

REBUTTAL STATEMENT

King William IV, Speen

Ref 25/05240/CLE

Prepared and submitted by:

Save the King William IV Group

(KWIV Speen Limited, Community Benefit Society No. 8499)

5th March 2025

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1 Introduction

This submission is made by the ‘Save the King William IV Group’ (KWIV Speen Limited, Community Benefit Society No. 8499) in response to an application for a Certificate of Lawful Established Use made on behalf of the owner of The King William IV public house (‘the Pub’) under reference 25/05240/CLE (‘the Application’). Mr. David Hill (‘the Applicant’) is the owner of the Pub.

Save the King William IV Group has been campaigning to both save and buy the Pub since December 2015 with the support of the community of Speen.

The Application purports to claim firstly, that the ground floor of the property has been in residential use since 31st March 2020, thereby suggesting that four years usage has been achieved, and secondly that the Sui Generis use as a public house has been abandoned, which might warrant a Certificate of Lawful Established Use. These claims are entirely rejected by the Save the King William IV Group the reasons outlined below.

Any documents referred to, are from public data sources and the evidence presented can be corroborated by witness statutory declarations. Documents and photographs reproduced are a true likeness of the originals. In particular, the submission relies heavily on evidence directly drawn from professional reports that were included with the owners planning application seeking change of use to residential C3 Use. (Ref. 23/07884/FUL).

This change of use application was firmly refused by Buckinghamshire Council on 12th July 2024 because the proposed change to residential use would be contrary to countless policies in both Local Plan and also the National Planning Policy Framework.

2 Background

The King William IV Pub closed for business on 24th December 2015 and the Save the King William IV Group was quickly established to try to secure the future of this important community asset, which is the last remaining public house within the village, where there are no alternative buildings or sites available for this use.

The property was marketed with a firm of general commercial agents (rather than licenced property specialists) in 2016 at a figure of £900,000 plus fixtures

and fittings and it was clear from the outset that this greatly inflated pricing was targeted at the residential market.

The Save the King William IV Group commissioned a Red Book valuation by licenced property specialists, Christies, in 2019 which valued the property in its current Sui Generis Use at £450,000 (being £600,000 less the cost of essential repairs of £150,000). A copy of this report is available if required.

Save the King William IV Group and the Applicant jointly instructed an independent chartered surveyor, Mr. Michael Hughes MRICS FAVLP FNAEA FNAEACOM FBII DipCPA of MJD Hughes Ltd to prepare an assessment of the Property and its potential to operate as a public house together with an estimate of the level of investment required to bring the Property up to a level where it can trade as an operational entity. The survey was conducted on 15th June 2021 and the report (the ‘MJD Hughes Report’) was published on 1st July 2021.

3 Implausibility

The Applicant’s planning consultant submitted a planning application on 17th November 2023 seeking change of use from the existing public house (Sui Generis Use) to a single dwelling house (Use Class C3).

The Application included numerous lengthy professional reports including a Design and Access Statement, a Heritage Impact Report and a Bat Emergence report. The cost of these services would have been considerable.

Clearly this calls into question why the Applicant, who has been advised by a planning consultant, would submit such a costly application if within 4 months (i.e. four years after 31st March 2020) he could secure a Certificate of Lawful Established Use.

4 Claims made in the Applicant’s Statutory Declaration

4.1 Marketing

The Applicant’s Statutory Declaration states in paragraph 5 that “*No offers were received ...*” This statement is not true because several offers were made by the Save the King William IV Group supported by pledges from over 80 members of the village community who were prepared to financially back the acquisition

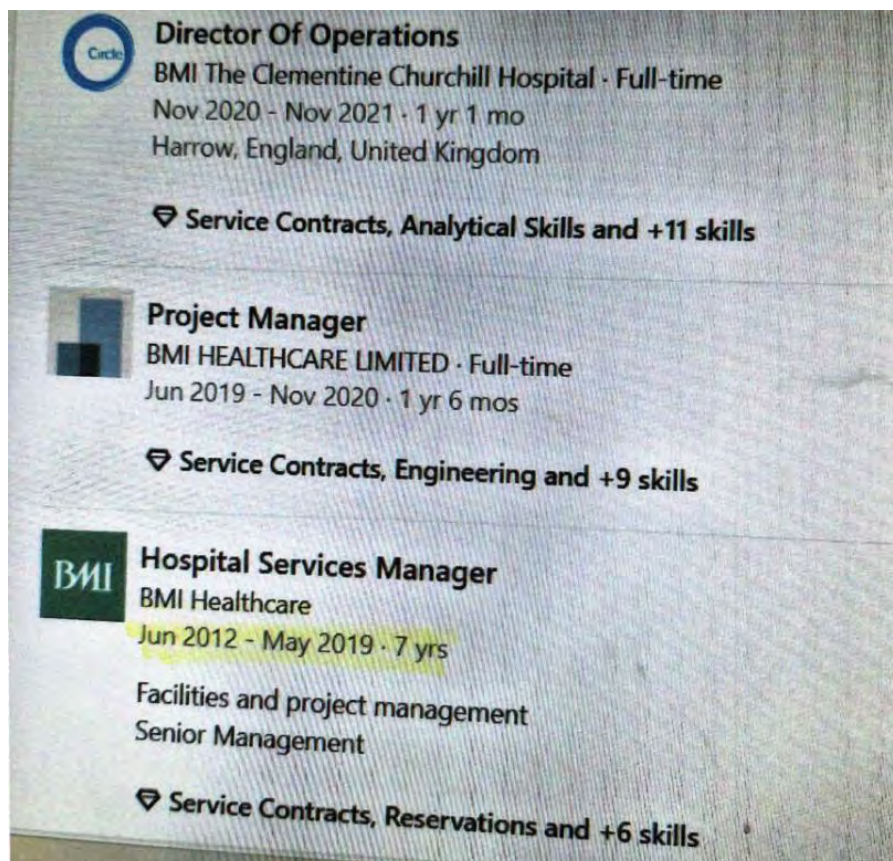
of the pub. The precise dates of the offers made by the Save the King William IV Group were 1st April 2018, 1st July 2018, 1st August 2018, and 20th December 2019. We believe additional offers were submitted by other parties, including Mr. Tim Holmes, representing a brewery group.

The statement in the final sentence that *“the only interest was in potential reuse as a dwelling house...”* is untrue. Indeed, in addition to interest from the village community we are aware that various breweries and licensees expressed interest in the property but were unable to progress a purchase due to the grossly inflated asking price.

4.2 Return to Employment

The Applicant’s Statutory Declaration (Paragraph 6) states that *“By late 2015 the pub needed to be shut down because it was not a viable business proposition, and this allowed me to return to full time employment”*.

However, this information is inaccurate. The Applicant moved to employment in the private health sector in June 2012. Records on LinkedIn for the Applicant, David Hill, now of Circle Health, show that he joined BMI as a Hospital Services Manager in June 2012. A screenshot of Mr. Hill’s LinkedIn profile taken on 20 February 2025 is shown below.



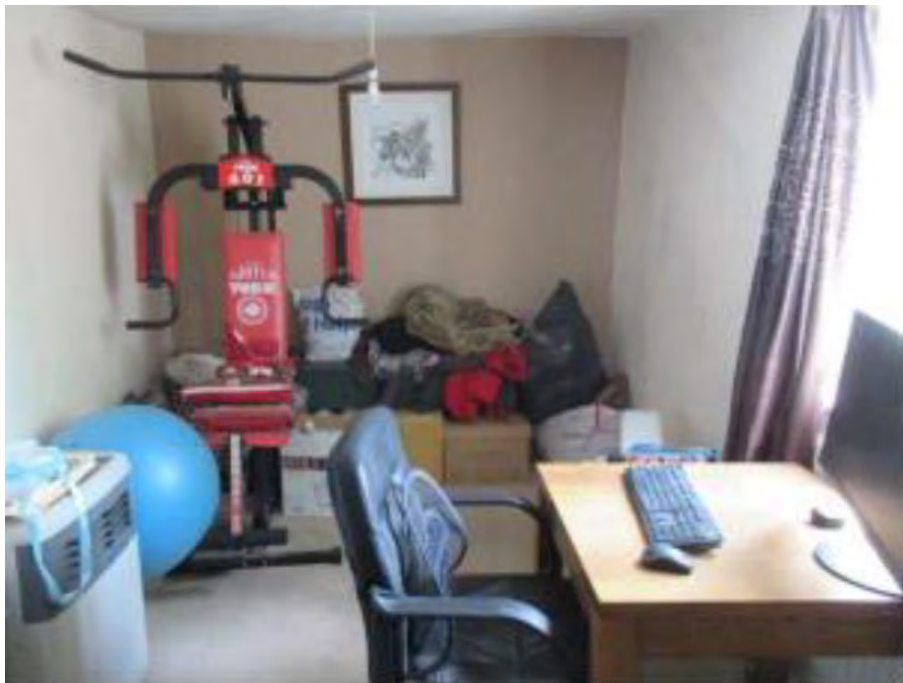
Two inexperienced teenagers were left to run the pub and turnover gradually declined over the period from 2012 to 2015. Figures previously provided by the Applicant's agent show that turnover in 2013/14 was less than half the turnover achieved in 2011/12. This, in itself, largely explains why the business had then failed by late 2015.

