roofs, permeable paving, rainwater harvesting and an attenuation pond. Runoff would then be discharged at a restricted rate via a pumped connection into the existing Holland & Holland shooting ground drainage network to the north of the site, before ultimately discharging through the established drainage system.
- 7.64 The proposals also include earthworks to form the new pond. Supporting information confirms that excavated material would be reused on site and that the earthworks have been designed alongside the drainage strategy to avoid increasing flood risk.
- 7.65 Following review of the submitted information and subsequent clarifications, the LLFA raises no objection to the development, subject to conditions. These require the submission and approval of final sustainable water management details, including the drainage network, SuDS measures, runoff rates, drainage calculations, exceedance routes and long-term management and maintenance arrangements. A further condition would require evidence that the approved drainage scheme has been implemented prior to occupation.
- 7.66 Subject to these conditions, officers are satisfied that surface water can be appropriately managed without increasing flood risk on or off site. The proposal

Hillingdon Planning Committee – 15th September 2026

PART 1 – Members, Public & Press

therefore complies with Policies SI 12 and SI 13 of the London Plan and Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2.

Residential Amenity

- 7.67 Policy P3 of the NPPF and Policy D3 of the London Plan seek to secure good standards of amenity and living conditions for existing and future occupiers, including in relation to daylight, sunlight and other potential sources of disturbance.
- 7.68 The nearest residential property is Ashby Farmhouse, located immediately to the north of the application site. The shared boundary lies approximately 10m from the farmhouse, with the closest part of the proposed workshop building situated approximately 15m from the dwelling. It is noted that this is not a new residential relationship, with the farmhouse already positioned adjacent to the existing equestrian and storage uses and associated service yard. Furthermore, it is noted that Ashby Farmhouse is in the same ownership as the wider Holland & Holland estate and is currently vacant; nevertheless, it has been assessed as though occupied for the purposes of this application
- 7.69 The proposed workshop building would present its northern gable towards the farmhouse. No first-floor windows are proposed within this elevation and the only north-facing windows would be at ground floor level. Furthermore, the farmhouse sits on land approximately 0.5m higher than the application site and the existing boundary trees along the southern edge of the residential curtilage are to be retained. In light of these factors, the proposal would not give rise to unacceptable overlooking, loss of privacy or an overbearing relationship.
- 7.70 Whilst the access drive passes adjacent to Ashby Farmhouse and would be surfaced in loose gravel, the submitted Transport Statement demonstrates that the proposal would not intensify vehicular activity compared with the lawful equestrian and storage uses. Indeed, the overall number of vehicle movements is anticipated to reduce, particularly at weekends and on Fridays. Consequently, officers do not consider that the proposal would result in an unacceptable increase in noise or disturbance to the occupiers of Ashby Farmhouse arising from traffic using the access.
- 7.71 There are no other residential properties in sufficiently close proximity to the application site to be materially affected by the proposed development. 1 and 2 Ashby Cottages are situated in excess of 170m to the north and Youngwood Farm is over 240m to the south.
- 7.72 Overall, it is considered that the proposal would not result in an unacceptable impact on the living conditions of neighbouring occupiers and would comply with Policy P3 of the NPPF, Policy D3 of the London Plan and Policy DMHB 11 of the Local Plan Part 2.

Noise

- 7.73 Policy D14 of the London Plan requires development proposals to minimise noise pollution and ensure that noise impacts do not adversely affect health or quality of life. Policy EM8 of the Hillingdon Local Plan Part 1 similarly seeks to ensure that noise impacts are adequately controlled and mitigated, particularly where development has the potential to affect sensitive receptors.
- 7.74 It is also important to note that the proposed workshop falls within Use Class E(g)(iii), comprising industrial processes that can be carried out in a residential area without detriment to the amenity of that area, for example by reason of noise. The proposed use relates to the manufacture and repair of sporting guns and associated components within an enclosed workshop environment. It does not involve shooting or gun testing on the site, and there is no proposal to expand or intensify the adjacent shooting ground operations. Accordingly, concerns raised by objectors regarding increased gunfire or testing noise are not substantiated by the submitted proposals.
- 7.75 The application is accompanied by a Plant Noise Impact Assessment which considers the likely effects of the proposed building services plant on nearby residential receptors, including 1 Ashby Cottage and Young Wood Farm. It concludes that, subject to the incorporation of acoustic mitigation measures, including acoustic louvres around the external plant compound, the cumulative noise level from the proposed plant would remain within the plant noise emission limits at the nearest sensitive receptors and would give rise to a low noise impact.
- 7.76 In terms of the nearest residential receptor, it is noted that Ashby Farmhouse is currently vacant and in a state of disrepair. Nevertheless, officers have assessed the proposal on the basis that the building could be reoccupied as a dwelling in the future. In this regard, the only significant external noise source, namely the plant compound, would be located 55m to the southwest of the farmhouse with the proposed workshop buildings intervening. The Council's Noise Officer raises no objection and considers it unlikely that the development would give rise to adverse noise impacts. Accordingly, officers are satisfied that the proposal would not result in unacceptable noise or disturbance, even if the farmhouse were to be occupied in the future.
- 7.77 Taking the above into account, and given that the principal workshop activities would be internal to the building with no outdoor gun testing proposed, officers are satisfied that the proposed mitigation measures are appropriate to ensure that neighbouring occupiers are adequately protected from noise associated with the development. Accordingly, the proposal is considered to comply with Policy D14 of the London Plan and Policy EM8 of the Hillingdon Local Plan Part 1.

Lighting Strategy

- 7.78 Policy P3 of the NPPF requires development proposals to limit any adverse impact from artificial light on local amenity, intrinsically dark landscapes and nature.

Hillingdon Planning Committee – 15th September 2026

PART 1 – Members, Public & Press

- 7.79 A Lighting Strategy Plan has been submitted as part of the application. The strategy proposes low-level lighting controlled by a timer to operate only during working hours. The plan confirms that there would be no further lighting along the arrival road beyond the developed area, no lighting within the adjoining parkland, and no lighting beyond the defined extent of the site, thereby limiting light spill into the surrounding countryside and Green Belt.
- 7.80 Having regard to the scale and nature of the proposed lighting, together with the operational controls, it is not considered that the scheme would result in unacceptable light pollution or harm to the character of the surrounding area or nearby ecological interests. The proposal is therefore considered to accord with Policy P3 of the NPPF.

