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07 August 2026

Mr C Brady
Area Team Leader
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Place Directorate
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Hillingdon Council

Via Email only: CBrady@Hillingdon.gov.uk

Dear Sir/Madam

**Barn Hotel, West End Road, Ruislip – Updated Planning Statement for
Application 7969/APP/2024/2451 & 7969/APP/2024/2452
July 2026**

On behalf of the Applicant, Chase New Homes, we enclose a Planning Statement to supersede the previous September 2024 Planning Statement and April 2026 Addendum. This Statement supports the development proposals under full planning application 7969/APP/2024/2451 and listed building consent application 7969/APP/2024/2452.

1. Site Context

The Application Site is a 0.96ha area comprising a Class C1 hotel site. It was formerly operated as 'The Barn Hotel', and currently remains in lawful Class C1 use by virtue of being leased to a provider of nightly room rentals for those requiring short-term emergency accommodation.

The site lies immediately east of West End Road, which is elevated at this section to overpass the adjacent underground line creating a level of containment for the Site on its western boundary. There is suburban housing to the east of the Site, but its northern, western and southern contexts are defined by flatted development. A part three, part four storey flatted development at Garden Close is immediately south of the Site and four-storey flatted development is located at Sherleys Court on the west side of West End Road. To the north, beyond Ruislip station is Rye House, a part 7, part 8 storey residential block in the town centre.

The Site is in a highly sustainable location with a PTAL rating of 4 and is c.200 metre walk to Ruislip Underground Station which is on the Metropolitan and Piccadilly lines. Station Approach is also well served by bus services to Northwood, Mill Hill, Ealing and Uxbridge. The Site is also within easy walking distance of all services within Ruislip Town Centre.



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The site includes two Grade II listed buildings, Sherley's Farmhouse and Barn and Outbuilding to South East of Sherley's Farmhouse. The latter listed building comprises two historic structures which have been amalgamated into one through modern additions.

The Site is not subject to any specific planning designations within the Hillingdon Local Plan, but it is immediately adjacent to the Ruislip Town Centre boundary to the north. The Application Site does not fall within a Conservation Area.

2. Planning Policy

There has been no change in adopted planning policy since the submission of this planning application. The Development Plan documents relevant to this application comprise:

- Hillingdon Local Plan (HLP): Part One – Strategic Policies (2012)
- HLP: Part Two - Development Management Policies (2020)
- HLP: Part Two – Site Allocations and Designations (2020)
- London Plan (2021)

The National Planning Policy Framework (2024) (NPPF) is also a material consideration in decision-making and sets out the national policy approach to matters.

3. Scheme Proposals

The description of development is as follows:

"The partial demolition of 1 no. Grade II Listed Building and conversion of the Listed Buildings to accommodate 3 no. dwellings and the replacement of the existing hotel buildings (C1 Use Class) with new building blocks and dwellings that would range between two and four storeys in height to accommodate 68 residential units (a total of 71 residential dwellings within the development) together with associated landscaping, provision of a new access off Garden Close, car parking (including disabled parking bays), cycle parking, refuse stores and servicing arrangements"

The revised application scheme comprises the following elements:

- Demolition of modern hotel buildings, with retention of the historic listed buildings.
 - Erection of new built form comprising blocks:
 - A - 2 x 2-storey semi-detached houses.
 - B - 4-storey building to provide 8 flats.
 - C - 3-storey building to provide 15 flats
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- D – 2 x 2-storey semi-detached houses
- E – 2 x 2-storey semi-detached houses
- H – 2-storey terrace of 8 houses.
- K – 4-storey building to provide 31 flats
- Conversion of retained listed buildings as:
 - F – Listed Leaning Barn/Oak Room converted to 2 x houses
 - G – Listed Farmhouse converted to 1 x 4-bed house
- Overall provision of 71 dwellings with the following mix:

Dwelling Size	Quantity	%
Studios	0	-
1-Beds	26	36.6%
2-Beds	30	42.3%
3-Beds	14	19.7%
4-Beds	1	1.4%
TOTAL	71	100%

- 10% of dwellings as M4(3) and the remainder (86%) of new build dwellings as M4(2) with the exception of the listed building conversions which are only possible as M4(1).
- Private balconies or gardens for all new dwellings.
- New public realm and open space including widening of existing PROW.
- Reduced car parking ratio of 0.31 spaces per dwelling (22 spaces total) to reflect the site's PTAL and enhance the site setting/landscape.
- 134 long stay cycle parking spaces, in excess of the policy requirements, and 3 short stay spaces will be provided.
- Main site access to be taken from Garden Close with secondary access from West End Road.