4.3 Working from Home

The Applicant's Statutory Declaration then states (paragraph 6) that his work role allowed a measure of home-working by 2019, "*which happened at the ground floor level.*" The claim is repeated in Paragraph 9.

This claim is unsupported by any of the evidence available. Page 5 of the MJD Hughes Report (which accompanies the Applicant's submission) clearly states that the office was at first floor level.

Indeed, the office set up in a first-floor room is apparent in the middle photograph on page 43 of the same report.



MJD Hughes Report (p.43) photo taken 15 June 2021

4.4 Full time usage of the Ground Floor

Paragraph 10 claims that the transition to using the ground floor was completed by 31st March 2020. It states that “*the first floor living room was repurposed as a bedroom*”. However, page 5 of the MJD Hughes Report states clearly that the first-floor accommodation, which he viewed in June 2021, included the living room. Again, the first floor living room use is apparent in the photographs on Page 43 of the report. (see bottom right photograph).



Private accommodation

MJD Hughes Report (p.43) photo taken 15 June 2021

Part of the explanation stated in Paragraph 9 of the Applicant’s Statutory Declaration is that their German Shepherd was aging in 2020 and suffering mobility issues. *“As such the stairs was too challenging and because our dog was always downstairs, we used the ground floor...”*

However, figure 22 on page 26 of the 2023 Heritage Impact Report by HCUK Ltd for the owner as part of the planning application for change of use (23/07884/FUL) shows the first floor sitting room still fully furnished and the German Shepherd lying on the floor over three years later, in November 2023.



Figure 22 (p.26) Heritage Impact Report November 2023

This evidence refutes the claim that the first floor sitting room was repurposed as a bedroom in 2020.

[Note: The Heritage Impact Report was part of the Applicant’s original planning application for Change of Use submitted on 11th November 2023 (23/07884/FUL). The Heritage Impact report was submitted under document reference 23_07884_FUL-HERITAGE_IMPACT_ASSESSMENT_FINAL-4308732 and it is included in this document in Appendix 4].

4.5 Dining Room, hot tub and gym

Paragraph 11 claims that the Applicant “*worked to install a hot tub at the parlour end of the former bar*” and “*the central bar was used as a dining room*” whilst Paragraph 12 suggests that the ground floor bar was redecorated in June 2021

Again, these claims are unsupported by the evidence. Photographs with the statement show a pool table in the bar area at this time. Photographs in the MJD Hughes Report on page 40 show the parlour area suffering severe damp with no evidence of redecoration.

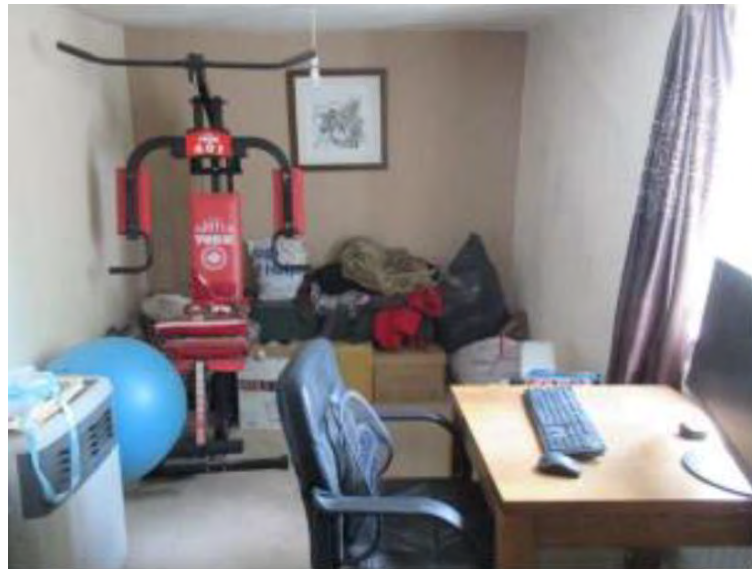


Ice Cream Parlour and family room

MJD Hughes Report (p.40) taken 15 June 2021

Paragraph 12 states “*the parlour section was used as a family gym*”.

However, photographs in the MJD Hughes Report show the heavy gym equipment located at first floor level in the middle photograph on page 43 in June 2021. The claim in paragraph 12 appears entirely false.



MJD Hughes Report (p.43) photo taken 15 June 2021

4.6 Daily use of the ground floor

Paragraph 13 of the Applicant’s Statutory Declaration states that from March 2020 “*the ground floor was used daily as our main living space for lounging, socialising and eating*”.

Photographs in the Heritage Impact Report on page 20 (figure 16) submitted as part of the Applicant’s Statutory Declaration show (only) the former restaurant area being used for residential purposes in images taken in November 2023 but this merely shows some lounge furniture in place perhaps for some occasional use. The very same report shows on page 26 (figure 22) shows a lounge area on the first floor (contrary to the claim that this was converted into a bedroom), this one showing very real evidence of day-to-day use with the dog, TV, coffee table with magazines and various items of clutter as one would expect for daily life. The photograph is also reproduced in Clause 4.4 of this document.

Even at that stage (November 2023) the former bar area had no residential use whatsoever. Photographs on page 11 of the Design and Access Statement of October 2023 still merely shows a pool table, random former pub chairs, and a

Christmas tree in this area. The photographs also provide no support for the contention that a hot tub was in situ at the far end of the room. Further, the Design and Access Statement was prepared by George Courtauld in **October 2023** as part of the original Change of Use Application submitted to the council on 17th November 2023. The presence of a fully decorated Christmas tree at this time of year would support the view that this room was merely used for random storage and not as residential accommodation. Moreover, the photographs of the bar, pool table, and original pub sofas illustrate that this was still essentially configured for use as a public house, albeit dormant.



**P. 11 Design & Access Statement 15.11.23
Photographs of the Bar Area taken 07.10.2023**

4.7 Photographs

Paragraph 14 of the Applicant’s Statutory Declaration refers to photographs provided in Exhibit 4. However, the dates of these photographs are not proven and in several cases conflict with the independent evidence provided in the MJD Hughes Report.

In particular, this report shows the former restaurant area as part of the Trade Area with a few chattels being stored with no evidence of residential use. (See the photograph in the top right corner of page 37 reproduced below).

37



Trade areas

4.8 MJD Hughes Report (included as part of the Application)

Paragraphs 15, 16 and 17 comment on the jointly commissioned report by a licenced property specialist. It is claimed that the report of June 2021 coincided with redecoration of the ground floor. However, this contention is unsupported by the evidence.

There is no evidence of decoration taking place at the time. Photographs show some paint cans being stored but this is a property with no garage or other

outbuilding so it is no surprise to see paint stored within the premises. There is no evidence of any dust sheets covering any lounge furniture.

Paragraph 12 of the declaration claims decoration was carried out in May 2021 and that *“In December 2024 we painted the ground floor lounge, which was the old restaurant.”*

It is unlikely bearing in mind the area was claimed to have been decorated in May/June 2021 that it would need repainting December 2024.

