

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

Case Officer: **Dimitra Angelopoulou**

7969/APP/2024/2452

Date Application Valid:	02.10.2024	Statutory / Agreed Determination Deadline:	17.07.2026
Application Type:	Listed Building Consent	Ward:	Ruislip Manor

Applicant: **Chase New Homes Ltd**

Site Address: **The Barn Hotel, West End Road, Ruislip**

Proposal: **Listed Building Consent for the partial demolition of Grade II Listed Building and conversion of the two listed buildings from hotel (C1 Use Class) to accommodate three residential dwellings (C3 Use Class) (LBC linked to planning application reference 7969/APP/2024/2451 for the redevelopment of the remainder of the site). (Amended plans 24/04/26)**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 8 of the Planning Scheme of Delegation (associated Planning Application being reported to Committee)**



Summary of Recommendation:

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

1 Executive Summary

- 1.1 The application site comprises the former 'Barn Hotel' (now closed). Within the centre of the site are Grade II Listed Buildings consisting of Sherley's Farmhouse, the Leaning Barn and the Oak Room. The proposal seeks to partially demolish and convert these Grade II Listed Buildings to form 3no. residential dwellings.
- 1.2 The proposal involves the removal of some of the latter additions / extensions to the listed buildings, which would be beneficial to the preservation of the heritage assets, by helping to better reveal their significance, historic fabric and form.
- 1.3 The proposals for the Barns include the erection of a new single storey extension to the north. Regarding Farmhouse only minor alterations are proposed. The Council's Conservation Officer raise no objection to these, subject to detailed conditions which are recommended accordingly as set out in Appendix 1 of the report.
- 1.4 Historic England is supportive of the proposal and noted that the removal of existing unsympathetic extensions and their sensitive conversion would have a clear positive effect. In particular, Historic England recommended the approval of the proposal as the application presents a good solution for the site from a heritage perspective and any harm to significance would be limited and could be balanced favourably by the wider heritage benefits that the proposals could deliver.
- 1.5 In accordance with Policy HE6 of the NPPF (2026), where harm to the significance of a designated heritage asset is identified, that harm must be weighed against the public benefits of the proposal. In this case, these benefits relate to the long-term retention and repair of the listed buildings through a viable reuse for residential and removal of the latter intrusive modern extensions/additions for the preservation of the heritage assets. It is therefore considered that the public benefits associated with the Listed Building Consent application would outweigh the less than substantial harm arising from it.
- 1.7 Subject to the planning conditions, the proposed development is considered, on balance, acceptable with respect to heritage. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. For the reasons outlined above and within the

Hillingdon Planning Committee – 15th September 2026

PART 1 – Members, Public & Press

main body of the report, the application is considered to broadly comply with the Development Plan. Where there are minor conflicts with the Development Plan, there considered to be sufficient mitigating factors and benefits which outweigh such conflicts. Accordingly, the application is recommended for approval, subject to securing the planning conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The application site, as outlined in red in Figure 1 below, measures 0.96 hectares in area and comprises the former 'Barn Hotel' (now closed) with several buildings. It is situated to the south of Ruislip station, where a public footpath to the north offers connection via stairs, and to the east of West End Road. Within the centre of the site are Grade II Listed Buildings consisting of Sherley's Farmhouse, the Leaning Barn and the Oak Room.

Figure 1: Aerial Site Location Plan (application site edged red)



- 2.2 The northern part of the site adjacent to the Metropolitan Underground line is occupied by two buildings that are arranged in long blocks ("I" and "T" blocks). These provided the main accommodation for the hotel. The listed farmhouse, shown in Figure 2 below, were also used for accommodation purposes. To the south of the farmhouse, are the listed barn and its outbuildings - Leaning Barn and Oak Room, shown in Figure 3 below with their recent extensions- that were used as dining and reception areas. The hotel accommodation comprised 73 bedrooms.

