



Informal Planning Officer Note

King William IV Public House, Hampden Road, Speen

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Summary

The King William IV public house is currently on the market for sale. The building is a Grade II listed building dating from the 17th century and is subject to a number of planning policies that generally constrain new development. This informal advice note has been produced to give potential purchasers an indication of relevant policies and other constraints affecting the building. A successful purchaser is advised to seek detailed planning and heritage pre-application advice in relation to specific proposals for the site. Further details can be found on the council's website by clicking [this link](https://www.wycombe.gov.uk/pages/Planning-and-building-control/About-our-planning-service/Planning-and-building-control-services-and-fees.aspx#InitialAdvice), or typing in: <https://www.wycombe.gov.uk/pages/Planning-and-building-control/About-our-planning-service/Planning-and-building-control-services-and-fees.aspx#InitialAdvice>.

The Site

The King William IV public house is probably the oldest of the listed buildings in Speen with documentary evidence dating from 1668. The building is a two storey built structure with chequer work brick and a dentil band course at first floor level, and a tall, central chimney and plain tile clay roof. There are later alterations and additions in the single storey addition to the right and a lean-to at the rear.

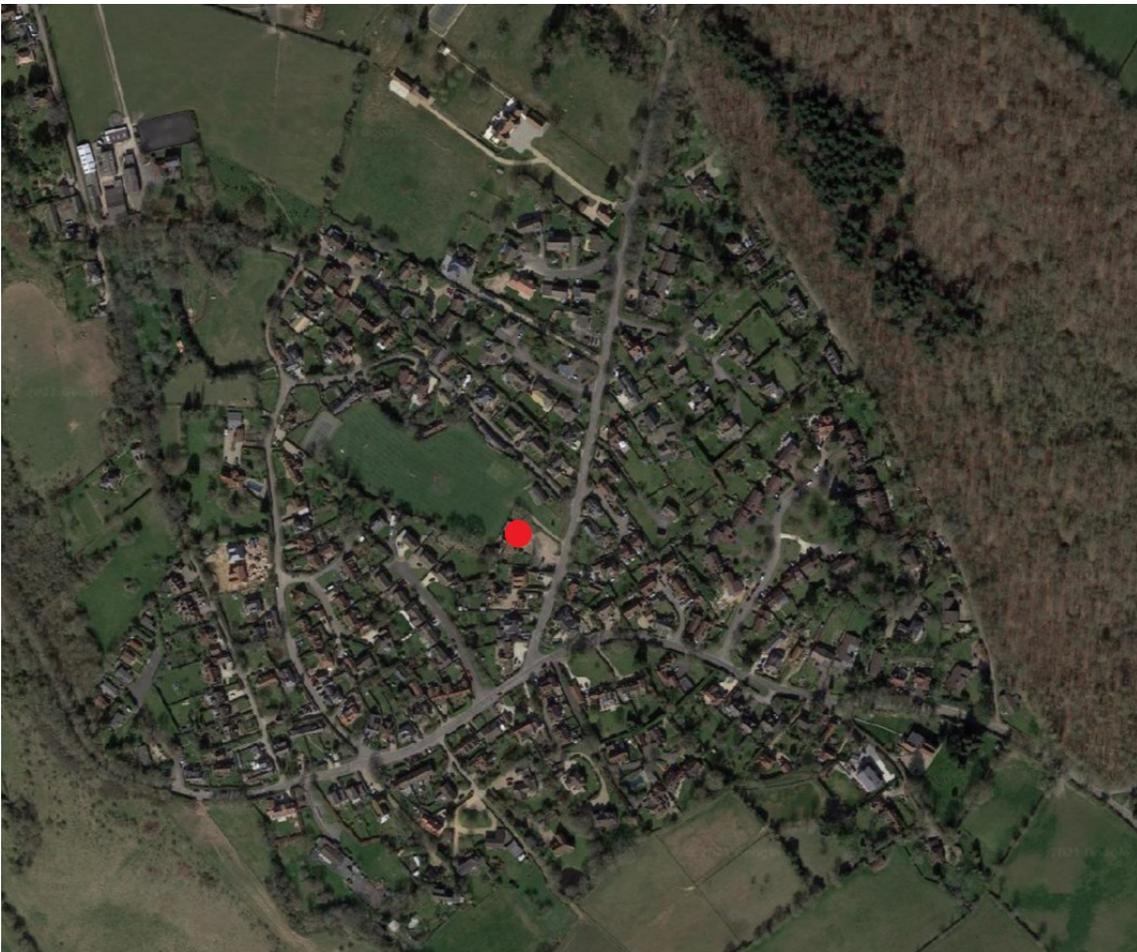


Figure 1: Location Plan (not to scale)