4.9 Summary clause in Applicant’s Statutory Declaration

The Summary contained in the Applicant’s Statutory Declaration claims that residential use would have been visible to anyone visiting the site but, in reality, the reports and surveys commissioned in June 2021, October 2023 and November 2023 by independent professional persons, together with the personal testimonies from three members of the Save the King William IV Group prove precisely the opposite.

5 Further Statutory Declarations

In addition to the Applicant’s statutory declaration other family members, relatives and close friends have submitted similar comments in signed Statutory Declarations.

However, these all have the same failings as the Applicant’s submission in that they are not supported by any factual or photographic evidence and rely on unproven recollections. Their comments are contradicted by the extensive photographic evidence which is readily available.

5.1 Witold Sierzega

The statutory declaration from Witold Sierzega at paragraph 5 states *“The furniture has been laid out like a house since....early 2020. I know because I helped move the furniture downstairs”*.

However, contrary to Mr. Sierzega’s statement, photographs taken on 15th June 2021 on p.43 of the MJD Hughes Report and in November 2023 on p.26 of Heritage Impact Report clearly show the lounge furniture still in place and actively in use in the first floor living room.

5.2 Tracy Hill

The Statutory Declaration from Tracy Hill includes numerous photographs which purport to show the accommodation from early 2020.

In particular on page 21 she has included a photograph of Bedroom 1 which states this was “*the typical layout since before March 2020*”. The photograph shows a fireplace in the background (which is the only one at first-floor level).

However, plans confirm that this is precisely the same room which is clearly shown as a living room in photographs taken in June 2021 in the MJD Hughes Report and also late 2023 in the Heritage Impact report.

5.3 *Richard and Juliana Lowden*

The Statutory Declaration from the Lowden’s, who are long term friends of Tracy Hill, state that from 2019 “*the ground floor was fitted out as living and dining spaces with some gym equipment, a dining table and living room furniture such as armchairs and sofas*”.

However, no such furniture is apparent in photographs of the ground floor area taken by the independent surveyor, Mr. Hughes in June 2021.

5.4 *Leah Cadogan*

The daughter of the owners repeats similar claims in her Statutory Declaration.

Paragraph 7 refers to changes in 2019 and early 2020 “*included changing the first floor living room into a guest bedroom and the old bar into living and dining rooms, home office etc*”.

However independent photographs in the MJD Hughes Report demonstrate that this was not the case even in 2021.

5.5 *Joseph Farhad Merat-esfandiari*

The son in law of the owners again makes similar claims in his Declaration. At paragraph 4 he claims that the first floor Bedroom 1 was the former living room and verifies the accuracy of plans which suggest the use changed before March 2020.

Again, independent photographs taken in June 2021 by Mr. Hughes for the MJD Hughes Report and in 2023 by HCUK Ltd for the Heritage Impact Report show that this was not the case, which clearly then raises questions about the accuracy of other claims.

6 Barrister's Opinion

A barrister has been consulted, and her opinion is set out in her document entitled '25_05240_CLE-KING_WILLIAM_IV_OPINION_FINAL_-4487806'.

Her report provides details of background legislation and case law which may be pertinent in certain cases. Her conclusion is that it is now too late for the local authority to take any action. She states in paragraph 2 that *“the time for any enforcement action has expired (TCPA 1990, s 191(2)). Should any further enforcement action be taken, an appeal on the grounds of s 174(2)(d) is therefore very likely to be successful.”*

However, the whole report is fundamentally flawed because the factual background information provided to her by the owners is incorrect. Paragraph 18, for example, states that *“In 2018, the ground floor kitchen was replaced for the residential use of the family. In May 2019, Mr Hill moved into the home office on the ground floor so that he could work from home. Family parties were hosted at the Property. The downstairs lounge in the old bar was used by the family.”*

Throughout this submission, photographs taken from 2021 and later, together with the independent surveyor's report prove that the statements are inaccurate. The evidence available clearly demonstrates that there has not been four years residential use of the ground floor.

7 Local Taxation

The property is still assessed for both Business rates and council tax, in common with most pubs which provide a combination of residential and commercial accommodation.

The ground floor is assessed for business rates with a valuation of RV £7,850 whilst the first and second floors are assessed for Council Tax with a banding of Band D.

The Buckinghamshire Council website makes it clear that the responsibility for notifying changes within premises lies with the occupier and that a fraud arises where reliefs or exemptions are received which are no longer appropriate. However, there is no evidence that the owner has notified the local authority of any change in circumstances. Rather it appears that he may have continued to receive Listed Building exemption on the ground floor on the basis that it was vacant, yet which he now claims to have been occupation of this area since March 2020 or earlier.

If the authorities had been notified of the changes in circumstances the rating assessment on the ground floor would have been deleted or reduced and any exemption applied to vacant listed buildings would have been removed with such changes backdated to the date of change.

8 Permitted Use

Paragraph 14.2 on page 11 of the MJD Hughes Report deals with the existing permitted use as a public house with ancillary living accommodation.

Mr. Hughes clearly states that:

- a. *The present use of the property **does not contravene planning regulations.***
- b. *No enforcement action or proceedings currently affect the property*

During his visit on 15th June 2021, Mr. Hughes saw no evidence of any residential use of the ground floor. If there had been evidence of residential use, then the above statements would have been erroneous.

9 Save the King William IV Group declarations

Three members of the Save the King William IV Group carried out two visits to the pub on the 5th and 23rd of August 2021 for the purpose of trying to negotiate a way forward for the village to buy and re-open the pub.

Their evidence, which is provided separately in Statutory Declarations, confirms that their visit inside the pub at that time revealed no residential use of the ground floor.

10 Wycombe District Council inspection 12th March 2020

The Statutory Declaration submitted by Mr Anthony Pierre Bobroff in response to the Application states the following:

*“I received an email on the 4th September 2021 from Councillor Carrington confirming that Mr John Lockhart who was the Wycombe District Council Community Facilities Project Manager had sent a report stating that [quoting Mr Lockhart] **“I went to site on the 12/3/2020 to meet the owner and inspect the site I did not take any pictures inside the building, however inside the ground floor of the building it showed several signs of water damage, in various locations some from the flat roofs on the extensions and some clearly from the main roof”**”.*

*Mr Lockhart has further confirmed verbally, and by email, on 27 February 2025, that on the 12th March 2020 **“the downstairs area was a pub with the beer pumps, optics and glasses still intact. It was certainly not being used as a domestic dwelling”** ”*

[For context, please note that Mr Lockhart’s visit to the Pub on 12th March 2020 was in connection with renewing the (then current) Asset of Community Value status of the Pub. Although the focus of subsequent email discussions in September 2021 was mainly about the condition of the building (which in itself indicates there was no residential use) Mr Lockhart confirmed on 27th February 2025 there was no evidence of residential use during his visit.]

The key point is that the Applicant’s Statutory Declaration, the Legal Opinion and the Planning Statement submitted as part of the Application all claim that “on the balance of probability that the creation of the C3a: dwellinghouse was completed by 31 March 2020”. Clearly, that is completely implausible less than 3 weeks after Mr Lockhart’s visit.

11 Burden of Proof

The burden of proof in applications such as this lies with the Applicant with the matter being judged on the balance of probabilities.

However, we are fortunate in this case to have compelling evidence from an entirely independent and highly qualified professional surveyor, Mr. Hughes, which demonstrates that the Applicant's claims are false and unsupported by any corroborating documents or dated photographic submissions.

The Applicant's submission is accompanied by a Planning Statement (document ref. 25_05240_CLE-PLANNING_STATEMENT-4487798) prepared

by his planning adviser. Paragraph 3.7 of his report correctly confirms that... ..

“If there are contradictions in the applicant's evidence on material issues, then the local planning authority would be entitled to refuse the certificate. Further, the local planning authority is entitled to treat hearsay evidence with caution if it is entirely uncorroborated.

The Planning Statement repeats false claims about the use of the ground floor seen in the Statutory Declarations. Paragraphs 4.3 and 4.4 repeat the claim that the *“former first floor living room was converted to a bedroom”*. However, the photograph figure 22 on page 26 of the Heritage Impact Report by HCUK Ltd, which was prepared for the original planning application for the owner in November 2023 shows the first floor sitting room still fully furnished three years later.

It would seem that the Planning Consultant has made little or no effort to verify the essential facts in this case.