Figure 2: Photograph of the Sherley's Farmhouse (Grade II listed) (sourced from the Heritage, Townscape and Visual Impact Assessment)



Figure 3: Photograph of the Barn and outbuildings to south-east of Sherley's Farmhouse (Grade II listed) (sourced from the Heritage, Townscape and Visual Impact Assessment)



- 2.3 The site lies within the Ruislip Town Centre Air Quality Focus Area. It has a Public Transport Access Level (PTAL) of 4, on a scale of 0 to 6b where 6b is the highest. Immediately to the south are 1-38 Gardens Close, part three and part four storey residential apartment blocks, and to the east are the rear gardens of the dwellings in Eversley Crescent. Immediately to the north is Ruislip Station

Hillingdon Planning Committee – 15th September 2026

PART 1 – Members, Public & Press

with associated footbridge and signal box of Grade II listed and further to the north-west is Ruislip Village Conservation Area. A four-storey flatted development is located at Sherleys Court on the west side of West End Road.

3 Proposal

- 3.1 The application seeks Listed Building consent for the partial demolition and conversion of existing Grade II Listed Buildings from hotel (C1 Use Class) to accommodate three residential dwellings (C3 Use Class). The proposed plans indicate that the later additions to the two Grade II Listed Buildings would be demolished and a new lightweight extension is proposed to the Leaning Barn and Oak Room. Further works are proposed internally and externally to facilitate the conversion of the buildings to three dwellinghouses. It is noted that this application is linked to a residential redevelopment planning application referenced 7969/APP/2024/2451 reported to the Planning Committee. Figure 4 below shows the proposed overall site plan and floor plan of the listed buildings in particular. Figures 5-8 below show the proposed elevations of the listed buildings.

Figure 4: Proposed landscaped overall site plan – Blocks F and G show the listed buildings edged in rectangle within the centre of the site (please note – larger version of plan can be found in the Committee Plan Pack)