Air Quality

- 7.81 Policies SI 1 of the London Plan, EM8 of the Hillingdon Local Plan Part 1 and DMEI 14 of the Hillingdon Local Plan Part 2 seek to protect and improve air quality and ensure that development does not result in unacceptable impacts on sensitive receptors.
- 7.82 An Air Quality Assessment has been submitted in support of the application. It concludes that the site is not located within an Air Quality Management Area, that the proposal would reduce vehicle trip generation compared with the lawful existing use, and that it complies with the Greater London Authority's Air Quality Neutral benchmarks for both building and transport emissions. Overall, the assessment concludes that the proposal would not have a significant effect on local air quality.
- 7.83 Construction-phase dust impacts have also been assessed and are considered capable of being adequately controlled through standard mitigation measures secured via a Construction Environmental Management Plan.
- 7.84 The Council's Air Quality Officer has reviewed the application and raises no concerns or objections. Accordingly, the proposal is considered to be air quality neutral and would not give rise to unacceptable air quality impacts. No financial contribution towards air quality mitigation is required. The development therefore complies with Policy SI 1 of the London Plan, Policy EM8 of the Local Plan Part 1 and Policy DMEI 14 of the Local Plan Part 2.

Highways and Parking

- 7.85 Policies TR4 and TR6 of the NPPF seek to ensure that transport considerations are appropriately integrated into development, including the provision of safe and suitable access. Development should be refused where it would result in a severe adverse impact on the transport network or an unacceptable impact on highway safety. These objectives are reflected in Policies DMT 1 and DMT 2 of the Local Plan Part 2 and Policy T4 of the London Plan.

- 7.86 The application is supported by a Transport Statement which assesses the likely transport impacts of the proposed development. It concludes that the proposal would not result in an intensification of vehicular movements when compared to the lawful existing use of the site for equestrian and storage purposes. Based on the assessment, the existing use could generate up to 49 two-way vehicle movements on weekdays and 37 two-way movements at weekends, whereas the proposed workshop use would generate a similar level of weekday activity but no routine weekend trips, resulting in an overall reduction in weekly vehicular movements. The relocation of the existing workshop operations from Kensal Rise would also remove regular journeys between that facility and the adjacent shooting grounds.
- 7.87 The Council's Highway Authority has reviewed the application and raises no objection. It is satisfied that the proposal would not materially increase traffic generation, would not give rise to unacceptable impacts on highway safety or local congestion, and would not create undue parking stress. The proposed access improvements, including widening of the existing access and provision of a passing place within the site, are welcomed and would facilitate the safe operation of the site. The submitted plans also demonstrate that adequate on-site parking, including disabled parking, would be provided, with electric vehicle charging infrastructure, cycle parking, a Travel Plan and a Construction Logistics Plan to be secured by condition.
- 7.88 Having regard to the submitted Transport Statement and the advice of the Highway Authority, officers are satisfied that the proposal would provide safe and suitable access for all users and would not result in an unacceptable impact on highway safety or severe residual cumulative impacts on the local highway network. The development therefore complies with Policies TR4 and TR6 of the NPPF, Policies DMT 1 and DMT 2 of the Local Plan Part 2, and Policy T4 of the London Plan.

Energy and Carbon Emissions

- 7.89 Policy SI 2 of the London Plan and Policies EM1 and DMEI 2 of the Hillingdon Local Plan seek to minimise energy demand and reduce carbon emissions through energy-efficient design and the incorporation of low-carbon technologies.
- 7.90 The application is supported by an Energy Assessment which demonstrates that the proposal follows the London Plan energy hierarchy through a fabric-first approach, efficient building services and on-site renewable energy generation. The submitted assessment indicates that the scheme would achieve a 37.3% reduction in regulated carbon emissions compared with the relevant Building Regulations baseline, exceeding the London Plan target of a 35% on-site reduction for major non-residential development.
- 7.91 A Whole Life Carbon Assessment has also been submitted. This concludes that the development falls within the Greater London Authority benchmark limits for

Hillingdon Planning Committee – 15th September 2026

PART 1 – Members, Public & Press

upfront and life-cycle embodied carbon and is consistent with London Plan guidance on whole life carbon assessments.

- 7.92 Taking the above into account, it is considered that the proposed energy strategy and carbon reduction measures are acceptable and that the development complies with the above policies relating to energy efficiency and climate change mitigation, subject to a condition ensuring implementation in accordance with the submitted Energy Assessment.

Circular Economy and Sustainability

- 7.93 Policy SI 7 of the London Plan seeks to promote a circular economy by reducing waste, maximising reuse and recycling, and designing buildings to be adaptable and resource efficient. Policy DMEI 2 of the Hillingdon Local Plan Part 2 also seeks to ensure that development incorporates sustainable design and construction measures.
- 7.94 The application is supported by a Circular Economy Statement, Sustainability Statement, Pre-Redevelopment Audit, Pre-Demolition Audit, Outline Site Waste Management Plan, Operational Waste Management Strategy and Sustainable Procurement Plan. These documents demonstrate that the applicant has considered opportunities for retaining and reusing existing structures and materials, with the central timber-framed barn retained as part of the proposed development.
- 7.95 The submitted Circular Economy Statement confirms that the development has been designed to reduce waste and support future adaptability, including through the use of durable materials, responsible procurement, and consideration of material reuse and recycling. The Pre-Demolition Audit identifies the principal demolition waste streams as inert materials, metals and timber. The Outline Site Waste Management Plan confirms that the development will target at least 95% reuse, recycling or recovery of construction and demolition waste, and at least 95% beneficial use of excavation waste, with no more than 5% of demolition, excavation or construction waste sent to landfill.
- 7.96 Operational waste has also been considered. The Operational Waste Management Strategy confirms that dedicated waste storage would be provided for residual waste, dry mixed recycling, food waste, WEEE and special waste. The proposed arrangements are designed to support segregation of waste streams and assist in meeting London Plan recycling targets for business waste.
- 7.97 Overall, it is considered that the proposal demonstrates an acceptable approach to circular economy principles and sustainable resource management. Subject to implementation in accordance with the submitted Circular Economy Statement, Outline Site Waste Management Plan, Operational Waste Management Strategy and associated documents, the development is considered to comply with Policy SI 7 of the London Plan and relevant local planning policies.