The building provides:

- Cellar (useable space) - 920 sq. ft.
- Ground Floor - Bar, restaurant, kitchen, stores & WCs - 1,173 sq. ft.
- First Floor - Residential - 3 rooms, utility, bathroom & WC
- Second Floor - 2 further rooms

The total useable area is approximately 2,475 sq. ft. The first and second floors are occupied by the current owner.

The pub is located on a large, level plot with informal car parking to the front and immediately to the rear is the Speen community hall and playing field. Although the building is set back from the road, it acts as an eye-catcher in views particularly when travelling south along Hampden Road towards the road junction.

Designations and Constraints

The King William IV (circled in red on the map below) is a listed building which means that it is a nationally important building of special architectural and historic interest. Situated opposite the public house is Rose Cottage and nearby to the south are Corner Cottage, Gable End and The Old Post Office, which are also all Grade II listed buildings (shown in yellow). The King William IV is located in the historic core of Speen conservation area (shown in pink) and makes a positive contribution to the area's character and appearance.

The building is also located within the Chilterns Area of Outstanding Natural Beauty and the Metropolitan Green Belt.

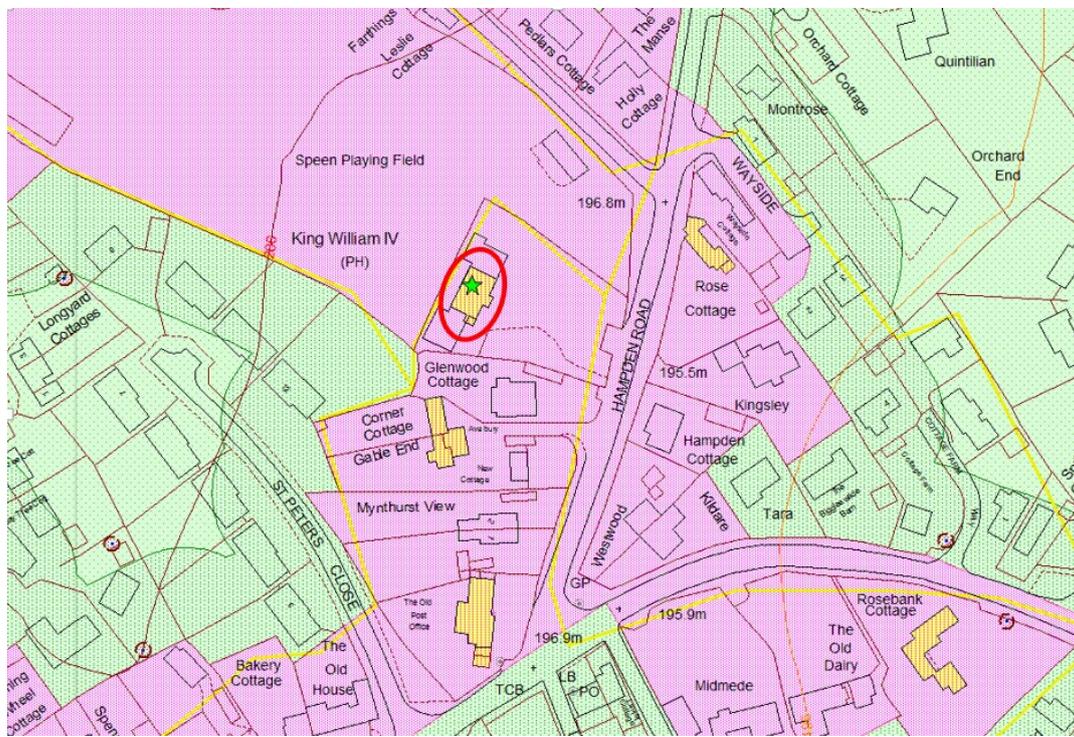


Figure 2 Designations and Constraints

Existing use

The King William IV is defined as sui generis within the Use Class. It is not currently operating as a public house having closed its doors to business in December 2015. In rural areas, pubs enhance the sustainability of communities and residential environments and the presumption is therefore that they should be retained. Wycombe Local Plan Policy DM29: Community Facilities sets out that before an alternative use can be made of this building an exhaustive needs assessment would need to be undertaken to demonstrate that the building is surplus to any community needs. In all cases the onus is on the developer to evidence that their removal will not reduce the community's ability to meet its day-to-day needs for social, recreational or cultural facilities or services. The Council will therefore normally resist the loss of community facilities and land.

The building is also registered as an "Asset of Community Value". The original expiry date of this registration was May 2020 but has been extended for a further 5 years. Once an application for ACV is successful, this gives certain rights to the community to bid for the asset, should it come forward for sale. The owner is however under no obligation to sell, nor to sell to the bidders using the ACV process. If a facility is an ACV it is a material consideration for the planning process.

The Council received Notice of intention to sell from the owner on 3 September 2020. This starts a 6 month period during which an asset can only be sold if it is to a community interest group. The building is the subject of local campaign to keep the building as a pub. An expression of interest in the pub was submitted by a local community group called 'Save the King William' on 6 October 2020.

The 6 month moratorium ends on 3 March 2021 after which time the owner can sell to whomever they choose.

Key principles