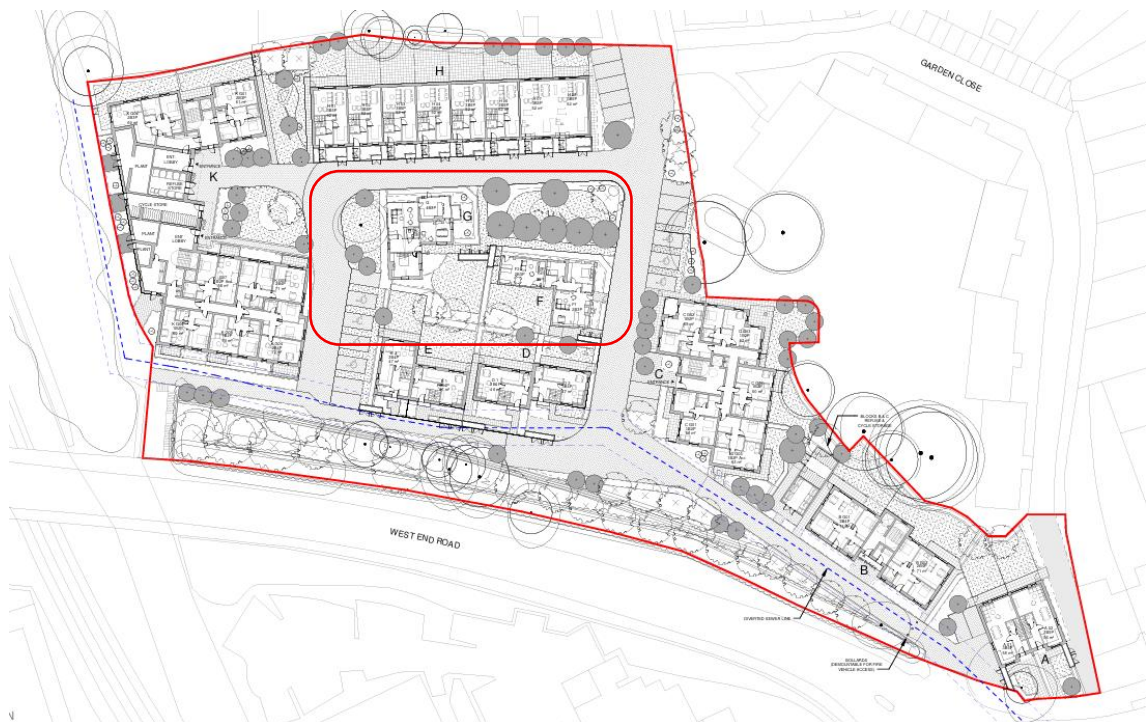


Figure 5: Proposed East and South Elevations of converted listed barn

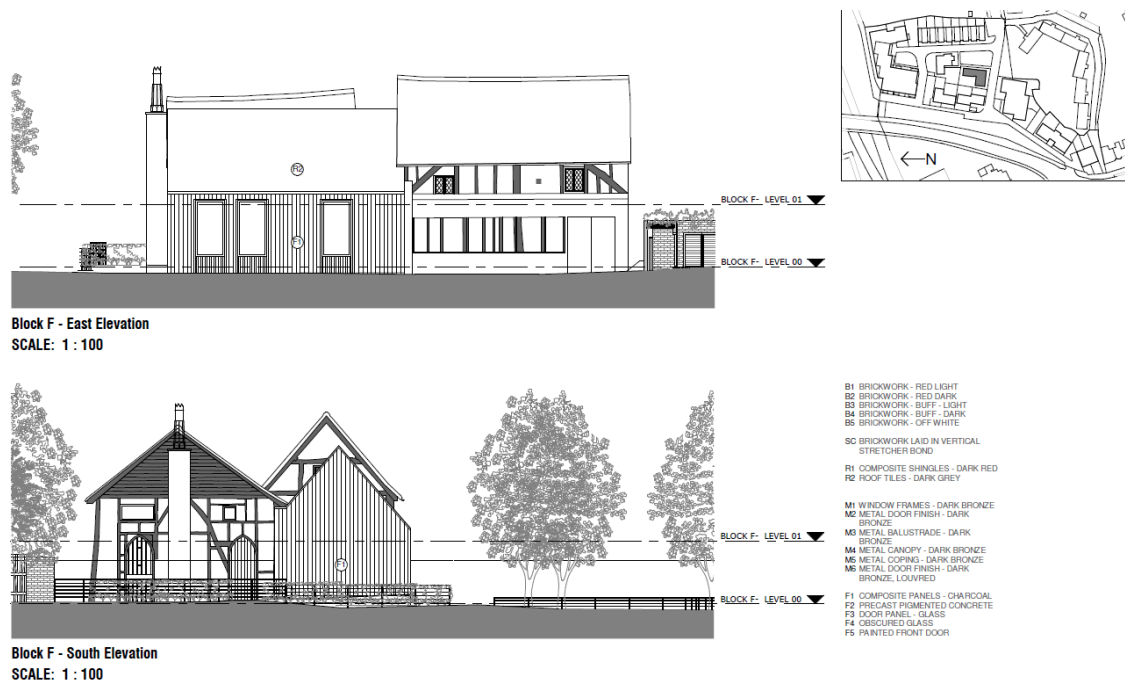


Figure 6: Proposed West and North Elevations of converted listed barn



Figure 7: Proposed South and East Elevations of converted Sherley's farmhouse

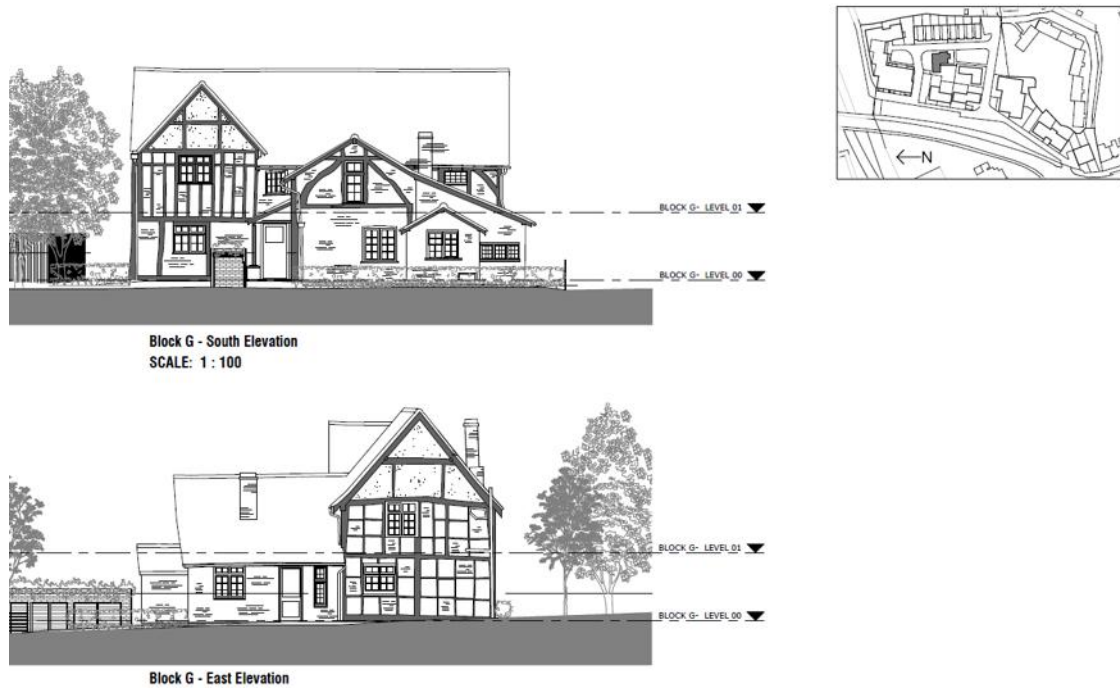


Figure 8: Proposed North and West Elevations of converted Sherley's farmhouse



- 3.2 During the course of the application, full amendments were agreed and submitted as part of a revised proposal for the whole redevelopment scheme as assessed under application ref: 7969/APP/2024/2451. Regarding the listed building consent application, the main changes compared to the originally submitted scheme relate to the internal layout.

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 Of note is the associated Planning application referenced 7969/APP/2024/2451 which relates to the current application and is also reported to the Planning Committee. The description is as follows:

'FORMAL DESCRIPTION

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 (hotel - C1 Use Class) for residential use (Class C3) with associated access, infrastructure and landscaping. (Amended plans and description of development change 24/04/26)

DETAILED DESCRIPTION

The partial demolition of 1no. 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 (Planning Application linked to LBC Reference 7969/APP/2024/2452). (Amended plans and description of development change 24/04/26)'

- 4.3 Of particular relevance is a listed building application referenced 7969/APP/2023/1833 which was consented on 2 October 2023 for the following similar development:

'Listed Building Application for the partial demolition and conversion of existing Grade II Listed Buildings for residential use with associated landscaping and parking'.