Hillingdon Planning Committee – 15th September 2026

PART 1 – Members, Public & Press

Waste Management

- 7.98 Policy DMHB 11 of the Local Plan Part 2 requires development to make sufficient provision for the storage and collection of general, recycling and organic waste, with external bins appropriately located and screened to avoid visual and amenity impacts.
- 7.99 The application is supported by an Operational Waste Management Strategy and Outline Site Waste Management Plan. These demonstrate that dedicated waste storage would be provided to facilitate the segregation and collection of commercial waste, with appropriate arrangements for collections. During construction, measures are proposed to maximise the reuse and recycling of demolition and excavation materials and minimise waste sent to landfill.
- 7.100 Officers are satisfied that adequate waste storage and collection arrangements have been incorporated into the design of the development and that the proposal complies with Policy DMHB 11.

Land Contamination

- 7.101 Policy DMEI 12 of the Local Plan seeks to ensure that contaminated land is appropriately investigated and remediated so that sites are suitable for their proposed use. The application site comprises potentially contaminative uses and materials, some of which are noted as having suspected asbestos-containing materials.
- 7.102 A Preliminary Geo-Environmental Risk Assessment has been submitted in support of the application and concludes that an intrusive ground investigation should be undertaken to further assess potential contamination risks and inform any necessary remediation measures.
- 7.103 The Council's Contaminated Land Officer has reviewed the submitted assessment and raises no objection to the proposed development, subject to a pre-commencement planning condition requiring, inter alia, an intrusive site investigation, risk assessment and remediation strategy. Subject to the above condition, it is considered that the proposal complies with Policy DMEI 12 with respect to land contamination.

Fire Safety

- 7.104 Policy D12 of the London Plan states that all developments must achieve the highest standards of fire safety. The proposal is not development for which a Fire Statement is required under Policy D12A of the London Plan and fire safety considerations would be addressed through Building Regulations.
- 7.105 Nonetheless, a Design Fire Strategy has been submitted in support of the application, which demonstrates appropriate evacuation measures, together with appropriate access arrangements for the fire and rescue service. The strategy also addresses structural fire resistance and compartmentation,

Hillingdon Planning Committee – 15th September 2026

PART 1 – Members, Public & Press

concluding that the proposed measures provide an appropriate level of life safety for the intended use of the building.

- 7.106 Having regard to the above, fire safety considerations have been appropriately integrated into the design of the development. Detailed compliance with the Building Regulations will be secured through the separate building control process. Accordingly, the proposal is considered to accord with Policy D12.

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and CIL

- 8.3 The application is accompanied by a Community Infrastructure Levy (CIL) Additional Information Form, which confirms that the proposal would result in a net increase of 487 sqm of non-residential floorspace.
- 8.4 The development is therefore liable for the payment of CIL. The final chargeable amount would be calculated by the Council's CIL Team following the grant of planning permission and would be subject to the relevant indexation and any applicable reliefs or exemptions.

9 Conclusion / Planning Balance

- 9.1 The proposal would redevelop previously developed land within the Green Belt to provide a replacement workshop facility supporting an established rural business. Whilst the development would result in an increase in the overall volume of built form and therefore have a greater spatial impact on Green Belt openness than the existing development, officers are satisfied that, having regard to the consolidation of built form, reduction in hardstanding, landscaping enhancements and limited engineering works, it would not cause substantial

harm to the openness of the Green Belt and therefore falls within the exception set out in Policy GB7, criterion (1)(e) of the NPPF

- 9.2 Subject to conditions, the proposal would preserve the significance of the site's non-designated heritage assets, protect biodiversity, provide biodiversity net gain, avoid unacceptable impacts on neighbouring amenity or highway safety, and comply with the relevant policies of the Development Plan when read as a whole. No material considerations indicate that planning permission should be withheld. Accordingly, the application is recommended for approval subject to the conditions set out in Appendix 1.

10 Background Papers

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillington.gov.uk.

- 10.2 This report has been prepared with reference to background papers, including those listed below, which have been relied upon to a material extent in its preparation and are available for public inspection, subject to any necessary redaction for exempt or confidential information:

- 10.3 Internal consultee comments:

- Waste Officer
- Urban Design and Landscape Officer
- Planning Policy Team
- Noise Officer
- Highway Authority
- Contaminated Land Officer
- Conservation Officer
- Air Quality Officer

- 10.4 External consultee comments:

- Transport for London (TfL)
- Thames Water
- National Air Traffic Safeguarding (NATS)
- Ministry of Defence (MoD)
- METIS acting as Lead Local Flood Authority (LLFA)
- Heathrow Safeguarding
- Greater London Authority (GLA)

Hillingdon Planning Committee – 15th September 2026

PART 1 – Members, Public & Press

APPENDICES

Planning Application

16568/APP/2026/703

Appendix 1: Recommended Conditions and Informatives

Conditions

1. HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2. RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

1469-001 Rev C - Site Location Map
1469-004 Rev D - Existing & Proposed Footprint Plan
1469-011 Rev K - Proposed Site Plan
1469-012 Rev L - Proposed Ground Floor Plan
1469-013 Rev K - Proposed First Floor Plan
1469-014 Rev F - Proposed Roof Plan
1469-018 Rev C - Proposed GA Section BB
1469-019 Rev B - Proposed GA Landscape Section D-D
1469-020 Rev E - Proposed GA Section D-D
1469-021 Rev F - Proposed GA North Elevation & Section J-J
1469-022 Rev G - Proposed GA South Elevation
1469-023 Rev F - Proposed GA West Elevation & Section I-I
1469-024 Rev F - Proposed GA East Elevation & Section C-C
1469-025 Rev C - Proposed GA West Courtyard Elevation Section K-K
1469-026 Rev E - Proposed GA East Courtyard Section A-A
1469-028 Rev C - Proposed GA Section G-G & Section H-H
1469-030 Rev D - Proposed Site Masterplan
1469-031 Rev C - Proposed Site Spoil Sections
1469-032 Rev E - Proposed GA Site Section F-F
0601 Rev P04 - Preliminary Spoil Plan
0601 Rev P05 - Preliminary Pond Sections
_P_00_001 Rev P07 - Landscape MasterPlan
_P_00_002 Rev P05 - Landscape & Hard finishes MasterPlan
_P_00_003 Rev P05 - Lighting Strategy Plan
0600 Rev P05 - Preliminary Pond Contours Plan
1469-0032 - Site Zoning Map
0500 Rev P07 - Preliminary Drainage Plan
0501 Rev P03 - Preliminary Drainage Location Plan

