

Our Ref: 23064/PSA
LPA Ref: 7969/APP/2024/2451 / 7969/APP/2024/2452

2 April 2026

Mr C Brady
Area Team Leader
Planning and Sustainable Growth
Place Directorate
Civic Centre
Hillingdon Council

Via Email only: CBrady@Hillingdon.gov.uk

Dear Sir/Madam

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

On behalf of the Applicant, Chase New Homes, we enclose revised application proposals in respect of full planning application 7969/APP/2024/2451 and listed building consent application 7969/APP/2024/2452.

This submission follows mid-application PPA discussions with London Borough of Hillingdon over the last 12 months to inform a revised design and layout for the proposed scheme.

This Planning Statement Addendum sets out a summary of the proposed scheme amendments and is set out as follows:

1. Updated Application Documentation
2. Revised Scheme Proposals
3. PPA Re-Design Process
4. Heritage and Design Matters
5. Housing Provision & Mix
6. Planning Balance Exercise
7. Conclusion

2. Updated Application Documentation

A full schedule of all updated application documentation (and unaffected documents) is outlined at Annex 1 of this Statement.

Where relevant, the table of amended documentation sets out a summary of the revised document and its compliance with planning policy.



**Barker Parry Town
Planning Ltd**

33 Bancroft, Hitchin,
Herts SG5 1LA

T: 01462 420 224

E: office@barkerparry.co.uk

W: www.barkerparry.co.uk

Steven Barker

Director
MA (Cantab) MA

Liz Fitzgerald

Managing Director
BA (Hons) Dip TP MRTPI

Registered

England & Wales No. 5314018.
Registered Office same as
office address



3. Revised Scheme Proposals (Update of Section 6.0 of Planning Statement)

The description of development remains as:

"Partial demolition of 1no. Grade II Listed Building and conversion of listed buildings to provide 3no. dwellings. Demolition and redevelopment of the remainder of the site for residential use with associated infrastructure and landscaping."

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
 - 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.

3. 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.

Meeting 1 was held on 25 March 2025, feedback included:

- Overall quality of design needs to be enhanced with a better sense of place.
- Wanting to see visible/direct lines of travel through the site.
- Block A (Gate houses) should have a more traditional form to reflect their closer relationship to West End Road.
- Block B to consider a simpler shape and form.
- Block D/E - Need to ensure internal layout of listed buildings was appropriate.
- Block K (Railway block) should reduce its footprint rather than height. LPA preferred single block form to split block option presented. Asked to reconsider ground floor bedrooms close to access routes.
- Block H (facing Eversley Crescent) it was agreed there were no overlooking issues towards existing dwellings on Eversley Crescent from this 2-storey form, LPA suggested use of terraces.

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. This led to the following feedback in June 2025:

- It was recognised that the site is subject to heavy constraints and the LPA were amenable to reviewing options that may enable the Applicant to bring forward a well-designed residential development.
-

- If principal vehicular access was to be created from Garden Close (with a view to optimising the layout of development across the site), details would be required to demonstrate that the proposed development and layout would be the most appropriate solution in design/layout terms.
- Advised to revise the site layout to show built form with more of a dwellinghouse typology (arranged in small terraces etc) with some clear design references for the terraces and the northern flatted residential block across the proposed development.

PPA Meeting 2 was held on 27 August 2025, feedback included:

- Officers were pleased with the significant progress and felt the scheme was moving in the right direction.
- There is no in-principle objection to main access being from Garden Close.
- Block A (semis) location was acceptable, but its design should be more dynamic and align with Blocks B and C.
- Blocks B forward-projecting gable was considered "too special."
- Blocks C crown roof feature was considered too heavy.
- It was suggested to move Block B and C closer together.
- Block E / D were acceptable in principle subject to design refinement.
- Block K massing accepted, except extent of 3-storey massing on Block K nearest Eversley Crescent needs reconsidering.

PPA Meeting 3 was held on 1 December 2025, feedback included:

- Parking between Block K and H should be relocated to the Garden Close entrance and Block H moved closer to Block K as a single terrace.
- Undercroft opening on Block K should be reconsidered alongside the entrances to the block to limit non-active frontages.
- Blocks D & E should have a simpler relationship with the listed buildings.
- Reiterated reconsidering Block K relationship with 45 Eversley Crescent to 2-storeys.
- Separate meeting on-site to discuss listed buildings can be resourced.

Further design re-refinement occurred with additional email discussions with the LPA and a site visit. All of the above has informed the final revised scheme layout and design for the site.

4. 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.

5. 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.

6. 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.

7. 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. There is no harm arising from the proposed scheme which would significantly and demonstrably outweigh the substantial planning benefits of the development and therefore planning permission and listed building consent should be granted for the proposals.

Should you require any further information or wish to discuss the matter, please do not hesitate to contact me.

Yours sincerely,



Kenya Sharland MPlan (Hons) MRPTI

Associate

kenya@barkerparry.co.uk

Annex 1 - Schedule of Updated Application Documentation

Annex 1 - Schedule of Revised Application Documentation
Application 7969/APP/2024/2451
The Barn Hotel, West End Road, Ruislip, HA4 6JB.