- 4.4 However, this 2023 Listed Building Consent was associated with the Full Planning Application referenced 7969/APP/2023/1473 for:

‘Redevelopment of the site for residential use involving the partial demolition of the existing Grade II Listed Building and conversion to 2 new residential units, demolition of surrounding buildings and erection of 2 new residential blocks with associated amenity space, landscaping and parking.’

This application was for 96 residential units across 2 six storey blocks, 7 terraced properties and the converted listed buildings, and was refused on 15 September 2023 for 11 reasons. These related to overdevelopment of the site, visually dominant development, which would result in harm to visual amenity of the area and setting of the listed buildings, lack of sufficient family units, lack of cycling to specific London design standards, lack of a legal agreement with the relevant planning obligations, and that the proposal failed to demonstrate that it would have adequate overheating mitigation, would provide adequate levels of daylight and sunlight amenity to neighbours, would incorporate appropriate sustainable drainage systems, protection of bats, provision of disabled units designed to accessible standards, and provision of adequate levels of amenity space to serve the future occupants.

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:

“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)

- 5.3 The GLA are consulting on a draft new London Plan between 16th July and 15th October 2026 with the intention of replacing the previous version of the existing London Plan. Following the consultation, the draft London Plan will be subject to

Hillingdon Planning Committee – 15th September 2026

PART 1 – Members, Public & Press

an independent Examination in Public before final adoption, expected in early 2028.