0505 Rev P0 - Exceedance Flow Plan
4418/EEP/L/M/1/00/-- Rev P1 - External Plant Space Layout

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

3. COM5 Accordance with Approved Documents

The development hereby permitted shall be carried out and thereafter operated in full accordance with the following approved supporting documents:

Flood Risk Assessment and Drainage Strategy by MHA Structural Design dated February 2026
Summary Report for Earthworks, Flood Risk and Drainage by MHA Structural Design dated February 2026
Stage 1 Tier 1 Preliminary Geo-Environmental Risk Assessment by Soil Consultants dated 12 November 2025
Design and Access Statement by McDonald Architects
Great Crested Newt Report and Mitigation Strategy by Davidson-Watts Ecology Ltd dated 10 March 2026
Bat Survey Report by Davidson-Watts Ecology Ltd dated 6 March 2026
Ecological Appraisal Report by Davidson-Watts Ecology Ltd dated 12 March 2026
Design Fire Strategy by BEFS Fire Safety Engineering dated 6 March 2026
Built Heritage Statement Rev E by Ward-Booth Partnership
Urban Greening Factor Calculator
Energy Assessment by EEP Project Services Ltd dated March 2026
The Statutory Biodiversity Metric completed by Davidson-Watts Ecology dated 4 March 2026
GLA Carbon Emissions Reporting Spreadsheet
Ashby Farm GLA CES Spreadsheet
Ashby Farm WLCA GLA Spreadsheet
Air Quality Assessment by quantum air dated 26 February 2026
Pre-Redevelopment Audit by Velocity Transport Planning Ltd dated February 2026
Pre-Demolition Audit by Velocity Transport Planning Ltd dated January 2026
Outline Site Waste Management Plan by Velocity Transport Planning Ltd dated February 2026
Operational Waste Management Strategy by Velocity Transport Planning Ltd dated February 2026
Bill of Materials
Circular Economy Design Approaches
Circular Economy Statement Data by Velocity Transport Planning Ltd
Sustainable Procurement Plan by Scotch Partners dated 24 October 2025
Circular Economy Statement by Scotch Partners dated 13 March 2026

Sustainability Statement by Scotch Partners dated 13 March 2026
Whole Life Carbon Assessment by Scotch Partners dated 13 March 2026
Transport Statement by Clewlow Consulting Ltd dated February 2026
BREEAM Travel Plan by Velocity Transport Planning Ltd dated February 2026
Planning Statement by Phillips Planning Services dated March 2026
Plant Noise Impact Assessment Report by RBA Acoustics dated 3 March 2026
Arboricultural Report by Crown Tree Consultancy dated 2 February 2026
Archaeological Desk based Assessment by Brindle & Green dated October 2025
Pump Specification
Proposed Pond Discharge Volume by MHA Structural Design dated 22 May 2026
Response to LLFA Comments by MHA Structural Design dated 27 May 2026

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that the development complies with the objectives of relevant Policies in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), the London Plan (2021) and the National Planning Policy Framework (2026).

4. NONSC Restriction of Change of Use Area

Notwithstanding the red line application boundary, the change of use to Use Class E(g)(iii) hereby permitted shall be limited solely to the area identified as the "Workshop Precinct Area" on Drawing No. 1469-0032 Site Zoning Map. The areas identified as the "Landscape Works Area" and "Spoil Relocation Area" shall remain in their existing lawful use and shall not be used for any purpose ancillary to the workshop use, including the storage of materials, vehicles, machinery, equipment or finished products, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure that the extent of the approved change of use is appropriately limited, to safeguard the openness of the Green Belt and the rural character of the area, and to prevent the encroachment of commercial activities into surrounding land, in accordance with the National Planning Policy Framework (2026), Policies G2, D3 and D4 of the London Plan (2021) and Policies DMHB 1 and DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5. RES7 Materials

Notwithstanding the details shown on the approved plans and supporting documents, no above-ground works shall commence until details and samples of all external facing materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include, but not be limited to, the proposed masonry, metal cladding, roofing materials, glazing, external doors, windows and rainwater goods. The development shall thereafter be carried out in strict accordance with the approved details and retained as such thereafter.

REASON

To ensure that the development achieves a high standard of design and appearance, preserves the rural character of the site and its surroundings, and safeguards the significance and setting of the retained non-designated heritage asset, in accordance with Policy DP3 of the National Planning Policy Framework (2026), Policies D4 and HC1 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan Part 1 (2012) and Policies DMHB 1 and DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

6. NONSC Architectural Detailing

Prior to the commencement of above-ground works, detailed drawings at an appropriate scale (minimum 1:20 and 1:5 where appropriate) shall be submitted to and approved in writing by the Local Planning Authority showing the architectural detailing of the development, including windows, doors, reveals, eaves, verges, rainwater goods, glazed links, and the junctions between the proposed metal cladding and masonry, together with details of their fixing and finish. The development shall thereafter be carried out in accordance with the approved details.

REASON

To ensure a high quality of design and detailing which preserves the character of the area and the significance of the retained heritage asset, in accordance with Policy D4 of the London Plan (2021) and Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

7. RES9 Landscaping

Prior to the commencement of above-ground works, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) Details of all existing and proposed hard landscaping, including finished levels or contours;
- (ii) Details of all proposed soft landscaping, including planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants noting species, plant sizes and proposed numbers/densities;
- (iii) Details of boundary treatments;
- (iv) Details of the hard and soft landscaping within the arrival space surrounding the retained timber-framed barn, including paving materials, planting, street furniture (where proposed), and the relationship with the adjacent vehicle parking areas, to ensure that the setting of the retained heritage asset is of a high quality and not dominated by parking; and
- (v) A programme for implementation and long-term management.

All planting, seeding and turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years from the completion of the landscaping scheme, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of

similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure the provision and proper implementation of a satisfactory landscaping scheme, to mitigate the loss of existing trees, to secure a high-quality setting for the retained non-designated heritage asset, and to safeguard the visual amenities, character and appearance of the area, biodiversity and Green Belt, in accordance with Policies DP3 and N2 of the National Planning Policy Framework (2026), Policies G5 and HC1 of the London Plan (2021), and Policies DMHB 1, DMHB 11 and DMEI 7 of the Hillingdon Local Plan Part 2 (2020).