12 Pub Use - Abandoned or Dormant

The Development Statement also claims (Paragraph 4.7) that the pub use was permanently abandoned, and that the applicant had, and continues to have, no intention of reopening the pub, *“and there is no view of the use being resumed”*.

However, the reality is that the owner actively engaged in meetings with the Save the King William IV group in August 2021 in full knowledge of the fact that the village wished to acquire and reopen the public house. The visit by Mr. Hughes on 15th June 2021 as recorded in the MJD Hughes Report was part and parcel of this process. A copy of the terms of engagement sent to both parties is

enclosed in Appendix 1. The stated purpose of the report accepted and acknowledged by both parties was to provide ***“An assessment of the Property and its potential to operate as a public house and community hub”***.

The terms of engagement further confirm at point 11 that Mr. Hughes will comment on ***“Planning Use confirmation, restrictions and liabilities”***

Paragraph 17 of the Applicant’s statutory declaration seeks to deny this stating *“this was part of Asset of Community Value (ACV) process...”*. However, the council had already issued their decision on the ACV on the 13th April 2021 so the visit had no relevance whatsoever to the ACV.

The building and the whole site retain a commercial appearance with the pub signage still in place. The large car park at the front of the property is used by a local coach company for parking its vehicles, which is clearly not normal with a residential property. The ground floor of the property remains more than capable of being used as a pub and no one looking at it from the outside would have cause to think that the property is now all being used as a house.

Commercial agents, Duncan and Bailey Kennedy, appointed by the owner ***have continued to market the property as a public house and restaurant. Indeed, their marketing details were revised in June 2021 and are still live in 2025.*** In reality therefore, there was a view of the use being resumed.

Moreover their updated marketing details of June 2021 describe the accommodation as residential at first and second floor levels but that the ground floor comprises –*“Bar, restaurant, kitchen, stores and WC’s”*. A copy of these particulars is provided in the appendix.

The case of Hughes v Sec of State for Environment... & South Holland D C 2000 WL 366 (2000) makes clear that abandonment must be considered on the basis of what a “reasonable man” would conclude “with knowledge of all the relevant circumstances” and the owners intentions are not decisive. Anyone knowing of the meetings with the village pub rescue group and ongoing marketing would not consider that the owner has abandoned the sui generis use.

Therefore, contrary to the statements by the planning agent and the barrister (at paragraph 20 of her report), the use was merely dormant and not permanently abandoned. Clearly there remained a view of the use being resumed by both the owner and the local community, with the latter prepared to pledge substantial sums of money to support a purchase to regain this important village asset. No reasonable man with knowledge of this background would regard the pub use as having ceased with no intention of resumption.

13 Summary Timeline

<p>12th Mar 2020</p>	<p>WDC Inspection visit</p> <ul style="list-style-type: none"> • No evidence of residential use • Building in poor condition
<p>31st Mar 2020</p>	<p>Applicant Statutory Declarations, Legal Opinion, and Planning Statement are founded on the assertion that “<i>the creation of the C3a: dwellinghouse was completed by 31 March 2020</i>”</p> <ul style="list-style-type: none"> • This not plausible less than 3 weeks after WDC visit
<p>15th Jun 2021</p>	<p>MJD Hughes conducted independent and jointly commissioned Property Assessment survey including:</p> <ul style="list-style-type: none"> • Numerous photographs disproving claims made by Applicant (and family) in Statutory Declarations • Confirmation that “<i>The present use of the property does not contravene planning regulations” i.e. was not being used as a residence at that time.</i>
<p>5th & 23rd August 2021</p>	<p>Meetings held at the Pub attended by 3 representatives of the Save the King William IV Group, each of whom have sworn Statutory Declarations confirming there was no sign of residential use at that time.</p> <ul style="list-style-type: none"> • Ongoing negotiations for the community to buy the Pub prove that the Applicant had not Abandoned use a pub.
<p>7th Oct 2023</p>	<p>Design & Access Statement prepared (and report subsequently published on 15th November 2023) on behalf of the owner in support of Change of Use Application. The report contains:</p> <ul style="list-style-type: none"> • Drawings showing existing pub toilets (page 12) • Photographs of the original bar area show the layout unchanged including pool table and pub furniture (page 11)
<p>November 2023</p>	<p>Heritage Impact Report prepared on behalf of the owner in support of Change of Use Application. The report contains:</p> <ul style="list-style-type: none"> • Drawing at Appendix 3 showing floorplans and room numbers • A photograph of Room 16 on the First Floor illustrating a day-to-day living room contrary to claims that it had been converted to a bedroom AND showing the owner’s pet dog contrary to claims that it was unable to climb the stairs (causing the family to occupy the ground floor full time). • A photograph of Room 2 on the Ground Floor (previously the restaurant area) illustrating some lounge furniture and occasional use as a secondary living room.

17th Nov 2023	Application for Change Of Use submitted at some considerable expense to the owner. Costly professional reports including a Design and Access Statement, a Heritage Impact Report and a Bat Emergence report were commissioned together with planning and architectural consultancy services.
1st Apr 2024	<p>Anniversary marking 4 years since 31st March 2020 when the applicant claims conversion to and full-time residential use as a “dwellinghouse” commenced.</p> <ul style="list-style-type: none"> • It is inconceivable that the Applicant, who has been advised by a planning consultant, would submit such a costly application if within 4-5 months he could secure a Certificate of Lawful Established Use at a fraction of the time and cost.
12th Jul 2024	Change of Use Application is refused by Buckinghamshire Council
2nd Sep 2024	Preparation for Certificate of Lawful Established Use begins ... a Legal Opinion was sought from Barrister Stephanie David and published just a few weeks after refusal of the application 23/07884/FUL Change of Use of the existing public house (sui generis) to create 1 x 4-bed dwellinghouse.
4th Feb 2025	Application for Certificate of Lawful Established Use submitted under reference 25/05240/CLE

14 Conclusion

The key evidence in disputing the false claims that have been submitted (and which form the foundation of this Application) is provided in the MJD Hughes Report produced by Mr. Michael Hughes MRICS FAVLP FNAEA FNAEACOM FBII DipCPA, an entirely independent licenced property specialist jointly commissioned by both the Applicant, Mr. Hill, and the Save the King William IV Group. His unequivocal finding stated in paragraph 14.2 was that the use of the property in June 2021 does not contravene planning regulations. This statement would not have been made if the ground floor showed any evidence of residential use.

The property is still marketed as a public house and restaurant and the Applicant has actively engaged in negotiations to maintain this use so the Sui Generis use is dormant and certainly not abandoned.

Accordingly, any claim that the ground floor was in residential use in March 2020 must be invalid and no Certificate of Established Use would be appropriate in the circumstances. The local authority should refuse a Certificate and proceed to take Enforcement Action to stop the breach that has developed at ground floor level over the past couple of years.

APPENDICES

APPENDIX 1:
MJD HUGHES ENGAGEMENT LETTER (11 May 2021)

Save the King William IV Group and Mr. Hill jointly instructed an independent chartered surveyor Mr. Michael Hughes MRICS FAVLP FNAEA FNAEACOM FBII DipCPA of MJD Hughes Ltd to prepare an assessment of the Property and its potential to operate as a public house together with an estimate of the level of investment required to bring the Property up to a level where it can trade as an operational entity. The survey was conducted on 15th June 2021 and the report (the ‘MJD Hughes Report’) was published on 1st July 2021.

Page 2 of the Engagement Letter confirms the purpose of the report being to provide “*An assessment of the property and its potential to operate as a public house and community hub*” and to comment on “*Planning use conformation restrictions and liabilities.*”

TERMS OF ENGAGEMENT - MJD HUGHES Ltd

Identification and status of the valuer

Michael Hughes MRICS FAVLP FNAEA FNAEA(Commercial) FBII DipCPA

Relevant qualifications:

Member of the Royal Institution of Chartered Surveyors
RICS Registered Valuer
Fellow of the National Association of Estate Agents (Residential and Commercial)
Fellow of the Association of Valuers of Licensed Property
Fellow of the British Institute of Innkeeping
Diploma in Commercial Property Agency

Experience and expertise:

Michael is the Director and owner of MJD HUGHES Ltd a company specialising in Business and Commercial Property. He has over 30 years' experience in business operation and commercial property. This includes a range of disciplines from the physical operation of single and multiple location outlets to the estate management of property from acquisition, preparation of heads of terms for lease agreements and recruitment of tenants, property valuation, and the sale of property. Michael also has a depth of knowledge in professional services including business rate appraisal, rent appraisal and review negotiation, and fixtures and fittings inventory valuation and report preparation for sale.