- The public house is classed as a community facility and the council will seek to retain this type of use. The National Planning Policy Framework (NPPF) also promotes the retention of such uses. Furthermore, bringing the building back into active use as a public house is encouraged because the use contributes to the special architectural and historic interest of the listed building and adds to the vitality of the conservation area. Conversely, applications for the change of use of the building are likely to be considered harmful to its special interest.
- The King William IV, surrounding listed buildings and the Speen Conservation Area are Designated Heritage Assets for the purposes of Paras 193-196 of the NPPF. Heritage assets are an irreplaceable resource and great weight is given in the planning process to the conservation of their significance and to the conservation of their surroundings.
- A partial photographic condition survey of the building was carried out by the owner and officers of the Local Planning Authority in December 2020, in order to check the condition of this designated heritage asset and provide a snap shot for assessing any possible future deterioration. The listed building is not currently considered to be 'At Risk' and the Heritage Team would be happy to discuss repairs and provide advice on specifications for works. Please see our website for further details of the advice services we offer.
- It is important that the building, together with those fixtures and fittings that contribute to its significance, is retained. Its location within the Conservation Area, the Chilterns AONB and Green Belt means there is very limited scope for infilling or new buildings on the site. There may be limited opportunity for partial redevelopment of some the later extensions; however, there should be no major increase in floor space, increase in the height of buildings or increase in the building

form. Physical sub-division of the site is likely to harm the building's setting and detract from the local character, and this would not be encouraged. Similarly, development that would intrude into views of the public house from public vantage points would not be supported.

- As the building is listed and situated in a conservation area and within the Chilterns AONB, any new work must be of the highest standard in terms of design and materials.
- Potential purchasers are therefore recommended to contact the planning team at an early stage to discuss any proposals.

Local policy framework

The relevant policy framework depends on the precise nature of any proposal but the principal policies are listed below:

Delivery and Site Allocations (2012)

- DM1 Presumption in favour of Sustainable Development
- DM5 Scattered business sites

Wycombe Local Plan (2019)

- CP8 - Protecting the Green Belt
- CP9 – Sense of place
- CP10 – Green Infrastructure and the natural environment
- CP11 - Historic Environment
- DM29 - Community Facilities
- DM30 -The Chilterns Area of Outstanding Natural Beauty
- DM31 -Development affecting the historic environment
- DM32 –Landscape character and settlement patterns
- DM33 - Managing carbon emissions: transport and energy generation
- DM34 -Delivering green infrastructure and biodiversity in development
- DM35 - Placemaking and design quality
- DM37 -Small scale non-residential development
- DM38 - Water quality and supply
- DM39 - Managing flood risk and sustainable drainage systems
- DM42 - Managing development in the Green Belt
- DM45 - Conversion of existing buildings in the Green Belt