8. NONSC Replacement Tree Planting

Prior to the commencement of above-ground works, a replacement tree planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the number, species, size, location and specification of all replacement trees and shall demonstrate that the loss of trees associated with the development is appropriately compensated through replacement planting elsewhere within the site. The approved planting shall be carried out in the first planting season following completion of the development or first occupation, whichever is sooner, and any trees which die, are removed or become seriously damaged or diseased within five years of planting shall be replaced in the next planting season with others of similar size and species.

REASON

To ensure that the loss of existing trees is appropriately mitigated and that the development contributes positively to the landscape character, visual amenity and biodiversity of the site, in accordance with Policy N2 of the National Planning Policy Framework (2026), Policies G5 and G7 of the London Plan (2021), and Policies DMHB 11 and DMEI 7 of the Hillingdon Local Plan Part 2 (2020).

9. COM8 Tree Protection

The development shall be carried out in full accordance with the approved Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan contained within the Arboricultural Report dated 2nd February 2026 by Crown Tree Consultancy. All tree protection measures, protective fencing and ground protection shall be installed before any demolition, site clearance or construction works commence (excluding those required to install the protection measures) and shall be retained for the duration of the works. No excavation, level changes, storage of materials, parking of vehicles, mixing of cement, fires or other operations likely to damage retained trees shall take place within the protected areas unless expressly provided for in the approved documents.

REASON

To ensure the protection and long-term retention of trees to be retained on the site, in accordance with Policies G5 and G7 of the London Plan (2021), and Policies DMHB 11 and DMEI 7 of the Hillingdon Local Plan Part 2 (2020).

10. HO9 Underground Services (Root Protection Measures)

Prior to the installation of any underground services within the Root Protection Areas of retained trees, details of the routing and installation methodology shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate how impacts on retained trees and their root systems will be avoided or minimised, having regard to the recommendations of BS 5837:2012. The works shall thereafter be carried out in accordance with the approved details.

REASON

To safeguard the health and longevity of retained trees and their Root Protection Areas during construction, in accordance with Policies G5 and G7 of the London Plan (2021), and Policies DMHB 11 and DMEI 7 of the Hillingdon Local Plan Part 2 (2020).

11. OM19 Construction Management Plan

No development (excluding demolition and site clearance) shall commence until a Construction Logistics Plan (CLP) has been submitted to and approved in writing by the Local Planning Authority. The CLP shall include details of:

- The phasing and programme of construction works
- Construction vehicle routing to and from the site
- Arrangements for the delivery and storage of plant, equipment and materials
- Contractor parking and welfare facilities
- Loading, unloading and turning arrangements within the site
- Measures to prevent mud and debris being deposited on the public highway, including wheel washing facilities where appropriate
- Arrangements for managing construction traffic so as to minimise disruption to the local highway network
- Measures to protect pedestrian and highway safety
- The name and contact details of the site manager and procedures for dealing with complaints.

The development shall thereafter be carried out strictly in accordance with the approved Construction Logistics Plan for the duration of the construction works.

REASON

To ensure that the construction of the development is undertaken in a manner that minimises impacts on the surrounding highway network, safeguards highway and pedestrian safety, and protects the amenities of the area, in accordance with Policies TR4 and TR6 of the National Planning Policy Framework (2026), Policy T4 of the London Plan (2021), and Policies DMT 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020).

12. A39 Contaminated Land

- (i) The development hereby permitted (excluding demolition, site clearance and initial ground

investigation works) shall not commence until a scheme to deal with unacceptable contamination, (including asbestos materials detected within the soil), has been submitted to and approved by the Local Planning Authority (LPA). All works which form part of any required remediation scheme shall be completed before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing. The scheme shall include the following measures unless the LPA dispenses with any such requirement specifically and in writing:

- (a) A site investigation, including where relevant soil, soil gas, surface water, and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations, and recommendations for remedial measures to make the site suitable for the proposed use; and
- (b) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with the details of a watching brief to address undiscovered contamination. No deviation shall be made from this scheme without the express agreement of the LPA prior to its implementation.
- (ii) If during remedial or development works contamination not addressed in the submitted remediation scheme is identified an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and
- (iii) Upon completion of the approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final remediation works and their verification to show that the works have been carried out in full and in accordance with the approved methodology.
- (iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping and/or engineering purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the factual results and interpretive reports of this testing shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DMEI 11 and DMEI 12 of the Hillingdon Local Plan Part 2 (2020).

13. NONSC Sustainable Water Management Scheme

Prior to commencement (except for demolition, ground and enabling work) any relevant

phase of this development (excluding demolition and site clearance), a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority in consultation with the relevant stakeholders. The scheme shall clearly demonstrate how it manages water and demonstrate ways of controlling the surface water on site by providing information on:

a) Sustainable Drainage features:

- i. Surface water discharge - the submitted drainage strategy must identify the proposed method and location of discharging collected surface water from the site in accordance with the hierarchy set out in Policy SI 13 of the London Plan (2021). Where the proposal does not utilise the most sustainable solution, justification must be provided.
- ii. SuDS - the submitted drainage strategy should incorporate Sustainable Drainage System (SuDS) elements that are embedded, where practicable, within the landscaping plan for the development. Preference should be given to above-ground SuDS elements that control water at source and provide wider biodiversity, water quality and amenity benefits.
- iii. Runoff rates - provide the greenfield and proposed runoff rates for a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus 40% climate change. Developments should aim to meet greenfield runoff rates unless a suitable justification can be provided.
- iv. Drainage calculations - include calculations to demonstrate that the volume of storage and size of drainage features provided is adequate to control surface water for a range of storm duration and rainfall intensities for the entire site area for events up to and including the critical 1 in 100 plus 40% climate change rainfall event.
- v. Exceedance routes - provide a plan showing the route surface water will take through the development for rainfall events exceeding the 1 in 100 year event. Where it is intended to store water on the ground surface, the maximum extent of overland flooding should be mapped and the depth of the flooding confirmed. Safe access and egress for the site must be demonstrated.

b) Long-term management and maintenance of the drainage system.