- 5.4 As the unresolved objections have not yet been submitted and published for decision-makers to review, limited weight can be afforded to the Draft London Plan (July 2026) at present.

6 Consultations and Representations

- 6.1 A total of 122 no. letters were sent to neighbouring properties, site notices were displayed and an advert was posted in the local paper. The original neighbour consultation process expired on 25th October 2024 and 11 objections were received from residents. The Ruislip Residents' Association (RRA), and the Ruislip, Northwood and Eastcote Local History Society also submitted letters of objection.
- 6.2 Following receipt of full amended drawings and reports in 2026, full re-advertisement was carried with all neighbouring properties previously notified, along with those who previously objected, whilst amended site notices were posted and the application was re-advertised in the local newspaper. The neighbour consultation process expired on 2nd June 2026 and 7 objections were received. The Ruislip Residents' Association (RRA), and the Ruislip, Northwood and Eastcote Local History Society also submitted letters of objection.
- 6.3 It should be noted that almost all the matters raised relate to the wider redevelopment of the site that is currently assessed under planning application referenced 7969/APP/2024/2451 reported to the Planning Committee, and these have been addressed at Table 1 of that Committee Report. The only matter relevant to the determination of the listed building consent application, namely the impact of the proposed physical works to the listed buildings, received in response to the public consultation is 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
First Consultation (October 2024) 11 objections received. Ruislip Residents' Association	Harm to the Grade II Listed Buildings via their demolition and rebuilding them. At least Historic England should be consulted and their conditions attached.	This matter is addressed in Paragraphs 7.1 to 7.19 of the report.

Hillingdon Planning Committee – 15th September 2026

PART 1 – Members, Public & Press

(RRA), and the Ruislip, Northwood and Eastcote Local History Society also submitted letters of objection. Second consultation (May 2026) 7 objections received. Ruislip Residents' Association (RRA), and the Ruislip, Northwood and Eastcote Local History Society also submitted letters of objection.		
---	--	--

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
External Consultation	
Historic England No objection – in particular they are supportive of the proposal, considering that the application presents a good solution for the site from a heritage perspective and recommend that the Council should approve this application as any harm to significance would be limited and could be balanced favourably by the wider heritage benefits that the proposals could deliver. They recommended securing the listed building works.	The Historic England comments are noted and taken into consideration as part of the planning assessment. Please note that the listed building works are secured via legal agreement associated with the application referenced 7969/APP/2024/2451 reported to the Planning Committee as per S106 Heads of Term (ii) for

	securing listed building works.
Conservation Officer No objection subject to conditions and a planning obligation is secured to ensure that the approved works are undertaken to the historic buildings and that they are restored so that the heritage benefits of the scheme are realised.	The Conservation Officer comments are noted and taken into consideration as part of the planning assessment. Please note that the listed building works are secured via legal agreement associated with the application referenced 7969/APP/2024/2451 reported to the Planning Committee as per S106 Heads of Term (ii) for securing listed building works. The conditions are recommended as set out in Appendix 1 of this report.

7 Planning Assessment

- 7.1 The planning issues to consider under this application for Listed Building Consent relate to the impact that the proposed works to convert the Grade II Listed Buildings would have on the historic fabric and significance of the heritage assets.
- 7.2 It should be noted that the submission includes a number of plans which are not relevant to the assessment of this application. A full planning application was submitted under reference 7969/APP/2024/2451, in tandem to this application, for the wider redevelopment of the site which is also reported to the Planning Committee, and a number of plans relevant to that application were included in this submission. However, an application for Listed Building Consent relates to the works undertaken to the heritage asset only. Matters such as the impact the wider development may have on the setting of the listed building have been assessed as part of the full planning application.
- 7.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty on the Local Planning Authority, requiring that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Hillingdon Planning Committee – 15th September 2026

