



PLANNING STATEMENT

SITE ADDRESS: Vine Lodge, High Street, Uxbridge, UB8 2AN

DATE: May 2025



Table of Contents

<u>EXECUTIVE SUMMARY</u>	<u>2</u>
<u>THE SITE</u>	<u>3</u>
<u>PLANNING HISTORY</u>	<u>4</u>
<u>PLANNING ASSESSMENT / CONSIDERATIONS</u>	<u>4</u>

Executive Summary

This statement has been prepared by Total Planning to support a lawful development application for change of use from office (Class E) to nursery (Class E).

A separate planning and listed building consent application has been submitted to regularise and secure consent for limited works relating to this change of use.

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. 'Change of use' can occur within the same Use Class or from one Use Class to another. A change of use within Class E does not require planning permission.

The proposed change of use from office to children's nursery is considered to not require planning permission as both fall within Class E. Therefore, it would be welcomed if the Council could issue a certificate of lawfulness to this effect.

The Site

The site is located on a prominent position at the roundabout junction of Cowley Road, the High Street, and Cowley Business Park, in Uxbridge. The site comprises a building ranging in date from late C16 to circa 1700 known as Old Vine Cottage, High Street. The building is Grade II Listed, but has many modern additions and has been used as an office (Class E) for several decades.

The building has a tiled roof and is mostly gabled with C17 chimneys. The front elevation has C18 brown brick and red brick dressings. Many of the windows are C19 or modern including a large ground floor canted bay and a 1st floor oriel under gable breaking eaves.

The interior has been considerably changed and modified but there are exposed timber with some with carpenter's marks, also a barrel vaulted brick cellar of circa 1700. Historic England's listing for the building describes the building as being very picturesque, although having a jumbled, appearance.

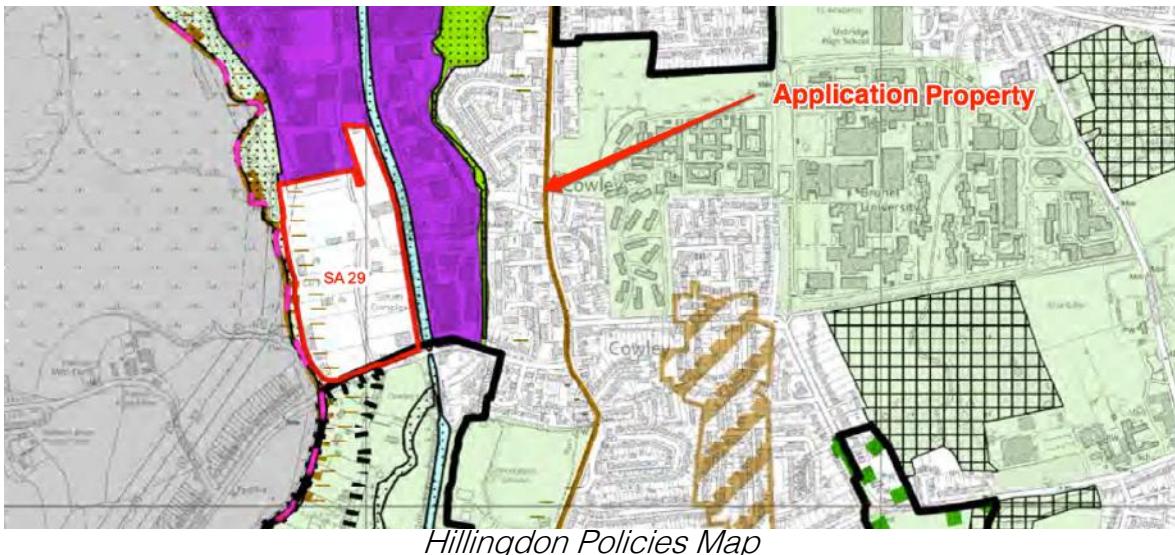


Aerial view of the property

To the rear of the building there is a car park that served the site and vehicular access from the entrance to Cowley Business Park.

To the West, there is Cowley Business Park which comprises predominately large detached commercial properties. To the North, there is large period detached properties and beyond that mostly interwar suburban housing. There is also a housing estate opposite Cowley Road which is late 20th Century and beyond that Brunel University. There is similar suburban housing to the south.

In terms of land use policy constraints, the site is not situated within any land use designations. It is situated to the East of a Strategic Industrial Location.



The site is also located in Flood Zone 1 which is an area at least risk of flooding. It has a PTAL rating of 1b/2 which indicates that there is a reasonable level of public transport accessibility.

Proposed Development

This application seeks a certificate of lawfulness for change of use from office (Class E) to nursery (Class E).

A separate planning and listed building consent application has been submitted to regularise and secure consent for limited works relating to this change of use.

Planning History

Despite the application property comprising a statutory listed building, the planning history for the property is not very extensive. The last planning application on the site relates to a proposal in 2004 (Application ref: 25494/APP/2004/1998) which sought consent for an extension to an existing car park to provide five additional car parking spaces. This was refused due to over provision of car parking and as it would have resulted in a significant loss of soft landscaping.

The lawful use of the site is as an office and it has been used as an office for several decades. It has been vacant lately.

Planning Assessment / Considerations

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. 'Change of use' can occur within the same Use Class or from one Use Class to another. A change of use within Class E does not require planning permission.

The lawful existing use of the site is as an office (Class E) and the proposed use of the building is as a Children's nursery (Class E). A change of use within Class E does not require planning permission. Class E encompasses a wide range of commercial, business, and services uses, allowing for flexibility in how a building is used without needing to apply for planning permission to switch between different uses within the class.

There is no Article 4 or conditions known on the building that would remove this right to change from an office to a nursery.

The building is statutorily listed, however, this is also not considered to trigger the need for planning permission.

However, a separate application has been submitted for associated works to enable this change of use.

The proposed change of use from office to children's nursery is considered to not require planning permission as both fall within Class E. Therefore, it would be welcomed if the Council could issue a certificate of lawfulness to this effect.