- i. Provide a Management and Maintenance Plan for the drainage system that includes clear plans showing all of the drainage network above and below ground, and identifies the responsibility of different parties for each component of the drainage network.
- ii. Include details of the necessary inspection regimes and maintenance frequencies.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled and to ensure the development does not increase flood risk, in compliance with Policy EM6 of the Hillingdon Local Plan Part 1 (2012), Policy DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2 (2020), Policies SI 12 and SI 13 of the London Plan (2021), the National Planning Policy Framework (2026); and Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

14. NONSC Completion of Sustainable Water Management Scheme

No building hereby permitted shall be occupied until evidence (photographs and installation contracts) is submitted to the Local Planning Authority to demonstrate that the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for all of the proposed drainage components.

REASON

To comply with the National Standards for Sustainable Drainage Systems, Policy F8 of the National Planning Policy Framework (2026), the London Plan (Policies SI 12 and SI 13) along with associated guidance to these policies and Policy EM6 of the Hillingdon Local Plan Part 1 (2012).

15. COM26 Biodiversity Gain Plan

The development hereby approved shall not be commenced unless:

- (a) A Biodiversity Gain Plan has been submitted to the Local Planning Authority; and
- (b) The Local Planning Authority has approved the plan.

REASON

To ensure the development delivers biodiversity net gain in accordance with Schedule 7A of the Town and Country Planning Act 1990, Policy N2 of the National Planning Policy Framework (2026), Policy G6 of the London Plan (2021) and Policy DMEI 7 of the Hillingdon Local Plan Part 2 (2020).

16. RES19 Ecology

Prior to the commencement of development (excluding demolition, site clearance and approved ecological survey works), an Ecological Mitigation and Enhancement Plan (EMEP) shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include:

- a) measures for the protection of protected and notable species during construction, including reptiles, hedgehogs, nesting birds, badgers and hazel dormice;
- b) details of ecological supervision and the role of any Ecological Clerk of Works;

- c) details of ecological enhancement measures, including the number, specification and location of bird boxes, bat boxes and other wildlife features;
- d) details of native planting and habitat enhancement measures not otherwise secured through the approved Biodiversity Gain Plan;
- e) measures for the treatment and management of invasive non-native species; and
- f) a timetable for implementation.

The approved measures shall be implemented in accordance with the approved details and timetable and shall thereafter be retained and maintained.

REASON: To safeguard protected species and secure biodiversity enhancements in accordance with Policy N2 of the National Planning Policy Framework (2026), Policy G6 of the London Plan (2021) and Policy DMEI 7 of the Hillingdon Local Plan Part 2 (2020).

17. NONSC Bat Mitigation and Enhancement Measures

Prior to above-ground works, details of bat compensation and enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the number, specification, location and timing of installation of bat boxes, bat bricks, bat tiles and any other bat roosting features. The approved measures shall be installed prior to first occupation of the development and thereafter retained.

REASON

To compensate for the loss of bat roosting habitat and enhance biodiversity in accordance with Policy N2 of the National Planning Policy Framework (2026) and Policy DMEI 7 of the Hillingdon Local Plan Part 2 (2020).

18. NONSC Great Crested Newts

No development (excluding demolition, site clearance and ecological survey works) shall commence until a Great Crested Newt Mitigation Strategy has been submitted to and approved in writing by the Local Planning Authority.

The Strategy shall be informed by updated surveys of the ponds within 250m of the site and shall include:

- (i) details of any required European Protected Species Mitigation Licence;
- (ii) details of exclusion fencing, trapping and translocation measures;
- (iii) details of habitat retention, creation and enhancement measures;
- (iv) details of ecological supervision during construction;
- (v) a timetable for implementation; and
- (vi) details of post-development monitoring where required.

The development shall thereafter be carried out in accordance with the approved Strategy.

REASON

To ensure the protection of great crested newts and their habitats and to ensure compliance with the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), Policy G6 of the London Plan (2021) and Policy DMEI 7 of the Hillingdon Local Plan Part 2 (2020) and Policy N2 of the National Planning Policy Framework (2026).

19. NONSC External Lighting

The external lighting hereby approved shall be installed and operated in accordance with the approved Lighting Strategy Plan (Drawing No. P_00_003 Rev P05) and shall thereafter be retained as such.

No additional external lighting shall be installed on the site, including along the access driveway, within the parkland areas, or along the pedestrian route linking the workshop to the shooting grounds, unless details have first been submitted to and approved in writing by the Local Planning Authority.

All external lighting shall be directed downwards and shielded to minimise light spill beyond the application site and shall be operated only in accordance with the approved details.

REASON

To safeguard the rural character of the area, minimise light pollution, protect biodiversity and neighbouring amenity, in accordance with Policy P3 of the National Planning Policy Framework (2026), Policy DMEI 7 of the Hillingdon Local Plan Part 2 (2020) and Policy G6 of the London Plan (2021).

20. OTH2 Archaeology

A) No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

REASON

To ensure that archaeological remains of interest on the site are appropriately investigated, recorded, analysed and archived prior to and during development, in accordance with Policies HE5 and HE10 of the National Planning Policy Framework (2026), Policy HC1 of the London Plan (2021), Policy HE1 of the Hillingdon Local Plan Part 1 (2012) and Policy DMHB 1 of the Hillingdon Local Plan Part 2 (2020).

21. NONSC Historic Building Recording

No demolition of the buildings identified for removal shall commence until a programme of historic building recording has been submitted to and approved in writing by the Local Planning Authority.

The programme of recording shall be undertaken by a suitably qualified heritage professional and shall include a written scheme of investigation setting out the scope, methodology and timetable for the recording works. The level of recording shall be proportionate to the significance of the buildings and shall include a photographic survey, measured drawings where appropriate, and a written record of the buildings' form, fabric, construction and historic development.

The approved recording shall be completed prior to demolition and a copy of the final report shall be submitted to and approved in writing by the Local Planning Authority. The report shall also be deposited with the Greater London Historic Environment Record and any other relevant local archive as appropriate.

REASON

To ensure that an appropriate record is made of the buildings prior to their demolition in recognition of their heritage significance, in accordance with Policies HE7 and HE10 of the National Planning Policy Framework (2026), Policy HC1 of the London Plan (2021), Policy HE1 of the Hillingdon Local Plan Part 1 (2012) and Policy DMHB 1 of the Hillingdon Local Plan Part 2 (2020).