Revised Document	Ref. / Date	Consultant	Summary of Document
Revised Application Plans	See Drawing Issue Sheet	Aros	Full set of revised application plans to supersede those from October 2024.
Schedule of Accommodation	6490 Rev F 30 03 2026		Outlines proposed housing mix of 26x 1-beds, 30x 2-beds, 14x 3-beds and 1x 4-bed dwellings with 71 dwellings in total including 3 from listed building conversions.
Design and Access Statement			Outlines the revised design evolution and rationale.
Refuse Management & Servicing Plan	(20) 110 P01		Shows resident routes to refuse stores and tracking for refuse vehicle collections.
Planning Statement Addendum	23064/PSA 1 April 2026	Barker Parry Town Planning	Outlines revised scheme and overall planning balance.
CIL Form	1 April 2026		Updates previous version with new proposed floorspace figure.
Air Quality Assessment	RP02-22530-R4	Cass Allen	The development will comply with GLA AQN criteria, without the requirement for an offsetting payment. The development is expected to also be AQP.
Noise Impact Assessment	RP01-22530-R7 3 March 2026		The site is suitable for the development in terms of noise levels and that planning permission should be granted with respect to noise.
Heritage & Townscape Visual Impact Assessment	March 2026		The proposal is of a high quality design which responds to the sites heritage context and complies with Policy HE1. The scheme demonstrates respect for the local townscape and its distinctive character in compliance with Policy BE1. Confirms compliance with the NPPF and the Listed Buildings and Conservation Areas Act 1990.
Pre & Post Development Report for Calculation of Biodiversity Net Gain	B22138 March 2026	The Landscape Partnership	The development will achieve a net loss of -6.71% for Habitat Units, and a net gain of 49.51% for Hedgerow Units. The trading rules for habitats have not been met but are met for hedgerows. Off-site credits of 0.64 Habitat Units will be purchased to achieve the required 10% net gain in Habitats and meet trading rules.
Statutory Biodiversity Net Gain Metric	31 March 2026		
Ecological Impact Assessment	25 March 2026		Confirms no further surveys are necessary and, with the proposed mitigation and enhancement measures, the development would give rise to a minor beneficial impact.
Landscape Proposals	B22138-101K 24.03.2026		Outlines site-wide landscaping details for the scheme.
Urban Greening Factor	B22138-03		Development achieves UGF of 0.60, exceeding London Plan Policy G5 standard of 0.4.
Daylight & Sunlight Report	31 March 2026	Anstey Horne	Confirms that the layout of the proposed development follows the BRE guidelines and will not significantly reduce sunlight or daylight to existing surrounding properties.
Light Within Report	31 March 2026		The scheme follows practical application of the BRE guidelines and will provide good daylight and sunlight conditions across the Proposed Development.

Annex 1 - Schedule of Revised Application Documentation
Application 7969/APP/2024/2451
The Barn Hotel, West End Road, Ruislip, HA4 6JB.

Dynamic Overheating Report	March 2026	Hodkinson	Prepared in accordance with the London Plan cooling hierarchy and demonstrates that all new build dwellings will comply with Approved Document O of the Building Regulations. Demonstrates all units pass compliance with TM59.
Energy Statement	March 2026		Outlines a strategy formulated by the London Plan Energy Hierarchy: <i>Be Lean, Be Clean</i> and <i>Be Green</i> and confirms that the development will achieve a 68% improvement on carbon dioxide emissions over the baseline scenario, exceeding the target of 35%..
Sustainability Statement	March 2026		Confirms that the development is sustainable via the design and construction methods, energy and water saving measures, sustainable transport methods, waste reduction techniques and measures to enhance the ecological value of the site.
Flood Risk Assessment & Drainage Strategy Report	IDL/1143/DA/003 26 March 2026	Infrastructure Design Ltd (IDL)	Confirms there will be no increase in flood risk either on-site or offsite, SuDs hierarchy has been followed and sets out a Drainage Management and Maintenance Regime. Confirms compliance with Policy and NPPF.
Updated Financial Viability Assessment	31 March 2026	Savills	Outlines that the scheme is expected to achieve a Gross Development Value of only 3.03% and will therefore not be viable to provide affordable housing.
Fire Safety Strategy & D12 Fire Statement	FE1523 Rev 4 16 February 2026	Solas Realta	Confirms that scheme will comply with London Plan Policy D12.
Outline Structural Methodology Report	AM/23530~srep_R ev1 March 2026	The Morton Partnership	Outlines the repairs and stabilisation works necessary for the adaptive re-use of three grade ii listed buildings
Healthy Streets Transport Statement	1000.0025/HSTS/7 March 2026	Paul Basham Associates	Demonstrates that the proposed development will not have a severe impact on the operation of the highway network and that safe and suitable access is achievable.
Framework Travel Plan	1000.0025/TP/8 March 2026		Outlines targets and measures for maximising sustainable travel by future residents.
Tree Survey & Impact Assessment	Rev B 30 March 26	Keen	The proposals seek to retain existing trees and integrate new trees in accordance with the requirement of local and national planning policy.
Tree Protection Plan	2091-KC-XX-YTREE -TPP01RevC		Updated with new layout.
Tree Constraints Plan	TCP01RevA		Same as previously issued but re-issued with updated AIA & TPP.
Desk Based Archaeological Assessment	November 2024	Iceni	No change from previous issue.
Utilities Statement	October 2024	Chase NH	No change from original submission
Desk Study, Geotechnical and Geo-environmental Interpretive Report	January 2023	CGL	No change from original submission