Michael is a trainer for Propertymark on the 'Valuation of Business and Commercial Property' and 'Sale and Letting of Commercial Property' courses. He is also on the Governance Board for the Examination Awarding Body of Propertymark.

Previous involvement with the property or parties to the case:

None

Declaration of independence and objectivity:

MJD HUGHES Ltd and its staff are independent of client and the property that are subject to the instruction

Client:

The report to be instructed by these terms of engagement has been requested on a joint basis by

Name KWIV Speen Ltd

Name Mr David Hill

Address... Woodlands View.....

Address... King William.....

..... Studridge Lane.....

..... Hamper Road.....

..... Speen.....

..... Speen.....

Postcode... HP27 0SG.....

Postcode... HD7 0RU.....

and construed in accordance with the laws of England and Wales and that the English Courts shall have exclusive jurisdiction to deal with any such dispute or claim.

Complaints

MJD HUGHES Ltd is a firm regulated by the Royal Institution of Chartered Surveyors (RICS) and has in place a Complaints Handling Procedure in compliance with the regulations of the RICS. If you have a complaint, please refer it in the first instance to us. If your complaint cannot be resolved immediately, we will ask you to follow the approved Complaints Handling Procedure, and we will subsequently dispatch a copy of the same to you. In the event you remain unsatisfied as to the result following completion of the Complaints Handling Procedure, you remain entitled to refer your complaint directly to the Royal Institution of Chartered Surveyors.

Michael J.D. Hughes.

Signed Michael Hughes

For and on behalf of MJD HUGHES Ltd

Dated 11th May 2021

Signed *Andrew Thompson* (PRINT NAME... ANDREW THOMPSON.....)

For and on behalf of KWIV Speen Ltd (Joint Client)

Dated 11 MAY 2021

Signed *David Hill*

(Mr David Hill, Joint Client)

Dated *26th May 2021*

**APPENDIX 2:
MJD HUGHES REPORT (01 July 2021)**

**MJD
HUGHES**

Property Assessment Report Instructions

Report prepared for joint clients:

KWIV Speen Limited & Mr David Hill

Report to assess the potential of the King William IV to
operate as a public house and community hub

King William IV

Hampden Road
Speen
Buckinghamshire
HP27 0RU



MJD Hughes Ltd, 2 Forest Farm Business Park, Fulford, York, YO19 4RH

North 01904 215241 North West 0151 558 1351 Wales 01443 523261 South 01225 667345

Online at www.mjdughes.com Email on info@mjdughes.com

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Report Summary

King William IV

Hampden Road
Speen
Buckinghamshire
HP27 0RU

Report Date 1st July 2021

DESCRIPTION

The King William IV is a public house located in Speen. Speen is a village in Buckinghamshire about 3 miles or so to the south of High Wycombe. The village has a population of about 637 (2011 census) and is made up of a selection of residential properties and village amenities.

The King William IV public house is privately owned by Mr David Hill. The pub is on the market with Agents Duncan Bailey Kennedy and closed for business. The pub operated as an Indian restaurant prior to Mr Hill buying the property in 2008. Mr Hill refurbished the property and traded the King William IV as a public house with his family until it ceased trading in 2015.

The King William IV is a detached property with outbuilding. The property also has a paved beer garden, terraced seating area on decking outside an extended area and yard to the rear. Parking is available on the car park at the front of the property. The main building is constructed of brick and stone under a multi-pitched roof with tile covering.

As requested in the terms of engagement for this report an estimate as to the minimum cost to bring the property to a level where the property could be operated as a public house is provided below. This estimate is split between essential works and fixtures and fittings. The property could begin to trade at this level but would need additional investment in further works to the property. The business would also be operating with a limited level of fixtures and fittings. The pub is therefore unlikely to reach its operating potential with only this level of investment. To provide a more sustainable business the minimum would be £140,000 (works £85,000, Fixtures and fittings £55,000).

IMPORTANT NOTE: Please find below a report with comments and recommendations for the above property. The information provided is for the sole use of the parties to whom it is addressed. MJD HUGHES Ltd or the author of this report take no responsibility for any assumptions and decisions made from the use of this report or the information contained within it. The report and estimated cost assessments are summarised here for convenience, but they should be read together with the full report to establish the observations and assumptions upon which they are based.

Element	Estimated cost
Total cost of repairs, replacements and renewals including essential statutory reports	£85,000 to £130,000
Fixtures and fittings inventory Including essential gas and electrical testing	£55,000 to £70,000
Total estimated minimum cost to bring the property to a level where it can be operated as a public house:	£100,000

Report Date 1st July 2021

1 VALUER, QUALIFICATIONS & STATUS

MICHAEL HUGHES MRICS FAVLP FNAEA FNAEACOM FBII DipCPA
 Member of the Royal Institution of Chartered Surveyors
 RICS Registered valuer
 Fellow of the Association of Valuers of Licensed Property
 Fellow National Association of Estate Agents
 Fellow National Association of Estate Agents Commercial
 Fellow British Institute of keeping
 Diploma in Commercial Property Agency

I am a Chartered Surveyor and Principle of MJD HUGHES Ltd a company specialising in Business and Commercial Property. I have over 35 years' experience in the licensed trade and with commercial property. My experience ranges from the physical operation of a variety of licensed property outlets to the estate management of property including acquisition, drawing up heads of terms for lease agreements and recruitment of managers, property valuation, and the sale of property. I have a depth of knowledge in professional services that includes, but is not limited to, business rate appraisal, rent appraisal and review negotiation, fixtures and fittings inventory valuation, project assessment for capex development and refurbishment, and property/business report preparation for sale.

2 INSTRUCTIONS

2.1 Instructions - Details

(a) Our instructions were received from KWIV Speen Limited and Mr David Hill by email and confirmed by our terms of engagement. The instruction is confirmed by despatch of this Report.

(b) Our instructions are to prepare an assessment of the Property and its potential to operate as a public house and community hub. I have been instructed to estimate the level of investment required to bring the property up to a level where it can trade as an operational entity. This report is not a structural survey.

2.2 Identification of the asset

King William IV
 Hampden Road
 Speen
 Buckinghamshire
 HP27 0RU

2.3 Basis of cost assessment

Our assessments and costs will be based upon the following criteria:

- Industry benchmark of refurbishment and fixtures & fittings costs
- RICS Building Cost Information Service (BCIS) data
- Data from CostAdvisor Professional by Costmodelling Limited
- AVLP standards and procedures

2.4 Report Date

Information relating to the property and estimates of cost are provided as of the date of this report.

3 GENERAL INFORMATION

3.1 Clients

Joint clients: KWIV Speen Limited and Mr David Hill

MJD Hughes Ltd, 2 Forest Farm Business Park, Fulford, York, YO19 4RH

North 01904 215241 North West 0151 558 1351 Wales 01443 523261 South 01225 667345
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3.2 Sources of information

In arriving at our report appraisal we have relied upon information provided by the following (where relevant):-

Inspection of the property on Tuesday 15th June 2021 -weather conditions during my inspection were dry and sunny

Meeting, telephone conversations and email correspondence with the owner of the property Mr David Hill

Meeting, telephone calls and email correspondence with members of KWIV Speen Limited

Information provided by the selling agent Duncan Bailey Kennedy and found on their website

Cost assessment information referred to at 2.3 of this report

Relevant information in the public domain including council and government information websites

4 THE PROPERTY

King William IV
Hampden Road
Speen
Buckinghamshire
HP27 0RU

5 LOCATION

The King William IV is a public house located in Speen. Speen is a village in Buckinghamshire about 3 miles or so to the south of High Wycombe. The village has a population of about 637 (2011 census) and is made up of a selection of residential properties and village amenities.

6 DESCRIPTION OF THE PROPERTY

6.1 General

The King William IV public house is privately owned by Mr David Hill. The pub is on the market with Agents Duncan Bailey Kennedy and closed for business. The pub operated as an Indian restaurant prior to Mr Hill buying the property in 2008. Mr Hill refurbished the property and traded the King William IV as a public house with his family until it ceased trading in 2015.