Overall, the proposals aim to contribute to urban repair and provide the retained heritage assets' long-term viable use to ensure their repair and enable appreciation of their significance, whilst delivering much needed new homes for Ruislip.

4. PPA Re-Design Process

A Planning Performance Agreement between the Applicant and the LPA was signed on 10 March 2025 and outlined a program of design meetings and feedback.

The Applicant appointed a new architect to respond to the design feedback on the originally submitted scheme and on 16 May 2025, a high level design document was issued to outline direction of travel on an amended scheme. Feedback on this was received from the LPA in June 2025. PPA Meeting 2 was held on 27 August 2025 and

PPA Meeting 3 was held on 1 December 2025. Further design re-refinement occurred with additional email discussions with the LPA and a site visit. This informed the final revised scheme layout and design for the site submitted to the LPA on 2 April 2026.

5. Heritage and Design Matters

The full details of the design evolution and justification are set out within the Design and Access Statement Addendum prepared by Aros. Their analysis includes that the scheme provides:

- Clear and legible connectivity and movement through the site.
- Strongly defined public and private realms, with buildings positioned to frame streets and communal spaces, increasing natural surveillance and contributing to a safer environment.
- The existing West End Road access is to be retained, though not serving the whole site. Primary access into the wider site is from Garden Close.
- Listed buildings integrated within the layout, with appropriate setting and separation.
- The form of the development is structured around a series of distinct but related building elements, arranged to create a clear hierarchy of spaces and a well-defined urban grain.
- The scale of the buildings has been developed to respond to the immediate residential context, with building heights moderated towards the site boundaries, ensuring a sensitive relationship with neighbouring properties and minimising impacts in terms of overlooking, daylight, and sense of enclosure.
- Changes in height, depth, and alignment are used to introduce rhythm and variation, avoiding repetitive or overly uniform elevations.
- Communal amenity spaces centrally located and overlooked, encouraging use and passive supervision.
- Refuse and cycle storage carefully positioned within the layout to minimise visual impact on the public realm.
- Rationalised building footprints create a more coherent and efficient ground floor arrangement.
- Roofscape designed as an integrated “fifth elevation”, responding to views from surrounding buildings.
- Opportunities for sustainable features incorporated without compromising design quality.

The revised scheme has been assessed in heritage and townscape terms by Icení. Their assessment concludes that in heritage terms the development will result in a low level of less than substantial harm to the setting of the assets arising from the introduction of additional built form and massing amongst the site. However, that this will be mitigated by the various enhancements delivered. Additionally it

recognises that there are heritage benefits, constituting public benefits, which arise from the development, these are:

- Removal of intrusive modern extensions to the listed buildings, revealing their historic fabric and form;
- Improved legibility of the historic farmstead layout;
- Repair and long-term maintenance secured through viable reuse; and
- A more coherent and sympathetic landscape setting, replacing hardstanding with green space.

Additionally, in planning terms the delivery of 71 new homes to meet identified needs in the borough is further considered to constitute a public benefit which would outweigh the low level of heritage harm identified.

In townscape terms, the assessment concludes that the proposed development will not give rise to harmful townscape effects. The scale and arrangement of new buildings are consistent with the evolving character of the area and reflective of the established urban hierarchy around the station. It is wholly appropriate for the site to contain buildings of medium scale as reflected in the prevailing townscape. The assessed views of the proposed development demonstrate that the scheme will sit comfortably within the existing townscape.

6. Housing Provision & Mix

The revised housing mix is considered to represent a betterment from the previous scheme. There are no longer any studio units within the scheme and a lower overall provision of 1-bed dwellings proposed, with a higher proportion of 2-bedroom units and a retention of over 20% of units family-sized 3+-bed homes.

This means the revised housing provision fully accords with Policy DMH 2, which requires different sized housing units to reflect the Council's latest information on housing need.

Additionally, all dwellings meet or exceed the minimum space standards for dwellings as set out in the London Plan. All dwellings are also provided with some form of private amenity space, for the flats this is in the form of balconies or terraces and for the dwellings this is in the form of private gardens. The provision does not comply with Local Plan DMHB 18 but fully complies with the London Plan requirements. This is considered more appropriate for the sustainable urban context of the site and the need to maximise efficient use of previously developed land without compromising on design quality of the flat blocks.