PART 1 – Members, Public & Press

- 7.4 The NPPF (2026) states that when considering the impact of the proposal on the significance of a heritage asset, great weight should be given to the asset's conservation and the more important the asset, the greater the weight should be. London Plan Policy HC1 states that proposals affecting heritage assets, and their settings should conserve their significance, avoid harm, and identify enhancement opportunities.
- 7.5 Policy DMHB 1 of the Hillingdon Local Plan: Part 2 (2020) states that the Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where, among others, it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF.
- 7.6 The site accommodates the Grade II listed Sherley's Farmhouse, which dates back to the early 17th Century. The historic farmstead at the heart of the site is an important remnant of the medieval village of Ruislip prior to the arrival of the railway and subsequent Metro-land development in the early twentieth century. It is of a traditional timber-framed construction that is 2-storey in height with a single storey extension with catslide roof to its south-eastern side, and L-shaped in plan with irregular fenestration. The external framing has been painted black with the masonry infill painted white. The building is finished with an old, tiled roof. Internally, the building still retains much of its original timber framing and its bay configuration can still be clearly discerned along with other features of interest. The asset derives significance from its architectural and historic interest as a seventeenth-century farmhouse. This interest is limited, however, by the extensive evidence of alteration to the asset's historic fabric, layout and use.
- 7.7 There are two Grade II Listed barns to the southeast of the farmhouse which are believed to date back to the late 16th or early 17th Century. The 'Leaning' Barn formed of two-bays and constructed from traditional timber framing with queen strut roof truss has been restored. The other barn (the Oak Room) is also a traditional timber-framed construction and has had a later floor installed. The roofs are also finished in old clay tiles. The barns have been extended and joined extensively with later single-storey extensions of little or no architectural interest to provide facilities and function rooms for the running of the hotel. The asset derives significance from its architectural and historic interest as a pair of seventeenth-century farm buildings. This interest is severely limited, however, by the extensive alteration to the asset's historic fabric and layout, and, most notably, its near complete envelopment by unattractive and poor quality modern extensions.
- 7.8 The proposal seeks to partially demolish and convert the Grade II Listed Buildings to form 3no. residential dwellings. The change of use (in planning terms) of the buildings from hotel to residential is a matter for the associated planning application which is also reported to the Planning Committee. It is the physical alterations to the listed buildings that are for consideration in this Listed Building Consent application.

Hillingdon Planning Committee – 15th September 2026

PART 1 – Members, Public & Press

- 7.9 The proposal involves the removal of some of the later additions / extensions to the listed buildings. The removal of the extensions is considered to be acceptable in principle, as they are of little architectural significance and detract from the earlier phases of development. It is recognised that the removal of the later additions has the potential to better reveal the historic significance of the buildings and would be considered as a heritage benefit.
- 7.10 The proposals for the Barns include the erection of a new single storey extension to the north. The Council's Conservation Officer is satisfied that this is acceptable and welcome the retention of the fireplace and 'gothic' style detailing with the coloured windows and screens passage style doors. However, they are concerned about exposing the timber framing to weathering externally given that it has been protected from the last 70 years due to various extensions. They are also concerned about alterations required to internally insulate the building as this would conceal the significance to be understood and the barn / later club history reflected in the internally exposed timber framing. Concerns are also raised about the viability of the conversion.
- 7.11 To this end, they recommend repairs and reinstating missing framed elements to help with structural integrity. They also recommend that once the building is supported with a structural scaffold as per the engineering report and the brick infill panels removed, works should halt and a meeting take place on site with officers to agree the relevant timber replacements/ repairs. They also recommend to condition wall and roof insulation details, joinery details, external and internal materials and finishes. Conditions 4 and 6 are therefore recommended accordingly to secure these matters.
- 7.12 Regarding Farmhouse only minor alterations are proposed. The Council's Conservation Officer raise no objection to these, subject to conditions for securing that opening up works be undertaken by hand, for halting works should hidden historic features are revealed, a plan showing full timber framing repair works, window and joinery details, and internal and external materials and finishes. Conditions 4 and 5 are therefore recommended accordingly to secure these matters.
- 7.13 Historic England is supportive of the proposal and noted that the removal of existing unsympathetic extensions and their sensitive conversion would have a clear positive effect. In particular, Historic England recommended the approval of the proposal as the application presents a good solution for the site from a heritage perspective, and any harm to significance would be limited and could be balanced favourably by the wider heritage benefits that the proposals could deliver.
- 7.14 It is noted that both Historic England and the Council's Conservation Officer requested that a planning obligation is secured to ensure that the approved works are undertaken to the historic buildings and that they are restored so that the heritage benefits of the scheme are realised. Please note that the listed building works are secured via legal agreement associated with the application