6.2 Construction

The King William IV is a detached property with outbuilding. The property also has a paved beer garden, terraced seating area on decking outside an extended area and yard to the rear. Parking is available on the car park at the front of the property. The main building is constructed of brick and stone under a multi-pitched roof with tile covering.

6.3 Dimensions

In our description, measurements and dimensions are approximate. No accurate measurements of the building, internally or externally or of the site were taken during the inspection. Approximate or estimated measurements are provided for guidance or identification purposes only.

6.4 Accommodation

Ground floor

Entrances to the property are at the front of the property leading from the patio outside drinking area, decked terrace and car park.

The ground floor trade area is effectively open plan with various dividers breaking up the total floor area.

Examples of the wall & ceiling coverings, floor coverings, and door and window fittings can be seen in photographs attached at Appendix 3 of this report.

This open plan trade area is divided into three distinct areas. The central MAIN BAR with BAR SERVERY, wood flooring and open fireplace, the area we will refer to as the TERRACE BAR with access to the outside decked terrace at the front of the property with stone tile flooring, and the largest section of the trade area, which we will refer to as the RESTAURANT. This area is located to the opposite side of the MAIN BAR fireplace and has a solid fuel burner. Flooring in this area is also stone tile.

The ladies, gents and accessible toilet facilities are located off the TERRACE BAR. In addition, there is a room that was previously used for families. These rooms all have stone tile flooring.

Adjacent to the TERRACE BAR is the ICE CREAM PARLOUR with wood flooring. This is a structure that can only be described as semi-permanent and will require demolishing or rebuilding.

To the rear of the BAR SERVERY is a UTILITY ROOM. The BAR SERVERY and UTILITY ROOM have altro style non-slip flooring.

The COMMERCIAL KITCHEN is located off the RESTAURANT and is mainly empty of equipment and has altro style non-slip flooring, 3 phase electric supply, extraction hood and mechanism, and gas and electricity safety shut off points. The small amount of equipment in the kitchen is located beneath the extraction hood.

A store and two temperature-controlled units (fridge and freezer) are located off the main COMMERCIAL KITCHEN.

Basement

The BEER CELLAR and STORE are located to the basement and accessed via a trap door arrangement between the MAIN BAR and RESTAURANT

First floor & second floor

The private accommodation to the property is located to the first and second floors and entered via stairs off trade area. The private accommodation briefly comprises of kitchen, corridor, 1 bedroom, office, safe room, sitting room, bathroom with w.c. and hot water tank to the first floor and 2 further bedrooms to the second floor.

The overall workable floor space in the building, including ground floor trading area and private accommodation, is noted in the sales particulars as about 230m².

6.5 Outside

The outside area of the property comprises a paved courtyard 'beer garden' adjacent to the main entrance, a decked terrace and car park to the front, a private garden laid mainly to lawn at the side and an enclosed yad to the rear.

The overall workable floor space in the building, including ground floor trading area and private accommodation, is noted in the sales particulars as about 230m². The total plot size is about 1,654m² (about 0.41 acre). A copy of the plot measured to arrive at this calculation can be found in Appendix 1 of this report.

6.6 **Parking**

The property has a car park parking facilities for at least 20 vehicles. Limited additional parking is available on-street.

7 **SERVICES & SECURITY**

7.1 Water - Mains

7.2 Electricity - Mains

7.3 Drainage – Mains

7.4 Gas – LPG

7.5 Central Heating – oil

7.6 Burglar Alarm – not confirmed

7.7 Fire Alarm – not confirmed

We have assumed the above services from our investigations. All service installations are also assumed to be in satisfactory working condition. No tests have been conducted or commissioned.

8 **OVERALL CONDITION**

8.1 **Internal**

From the result of our inspection to the interior of the property we would advise that the property is in reasonable condition but needing repair and immediate remedial maintenance essential to halt further deterioration of the building and its services. Existing decorative finishes require cleaning and repair together with full refurbishment of the trade areas. It is evident the building has not been operated in recent years. Due to the age and condition of the property it can be reasonably expected that continued maintenance will be required to ensure the property remains at an acceptable level for sustainable commercial use throughout the rest of its useful life.

The schedule of work required to the interior of the property can be found in Appendix 2. Photographic evidence of the interior condition can be found in Appendix 3

8.2 **External**

The exterior of the property requires immediate attention to ensure various features do not deteriorate further. The condition of the tiles to all sections of pitched roof vary significantly with some areas in good condition and others requiring immediate attention. The triangulation to the various sections of pitched roof shows signs of spread and also unevenness. This is to be expected of a roof that has been in place for a long period of time. Localised repair will be difficult to achieve due to the delicacy of the tile covering. Whilst we could not achieve a thorough investigation of the timbers, due to the age and condition of the roof we suspect that much of this may need to be repaired or renewed to meet current building regulations. Each pitched roof section will need to be replaced within a period of about 5 years. The property can operate and be occupied as the roof currently stands but the cost of these works will need to be factored into an ongoing maintenance schedule.

Various masonry is showing signs of spalling. These sections will need to be repaired and replaced. Windows throughout the property vary greatly in their condition. In the short term many can be repaired by cutting and splicing wood to the frames before preparing and painting. Long term all windows to the property will need replacing.

Rainwater goods to the exterior of the property are showing the signs of their age with many of the brackets and joints needing renewal. Repairs to the rainwater goods will help avoid replacement and renewal.

The timber decked area is in reasonable condition and will continue to provide a useful resource to the property if it is maintained. The paved area and low-rise wall to the front of the building are also acceptable but will require continued maintenance as with the rest of the property.

The car park, rear yard and private garden are in reasonable condition. The fencing running from the side of the property through to the rear, and enclosing the rear yard is in a poor condition with many of the fence panels missing or broken. This fence should be renewed. Plant growth and vegetation to the perimeter and roof is evident. This will damage the property if permitted to continue and so should be removed.

The schedule of work required to the exterior of the property can be found in Appendix 2. Photographic evidence of the exterior condition can be found in Appendix 3

8.3 Overall

Overall, the property is in a reasonable condition but with a number of areas requiring immediate maintenance. The utility supplies to and from the property require specialist reports to assess the full cost of bringing up to current standards for commercial use. Gas and Electrical reports should be current, and due to the age of the property we would also recommend a full assessment of the drainage system. We would advise a full structural survey is undertaken on the property prior to any future exchange of contracts to assess the full cost for repairs and maintenance required to the property. Maintenance to the property could then be scheduled on an ongoing basis.

We consider the building should have a useful economic life providing a maintenance schedule is introduced for the property. This schedule must maintain the property to a reasonable standard for commercial use on an ongoing basis.

8.4 The minimum level of work required to trade the property as a public house.

The property could not be currently used as a public house. We are advised that the Premises Licence has been surrendered. Any future owner of the property will therefore need to apply for a new licence. This may mean that the licensing authority may impose additional restrictions on the granting of a licence. For the purposes of this report, we will assume that no additional restrictions are imposed on a new licence and the property only requires work to bring it up to a standard that allows the premises to operate as a fully functioning public house.

We have outlined the need to repair, replace, or renew the various sections of the property in Appendix 2. Those items identified as *Repair* are deemed to be in a condition that maintenance to them will allow them to continue to be used (this may mean these elements simply need cleaning, preparation and decorating). *Replace* identifies those elements that are in situ but beyond repair. *Renew* is for those elements that are not in place but are required such as the back-bar and kitchen.

In addition to the work on the property, a full inventory of fixtures and fittings would need to be purchased to allow the property to operate as a public house.

8.5 Estimated cost for work to the following areas:

8.5.1 Kitchen & Ventilation

Much of the commercial kitchen area requires equipment that would form part of the fixtures and fittings inventory. However, there are elements of the property that require preparation and repair that do not fall into the inventory. The altro flooring will need to be repaired and skirting replaced to

ensure a safe slip and trip-free environment. Wall coverings and finish will need to be cleaned and prepared for decoration to ensure they meet statutory requirements. The store will require complete renewal and although the temperature-controlled units outside the main kitchen area will need compressors that will form part of the fixtures and fittings, these units will also need to be cleaned and prepared for safe food use.