7. Planning Balance Exercise

The table below sets out a summary of the matters weighing positively and negatively in the presumption in favour of sustainable development for the site to enable the overall planning balance to be considered.

Scheme Elements	Weighting in Planning Balance
Re-use of a redundant 0.96ha previously developed site.	Substantial positive weight
Provision of 71 new dwellings in a mix of unit types and sizes to meet local housing needs.	Substantial positive weight.
20% of dwellings (15no.) as 3+-bedroom to meet specific deficit identified in the LPA's SHMA for family-sized housing.	Substantial positive weight
Making effective use of an urban brownfield site in a highly sustainable location to provide a higher density of development.	Substantial positive weight
Securing the optimum viable use of on-site heritage assets to ensure their long-term maintenance and perseverance.	Substantial positive weight
Removal of intrusive modern extensions to the listed buildings, revealing their historic fabric and form.	Significant positive weight
Providing an activated frontage onto the adjacent PROW to increase the safety and usability of this pedestrian link and general enhancement to permeability of the area through new routes within the site.	Moderate positive weight
Policy compliant provision of M4(3) accessible homes with dedicated disabled parking.	Moderate positive benefit
Economic and employment benefits during construction.	Moderate positive weight
Urban Greening Factor of 0.60 achieved in exceedance of policy requirements.	Moderate positive weight
10% gain in BNG to be achieved off-site with a marginal (6.71%) loss on-site of habitat but significant (49.5%) gain in hedgerow provision.	Neutral weight
Low level less than substantial harm to the setting of the listed building from the introduction of additional massing on the site.	Significant negative weight
Lack of on-site affordable housing provision due to scheme viability issues.	Moderate negative weight
Under provision of private amenity space in conflict with policy DMHB 18.	Moderate negative weight
Lack of provision of on-site formal, equipped children's play given this can be off-site via financial contribution.	Moderate negative weight

It is considered that under the presumption in favour of sustainable development, the benefits of the proposed redevelopment of this urban brownfield site to meet an identified need significantly and demonstrably outweigh the policy conflicts and that, on balance, planning permission should be granted.

8. Viability

Following a short closure between October 2023 and April 2024 when the Barn Hotel closed to the general public, the hotel has been leased to a provider of nightly accommodation rentals for those requiring emergency accommodation. This lease was renewed on 9 June 2026 for a further two year period.

Previous references in application material to the prospect of the hotel use re-opening on the site being unfeasible related specifically to the maintenance and improvements required to the listed buildings to allow the site to operate as a traditional hotel utilised by the general public for leisure purposes. The hotel has been leased since April 2024 as Class C1 accommodation for nightly rentals. This use generates an annual rental value of £750,000 and whilst intended to be a short-term 'meanwhile' use, could in planning terms continued unfettered for the foreseeable future providing an ongoing value for the site. This would not, however, secure the redevelopment of the site including the investment and refurbishment of the listed buildings to enable their long-term preservation and appreciation.

The site has been subject to an assessment of Existing Use Value by another independent valuer, Newmark, in August 2026 to provide a current EUV based on the interim use and market value. This valuation has determined an EUV for the site of £3.8m. This is a marginal increase on the EUV used by Savills in their 31 March 2026 FVA, which was £3.52m. This means that the conclusions of the March FVA remain valid and reinforces the position that it would not be viable for the development to provide any affordable housing or make a contribution in lieu.

The Applicant has now provided two independent valuations for the site which sit between £3.52m and £3.8m which is considered to reinforce the submitted FVA. Conversely, no alternative evidence has been provided by the LPA's valuer to justify the notional EUV outlined in their June 2029 report.

A copy of the Newmark Report dated 7 August 2026 is enclosed.

9. Conclusion

The revised scheme proposals follow the culmination of the 12-months of design discussions with the LPA and have been prepared to respond to all previous design and technical feedback on this site. The result is a proposed scheme which will enhance the character and quality of the area and provide 71 much needed homes in a highly sustainable location constituting a significant public benefit.

As it has been demonstrated that the site cannot viably provide affordable housing, there is no conflict with relevant policy in this regard. Therefore, there is no harm

arising from the proposed scheme which would significantly and demonstrably outweigh the substantial planning benefits of the development and planning permission and listed building consent should be granted for the proposals.

Yours sincerely,



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