22. NONSC Dendrochronological Dating

Prior to the commencement of any alteration, repair or conversion works to the retained timber-framed barn, and following the removal of all contents other than its fixtures, fittings and built fabric, all works to the barn shall cease until access has been provided to the Historic England Scientific Team and/or their appointed contractors to undertake dendrochronological sampling and analysis of the structure.

The sampling shall be carried out in conjunction with a suitably qualified bat ecologist to ensure that the works do not adversely affect any protected species or their roosts.

A copy of the final dendrochronological report shall be submitted to the Local Planning Authority in PDF format within 12 months of the sampling being undertaken. Where dendrochronological dating is demonstrated to be scientifically unfeasible, written confirmation and justification shall be submitted to the Local Planning Authority as soon as reasonably practicable following completion of the assessment.

REASON

To improve understanding of the age, development and significance of the retained non-designated heritage asset and to ensure that an appropriate record is made of its historic fabric, in accordance with Policies HE5 and HE10 of the National Planning Policy

Framework (2026), Policy HC1 of the London Plan (2021), Policy HE1 of the Hillingdon Local Plan Part 1 (2012) and Policy DMHB 1 of the Hillingdon Local Plan Part 2 (2020).

23. NONSC Waste Storage

The development shall not be occupied until the refuse and recycling storage facilities shown on the approved plans have been provided and made available for use. The facilities shall thereafter be retained for the storage of refuse and recycling and shall not be used for any other purpose.

REASON

To ensure the provision of satisfactory facilities for the storage and collection of waste and recycling in the interests of visual amenity and the proper operation of the development, in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

24. SUS8 Electric Charging Points

Prior to first occupation of the development, a minimum of one active Electric Vehicle Charging Point and one passive Electric Vehicle Charging Point shall be provided within the approved parking area. The charging infrastructure shall thereafter be retained, maintained and kept available for use for the lifetime of the development.

REASON

To encourage the uptake of electric vehicles and reduce emissions from road transport in accordance with Policy T6 of the London Plan (2021) and Policy DMT 6 of the Hillingdon Local Plan Part 2 (2020).

25. NONSC Parking and Turning

The development shall not be occupied until the vehicle parking spaces, disabled parking spaces, vehicle turning areas, cycle parking facilities, motorcycle parking facilities and electric vehicle charging infrastructure shown on the approved plans have been provided and made available for use.

The approved facilities shall thereafter be retained solely for their designated purposes and shall not be used for any other purpose.

REASON

To ensure adequate off-street parking, turning and sustainable transport facilities are provided in the interests of highway safety and sustainable transport, in accordance with Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan Part 2 (2020) and Policies T4, T5 and T6 of the London Plan (2021).

26. NONSC Access Works

The development shall not be occupied until the access improvements shown on Drawing No. 3024001/SK/1A (or equivalent approved drawing), including the widened site access,

passing place and associated junction improvements with Ducks Hill Road, have been completed in accordance with the approved details.

REASON

To ensure safe and convenient access to the site in the interests of highway and pedestrian safety, in accordance with Policies DMT 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy T4 of the London Plan (2021).

27. NONSC Travel Plan

Prior to first occupation of the development, a Workplace Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include:

- Measures to encourage sustainable travel by staff and visitors, including walking, cycling, public transport and car sharing
- Details of the appointment of a Travel Plan Co-ordinator
- Targets for reducing single-occupancy vehicle trips
- A programme for implementation, monitoring and review
- Mechanisms for periodic reporting to the Local Planning Authority.

The approved Travel Plan shall thereafter be implemented, monitored and maintained in accordance with its approved details for the lifetime of the development.

REASON

To promote sustainable travel choices, reduce reliance on the private car and mitigate the transport impacts of the development, in accordance with Policies TR3, TR4 and TR6 of the National Planning Policy Framework (2026), Policy T4 of the London Plan (2021) and Policies DMT 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020).

28. COM22 Operating Hours

The workshop hereby approved shall not be used except between the following hours:

07:00 to 23:00 Mondays to Fridays;
07:00 to 23:00 Saturdays;
07:00 to 23:00 Sundays and Bank Holidays.

The operation of fixed plant and machinery associated with the development may continue outside these hours in accordance with the approved Noise Impact Assessment.

REASON

To safeguard the amenities of nearby occupiers and the rural character of the area, in accordance with Policies DMHB 11 and EM8 of the Hillingdon Local Plan Part 2 (2020), Policies D3 and D14 of the London Plan (2021), and the National Planning Policy Framework (2026).

29. NONSC Restriction of Use

The workshop building hereby approved shall be used only for purposes falling within Use Class E(g)(iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended), and for no other purpose, including any other use within Class E, or any equivalent provision in any statutory instrument revoking and re-enacting that Order with or without modification. For the avoidance of doubt, Use Class E(g)(iii) refers to 'any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.'

REASON

To ensure that the use of the site remains compatible with the rural character of the area, the Green Belt, the retained heritage assets and nearby ecological interests, and to prevent the establishment of alternative uses that could give rise to materially different impacts on residential or visual amenity, in accordance with Policies DMT 1, DMT 2, DMEI 7, DMHB 1 and DMHB 11 of the Hillingdon Local Plan Part 2 (2020), Policies D3, D4 and G2 of the London Plan (2021), and the National Planning Policy Framework (2026).

30. NONSC Restriction of External Storage

No materials, machinery, equipment, waste, skips, containers, finished products or other items associated with the use of the site shall be stored outside the buildings hereby approved, unless otherwise shown on the approved plans or first agreed in writing by the Local Planning Authority.

REASON

To safeguard the openness of the Green Belt, protect the character and appearance of the area, preserve the setting of the retained heritage assets, and protect the amenities of the surrounding area, in accordance with the National Planning Policy Framework (2026), Policies G2, D3, D4 and HC1 of the London Plan (2021), and Policies DMHB 1 and DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

31. NONSC Restriction of External Operations

No manufacturing, fabrication, assembly, testing of products, repair, servicing or other industrial processes associated with the use of the site shall take place outside the buildings hereby approved.

REASON

To safeguard the openness of the Green Belt, protect the character and appearance of the area, preserve the setting of the retained heritage assets, and protect the amenities of the surrounding area from noise and disturbance, in accordance with the National Planning Policy Framework (2026), Policies G2, D3, D4, D14 and HC1 of the London Plan (2021), and Policies DMHB 1, DMHB 11 and EM8 of the Hillingdon Local Plan.