The ventilation and extraction hood and cowlings are deemed as landlords fixtures and fittings and form part of the building in much the same way as the sinks and other plumbing. The electric extraction unit is the responsibility of the incoming operator as a light fitting would be.

The cost of fixtures and fittings to the kitchen will vary significantly depending on the style of food offering the pub will provide and the anticipated volumes the pub is expected to service. A full inventory of kitchen equipment could cost £75,000 or even higher. We have provided an estimate of cost for an inventory of equipment that would allow the pub to operate a standard 'pub grub' offering of around £2,000 to £3,000 net sales per week (to clarify, wet sales would be in addition to this illustration of food sales).

Estimated cost of works: £10,000 to £15,000

Estimated cost of fixtures and fittings: £30,000 to £40,000

8.5.2 Trade area

The Trade Area will need repair to the various areas identified in Appendix 2 prior to decoration throughout. The cost of decoration can vary significantly depending on the finish chosen. I have allowed for standard finishes. Specific additions to the decoration of the property to a standard finish will increase this cost. I am including in this estimate the requirement for a new back-bar facility to the Bar Servery. This estimate of the trade area does not include the Ice Cream Parlour. This area is included in 8.5.10 *Other areas requiring comment*

Any work to the windows and doors is included in the repair, renewal and preparation estimate below. An illustration of the fixtures and fittings required is included in the inventory in Appendix 2. Please note this inventory is for illustration purposes only.

Estimated cost of repair, renewal and preparation: £10,000 to £15,000

Estimated cost of decoration: £15,000 to £20,000

Estimated cost of fixtures and fittings: £20,000 to £25,000

8.5.3 Cellar

Advised that the cellar cooling unit does not need to be used often as the cellar keeps a constant temperature.

Estimated cost of decoration: £500 to £1,000

Estimated cost of fixtures and fittings: £2,000 to £2,500

8.5.4 Toilets

Estimated cost of decoration: £1,000 to £1,500

Estimated cost of fixtures and fittings: £500 to £1,000

8.5.6 Private accommodation

Estimated cost of repairs, preparation and decoration: £1,000 to £2,000

Estimated cost of fixtures and fittings: N/A

8.5.7 Roof

Estimated cost of repairs: £5,000 to £10,000

Estimated cost of replacement: £25,000 to £30,000

8.5.8 Windows

Estimated cost of repairs, preparation and decoration: £3,000 to £5,000

Estimated cost of renewal: £10,000 to £15,000

8.5.9 Guttering and rainwater goods

Estimated cost of repairs: £850 to £1,000

Estimated cost of renewal: £4,500 to £6,000

8.5.10 Other areas that require comment

Estimated cost of repairs to the Ice Cream Parlour: £5,000 to £15,000

Estimated cost of fixtures and fittings to Ice Cream Parlour: £3,000 to £5,000

Estimated cost of fence replacement: £2,000 to £3,000

Estimated additional costs: £6,500 to £10,000

(To include but not be limited to the following, statutory reports, gas and electric certification, premises licence, waste removal and other contingencies):

9 FIXTURES & FITTINGS (Also see Appendix A:5)

9.1 Estimated cost for the inventory of trade fixtures and fittings required as outlined at (8.5) above to allow the property to trade as an operational entity.

The estimated cost of an inventory of trade fixtures and fittings as outlined at 8.5 above would be between £55,000 and £70,000.

The inventory would need to be of a sufficient standard and quality to ensure the property could trade commercially as a public house. It is therefore thought unlikely that an inventory could be bought for less than the minimum cost. However, if the quality of fixtures and fittings were higher than our maximum cost then the inventory could exceed £70,000

9.2 Items that would be included in an inventory of fixtures and fittings.

An example of an inventory of fixtures and fittings that would be required for the King William IV is attached at Appendix 2

12 LOCAL AUTHORITY & RATEABLE VALUE

King William IV
 Hampden Road
 Speen
 Buckinghamshire
 HP27 0RU
 Business Rateable Value: (2017 report) £14,400

The previous report for the property from April 2010 £11,250

13 PREMISES LICENCE

We are advised that the Premises Licence has been surrendered back to the licensing Authority. No Premises Licence has been retained on the property and a new licence will need to be applied for. The Premises Licence is essential for the King William IV to trade as a public house again. The licence should include permission for the performance of live music, the playing of recorded music and dancing and the provision of entertainment facilities including making music (e.g. karaoke).

14 TOWN PLANNING

We were advised as a result of our own investigations and from our discussions both clients of the following:

14.1 District Zoning/Designation

KING WILLIAM IV does lie within a conservation area

KING WILLIAM IV is listed (source <https://historicengland.org.uk/listing/the-list/> and <https://britishlistedbuildings.co.uk/>)

The property is not registered as an asset of community value (ACV).

14.2 Permitted Use

- 1: The present use of the property does not contravene planning regulations.
- 2: No enforcement action or proceedings currently affect the property.

15 TENURE & POSSESSION)

15.1 Tenure

It is understood that the property is Freehold.

15.2 Third Party Rights & Restrictions

During our meetings with both clients we were advised that the building on the property (the pub) is not subject to any restrictions or right of way. We would however advise this is confirmed by a legal representative before exchange of contracts on any purchase of the property.

15.3 Occupancy & Possession

The property was occupied by the owner at the time of our inspection. We value on the assumption that vacant possession would be given without delay in the event of a sale.

16 CONCLUSIONS

The King William IV is presented to the market as a closed pub. The property has no premises licence and so cannot legally trade. However, the planning class of the property restricts the property to use as a public house. If the Community buy the pub there will be an initial period of uncertainty as to the trade performance.

As with all commercial property acquisitions future investment into the property and business will need to be carefully analysed to ensure the operating owner receives a return on the investment. All investment must provide a return to all commercial property to ensure it retains its value.

It is important to understand that any repairs and improvements to the property may not necessarily translate to an increase in value. The market values a property such as King William IV by the level of trade and profitability, together with any additional investment potential rather than the bricks, mortar, fixtures, fittings and effects. Likewise, if a property cannot trade to its potential due to the condition of building or lack of licence or statutory information this will affect the property.

This provides both the buyer and seller with a straightforward business question. "How much is this property worth to me?" The answer to this question may be different to both parties as they each have their own requirements. The costs outlined in this report are provided to help assist each party decide what the property should exchange hands for in a market where both parties have acted knowledgeably, prudently and without compulsion in an arm's length transaction after proper marketing.

The estimates provided for the King William IV provide a benchmark for both parties as the pub could not open and operate as it currently stands. The estimated programme of investment must be balanced to allow the property to re-open and trade as a pub but not be too high that the level of turnover the business can attract fails to give a return on that investment. Similarly, if the investment is too low, the pub will not be able to trade at a sustainable level.

My report looks at the pub as a potential operating entity. The works outlined to the building can only be estimated for the property as a public house and community hub for the purposes of this report. When purchasing or selling a public house, clients should consider that the commercial property market is unlike the housing market. Commercial property values can fluctuate based upon the commercial return an owner can receive from a property. Residential property values can rise annually based upon desirability and availability amongst other factors. My estimates are based upon the current cost of repairs, replacements and renewals to the public house community sector. There are elements to these costs where the works are necessary for reasons of structural or aesthetic necessity to the property. In general my estimates have been based upon business necessity and to a level that could provide a return on investment.

In the terms of engagement, I was asked specifically to estimate the minimum cost to bring the property to a level where the property could be operated as a public house. The estimate at (18) below provides this estimate (£100,000) but it should be said it does not tell the whole story. This estimate is roughly £50,000 essential works based upon (8.5) and £50,000 essential fixtures and fittings. The property could trade but there would need to be immediate investment in further works to the property. The business would also be operating with a limited level of fixtures and fittings. The pub is therefore unlikely to reach its operating potential with only this level of investment. To provide a more sustainable business the minimum would be £140,000 (works £85,000, Fixtures and fittings £55,000).

17 LEGAL MATTERS

It would be advisable for both clients to ensure that all legal matters are understood, and future statutory responsibilities are fully covered before completing the purchase of the property.

