
RE: Planning Consultation for 7969/APP/2024/2451

From Contaminated Land <contaminatedland@hillingdon.gov.uk>

Date Mon 18/05/2026 17:27

To Planning EConsult <planningeconsult@hillingdon.gov.uk>

Cc Christopher Brady <CBrady@Hillingdon.Gov.UK>; Dimitra Angelopoulou <DAngelopoulou@hillingdon.gov.uk>

Dear Christopher,

Thanks for contacting the Environmental Protection Team (Land Contamination) regarding the above planning application 7969/APP/2024/2451 for the partial demolition of the Grade II Listed Building and conversion of the Listed Buildings to accommodate 3 residential units and the replacement of the existing hotel buildings (C1 Use Class) with new building blocks and maisonettes that would range between two and four storeys in height to accommodate 69 residential units (a total of 72 residential dwellings within the development) together with the creation of new public realm 'Heritage Square', landscaping improvements, provision of car parking (including disabled parking bays), cycle parking, refuse stores and servicing arrangements with associated forms of development (Planning Application linked to LBC Reference 7969/APP/2024/2452). (AMENDED PLANS 24/04/26) and we would like to comment as follows.

Having consider the applicant submitted supportive information i.e. Desk Study, Geotechnical and Geoenvironmental Interpretative Report with reference CG/39435 prepared by CGL dated January 2023 taken note of sections 3 (Desk Study), 4 (Preliminary Risk Assessment), 5 (Fieldwork), 6 (Ground & Groundwater Conditions), 7 (Contamination Assessment) and 8 (Geoenvironmental Recommendations), **please be advise that we have no objection to the proposed development on land contamination but the following land contamination condition is recommend should the planning application be approved.**

Land Contamination Condition

(1) 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:

(i) 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 Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

We hope the above clarify our position on the submitted application.

Otherwise, feel free to contact us should you have any further query in respect of the application.

Regards,



Kenny Abere
Principal Environmental Health Officer
Environmental Protection Team
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge, UB8 1UW

From: PlanningEConsult@Hillingdon.Gov.UK <PlanningEConsult@Hillingdon.Gov.UK>
Sent: 11 May 2026 12:34
To: Contaminated Land <contaminatedland@hillingdon.gov.uk>
Subject: Planning Consultation for 7969/APP/2024/2451

MEMORANDUM

Development Management

FROM: *Development Management* **TO:** Contaminated Land
Planning Services Kehinde Abere - Principal Environmental
Health Officer Kehinde Abere - Principal
Environmental Health Officer

LOCATION: 3N/04 **CONTACT:** Christopher Brady
DATE: 11-05-2026 **REF:** 7969/APP/2024/2451

SUBJECT : CONSULTATION ON PLANNING APPLICATION

SITE: THE BARN HOTEL WEST END ROAD RUISLIP

PROPOSAL: The partial demolition of the Grade II Listed Building and conversion of the Listed Buildings to accommodate 3 residential units and the replacement of the existing hotel buildings (C1 Use Class) with new building blocks and maisonettes that would range between two and four storeys in height to accommodate 69 residential units (a total of 72 residential dwellings within the development) together with the creation of new public realm 'Heritage Square', landscaping improvements, provision of car parking (including disabled parking bays), cycle parking, refuse stores and servicing arrangements with associated forms of development (Planning Application linked to LBC Reference 7969/APP/2024/2452). (AMENDED PLANS 24/04/26)

Please would you let me have your comments on this matter within the next 10 working days by replying to this email.

(Instructions for replying - Click the reply button on the top of the tool bar, enter your comments and attach any associated documents you wish to submit and then click send, please do not change the subject line or e-mail address thank you)

Full details of the planning application, including plans, can be viewed on the council's website.

[Click here to view application](#)

Yours Faithfully,

London Borough of Hillingdon Planning Services