Informatives

1.

The applicant is advised that bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). The submitted bat surveys have confirmed the presence of bat roosts within buildings affected by the proposed development. A European Protected Species Mitigation Licence from Natural England will be required prior to any works that may affect bat roosts. The applicant should contact Natural England and a suitably qualified ecologist for further advice.

2.

The applicant is advised that the approved access alterations within the public highway will require the prior approval of the Highway Authority and are likely to require the completion of a Section 278 Agreement under the Highways Act 1980. The applicant should contact the Council's Highway Authority at the earliest opportunity.

3. I52 Compulsory Informative (1)

The decision to GRANT 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).

4. I70 LBH worked applicant in a positive & proactive (Granting)

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 Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

I53 Compulsory Informative (2)

The decision to GRANT 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 (2021) and national guidance.

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 4	Development on the Green Belt or Metropolitan Open Land
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
LPP D12	(2021) Fire safety
LPP D14	(2021) Noise
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP G2	(2021) London's Green Belt
LPP G5	(2021) Urban greening
LPP G6	(2021) Biodiversity and access to nature
LPP G7	(2021) Trees and woodlands
LPP HC1	(2021) Heritage conservation and growth
LPP SI1	(2021) Improving air quality
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP SI7	(2021) Reducing waste and supporting the circular economy
LPP T4	(2021) Assessing and mitigating transport impacts

Appendix 2: Relevant Planning History

16568/APP/2000/965 Holland & Holland Shooting School Ducks Hill Road Northwood
ERECTION OF EXTENSION TO SINGLE STOREY PAVILION

Decision: 12-07-2000 Approved

16568/APP/2012/1423 Holland And Holland Shooting Ground Ducks Hill Road Ruislip
Single storey building for use as a corporate facility involving demolition of existing building

Decision: 11-12-2012 Approved

16568/APP/2013/3588 Holland & Holland Shooting School Ducks Hill Road Northwood
SINGLE STOREY GROUND FLOOR EXTENSION TO THE LODGE AND
CONSTRUCTION OF BASEMENT

Decision: 30-10-2014 Approved

16568/APP/2015/2277 Holland & Holland Shooting School Ducks Hill Road Northwood
Variation of Condition 2 (Approved drawings) of planning application 16568/APP/2013/3588
(Single storey ground floor extension to the lodge and construction of basement) to allow for
a variation to the finished floor levels, increase in the ridge height of the building, increase in
the size and depth of the basement, retention of spoil on site and associated internal
alterations.

Decision: 29-12-2015 Approved

16568/APP/2015/3140 Holland & Holland Shooting School Ducks Hill Road Northwood
Extension to existing reception building and new underground shooting range, including the
demolition of the existing pavilion and garage.

Decision: 08-12-2015 Approved

16568/APP/2015/4704 Holland & Holland Shooting School Ducks Hill Road Northwood
Details pursuant to conditions 3 (Materials), 4 (Method Statement), 5 (Landscape Scheme),
7 (Soil and Storage Handling), 8 (Sustainable Water Management) and 9 (Energy
Assessment) of planning permission Ref: 16568/APP/2015/3140 dated 11/12/2015
(Extension to existing reception building and new underground shooting range, including
the demolition of the existing pavilion and garage.)

Decision: 23-02-2016 Approved

- 16568/APP/2016/939 Holland And Holland Shooting School Ducks Hill Road Northwood
Amendment to Condition 2 (Approved drawings) of planning permission ref.
16568/APP/2015/3140 dated 11-12-2015 'Extension to existing reception building and new underground shooting range, including the demolition of the existing pavilion and garage' to enclose the external plant area and make associated landscaping alterations.
Decision: 03-08-2016 Approved
- 16568/APP/2016/97 Holland And Holland Shooting School Ducks Hill Road Northwood
Installation of single storey modular building as a decant facility to use as function rooms, kitchen and toilet areas for a temporary period of 78 weeks (Retrospective)
Decision: 24-03-2016 Approved
- 16568/M/88/1864 Holland & Holland Shooting School Ducks Hill Road Northwood
Use of agricultural land as an extension to shooting school grounds.
Decision: 08-02-1989 Approved
- 16568/N/89/1139 Holland & Holland Shooting School Ducks Hill Road Northwood
Installation of automatic clay pigeon trap to existing tower (Application for determination under Section 53 of the Act)
Decision: 16-06-1989 General
Perm.Devt.
- 16568/P/89/1242 Holland & Holland Shooting School Ducks Hill Road Northwood
Erection of a single-storey timber shelter
Decision: 17-11-1989 Approved
- 16568/R/89/2338 Holland & Holland Shooting School Ducks Hill Road Northwood
Retention of renovation works to existing building (former pavilion)
Decision: 22-03-1990 Approved
- 16568/S/90/0127 Holland & Holland Shooting School Ducks Hill Road Northwood
Renewal of temporary permission for continued use of six acre field for shooting grounds (Ref:16568M /88/1864)
Decision: 19-06-1990 Approve Limited
Time
- 16568/T/91/0759 Holland & Holland Shooting School Ducks Hill Road Northwood

Continued use of 6 acre field for shooting grounds

Decision: 04-03-1992 Approve Limited
Time

16568/W/92/1924 Holland & Holland Shooting School Ducks Hill Road Northwood
Erection of single-storey extensions to infill a verandah and form an entrance lobby and
alterations

Decision: 21-01-1993 Approved

41892/APP/2023/666 Ashby Farm Ducks Hill Road Northwood
Existing use of land and buildings for general storage and private equestrian purposes
(Application for a Certificate of Lawful Development for an Existing Use)

Decision: 24-08-2023 Approved

Appendix 3: List of Relevant Planning Policies

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.EM8	(2012) Land, Water, Air and Noise

Part 2 Policies:

LPP D12	(2021) Fire safety
LPP D14	(2021) Noise
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP G2	(2021) London's Green Belt
LPP G5	(2021) Urban greening
LPP G6	(2021) Biodiversity and access to nature
LPP G7	(2021) Trees and woodlands
LPP HC1	(2021) Heritage conservation and growth
LPP SI1	(2021) Improving air quality
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP SI7	(2021) Reducing waste and supporting the circular economy

LPP T4	(2021) Assessing and mitigating transport impacts
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 4	Development on the Green Belt or Metropolitan Open Land
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts