



Historic England

Mr Pedro Rizo
Hillingdon Council
Civic Centre
High Street
Uxbridge
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Direct Dial: 020 7973 3091

Our refs: L01583471; P01583464

28 May 2026

Dear Mr Rizo

**Arrangements for Handling Heritage Applications Direction 2021
& T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**THE BARN HOTEL WEST END ROAD RUISLIP
Application Nos 7969/APP/2024/2452 & 7969/APP/2024/2451**

Thank you for your letters of 11 May and regarding further information on the above applications for listed building consent and planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the applications.

Historic England Advice

These proposals concern the redevelopment the site to provide housing. We have not been involved the development of these amendments, which appear to be the result of extensive discussion with officers, so you will be best placed to understand the scheme in detail. We offer the following brief comments on the proposals as amended.

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. The existing farmhouse and barn are thought to date from the early sixteenth or early seventeenth century and are grade II listed for their special architectural and historic interest.

The impact of the proposals on their significance would be mixed. The removal of existing unsympathetic extensions and their sensitive conversion would have a clear positive effect. Whilst their setting is already compromised, the densification of development around them could make it more difficult to understand them as once rural buildings set in a spacious landscape.

However, we note that the revised design offers a considerable improvement on the scheme as originally submitted. The layout, scale and particularly the varied roofscape



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design would help to ensure that the listed buildings appear well integrated with the development as a whole, whilst creating a more sympathetic setting for them.

We commend this thoughtful response to context and the collaborative approach that has been taken. The ambitions of the National Planning Policy Framework's policies on well-designed places (Ch.12) and heritage (Ch.16) could be satisfied in our view. The success of the scheme will rely on high quality materials and detailing; you may also wish to consider requiring the retention of the scheme designers for its implementation.

Recommendation

Historic England recommends that your Council should approve this application unless it finds that other planning considerations indicate refusal. Any harm to significance would be limited and could be balanced favourably by the wider heritage benefits that the proposals could deliver. We therefore consider that the application presents a good solution for the site from a heritage perspective.

Your Authority should take these representations in account and determine the applications in accordance with national and local planning policy and in consultation with your specialist conservation advice. You should already have the necessary letter of authorisation to determine the listed building consent application as you see fit, sent in response to the original consultation.

This response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.

The full GLAAS consultation criteria are on our webpage at the following link:

<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

Yours sincerely

Alexander Bowring

Inspector of Historic Buildings and Areas

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