Hillingdon Planning Committee – 15th September 2026

PART 1 – Members, Public & Press

referenced 7969/APP/2024/2451 reported to the Planning Committee as per S106 Heads of Term (ii) for securing listed building works.

- 7.15 In respect of the listed building consent application, it is acknowledged that the works proposed to facilitate the conversion of the buildings would result in some harm to the fabric of the listed buildings, however, subject to the recommended conditions, it is considered that the degree of harm to the buildings would be satisfactorily minimised. It is concluded that the level of harm which would be caused to the heritage assets would be less than substantial having regard to the NPPF (2026).
- 7.16 In accordance with Policy HE6 of the NPPF (2026), where harm to the significance of a designated heritage asset is identified, that harm must be weighed against the public benefits of the proposal.
- 7.17 In terms of public benefits, the proposal would support the long-term retention and repair of the listed buildings through a viable reuse for residential. In addition, the removal of the later intrusive modern extensions/additions would be beneficial to the preservation of the heritage assets, by helping to better reveal their significance, historic fabric and form. It is therefore considered that the public benefits associated with the Listed Building Consent application would outweigh the less than substantial harm arising from it.
- 7.19 Overall, having regard to the above, it is concluded that the proposed works accord with Policy DMHB 1 of the Hillingdon Local Plan: Part 2 (2020), Policy HC1 of the London Plan (2021) and chapter 16 of the NPPF (2024).

9 Conclusion / Planning Balance

- 9.1 The application site comprises the former 'Barn Hotel' (now closed). Within the centre of the site are Grade II Listed Buildings consisting of Sherley's Farmhouse, the Leaning Barn and the Oak Room. The proposal seeks to partially demolish and convert these Grade II Listed Buildings to form 3no. residential dwellings.
- 9.2 The proposal involves the removal of some of the later additions / extensions to the listed buildings, which would be beneficial to the preservation of the heritage assets, by helping to better reveal their significance, historic fabric and form.
- 9.3 The proposals for the Barns include the erection of a new single storey extension to the north. Regarding Farmhouse only minor alterations are proposed. The Council's Conservation Officer raise no objection to these, subject to detailed conditions which are recommended accordingly as set out in Appendix 1 of the report.
- 9.4 Historic England is supportive of the proposal and noted that the removal of existing unsympathetic extensions and their sensitive conversion would have a clear positive effect. In particular, Historic England recommended the approval of the proposal as the application presents a good solution for the site from a

Hillingdon Planning Committee – 15th September 2026

PART 1 – Members, Public & Press

heritage perspective and any harm to significance would be limited and could be balanced favourably by the wider heritage benefits that the proposals could deliver.

- 9.5 In accordance with Policy HE6 of the NPPF (2026), where harm to the significance of a designated heritage asset is identified, that harm must be weighed against the public benefits of the proposal. In this case, these benefits relate to the long-term retention and repair of the listed buildings through a viable reuse for residential and removal of the latter intrusive modern extensions/additions for the preservation of the heritage assets. It is therefore considered that the public benefits associated with the Listed Building Consent application would outweigh the less than substantial harm arising from it.
- 9.7 Subject to the planning conditions, the proposed development is considered, on balance, acceptable with respect to heritage. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. For the reasons outlined above and within the main body of the report, the application is considered to broadly comply with the Development Plan. Where there are minor conflicts with the Development Plan, there considered to be sufficient mitigating factors and benefits which outweigh such conflicts. Accordingly, the application is recommended for approval, subject to securing the planning conditions set out in Appendix 1.

10 Background Papers

- 10.1 Relevant published policies and documents considered 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: Conservation Officer
- 10.4 External consultee comments: Historic England