18 PROPERTY ASSESSMENT REPORT

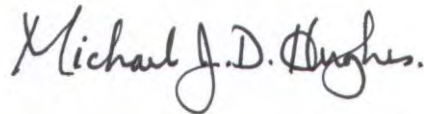
Based upon the information provided to us, and in accordance with the assumptions and conditions as detailed in this report, we are of the opinion that the property assessment estimates as at today's date and as detailed at the commencement of this report are as follows:-

Element	Estimated cost
Total cost of repairs, replacements and renewals including essential statutory reports	£85,000 to £130,000
Fixtures and fittings inventory including essential gas and electrical testing	£55,000 to £70,000
Total estimated minimum cost to bring the property to a level where it can be operated as a public house:	£100,000

We trust the foregoing opinions and property assessment estimates will satisfy your requirements, but should you require more information, please let us know.

Dated

1ST July 2021



Michael Hughes MRICS FAVLP FNAEA FNAEA (Comm) FBII DipCPA

MJD HUGHES Ltd

Business & Commercial Property Specialists

2 Forest Farm Business Park

Fulford

York

YO19 4RH



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APPENDIX 1

Location Maps, and Plot information

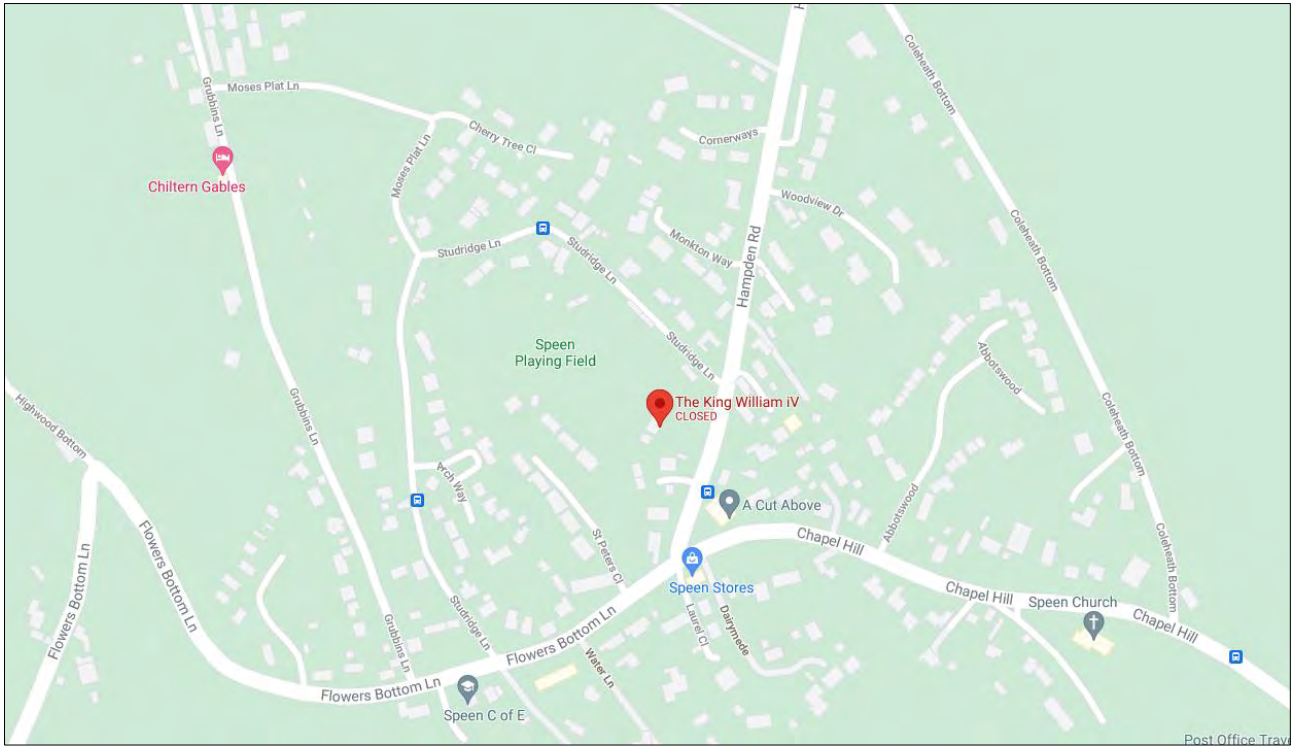
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North 01904 215241 **North West** 0151 558 1351 **Wales** 01443 523261 **South** 01225 667345

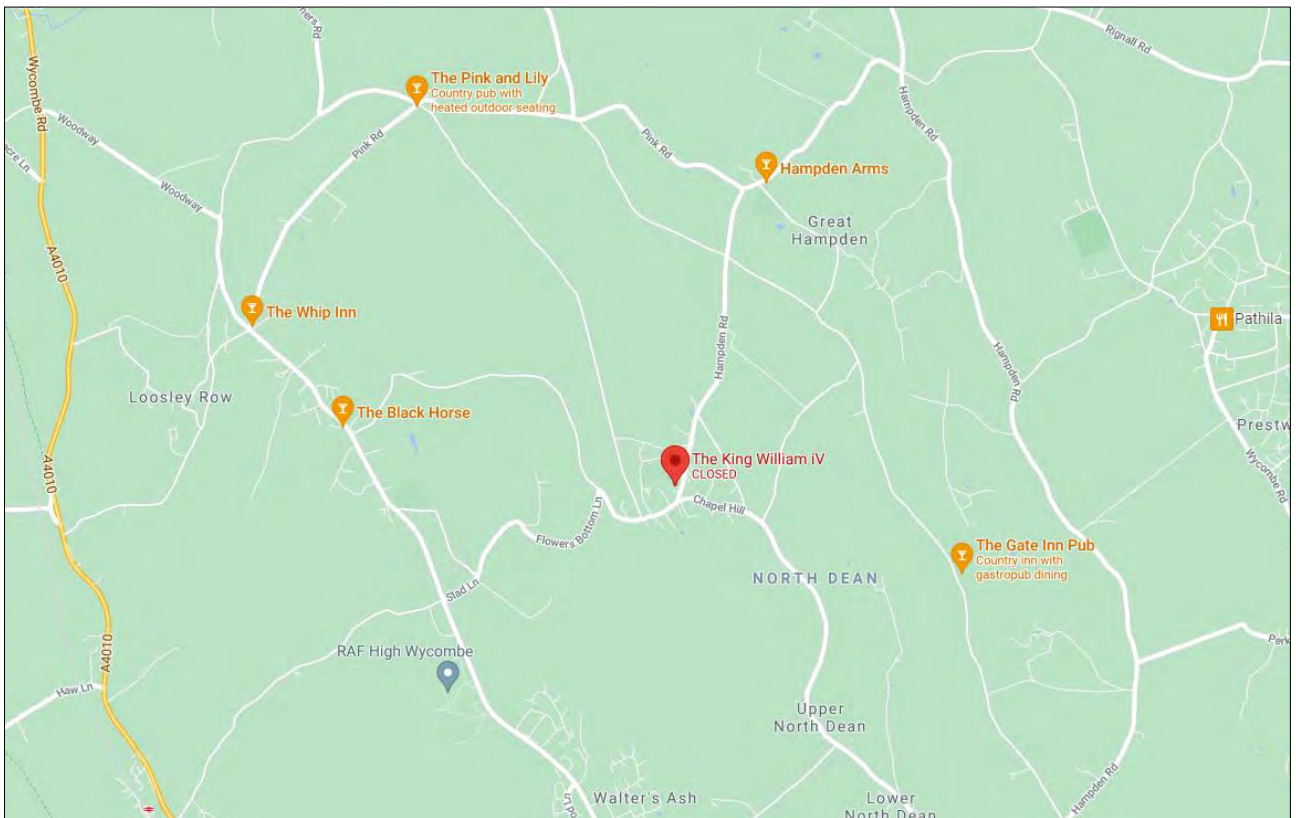
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Location Map 1



Location Map 2

MJD Hughes Ltd, 2 Forest Farm Business Park, Fulford, York, YO19 4RH

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Building and plot measurements:

Area 1654 meters², 17798 feet² 0.41 acres
 Perimeter 165 meters , 542 feet

Duncan Bailey Kennedy information (taken from the sales particulars)

Cellar: 920 ft² (circa 85.5m²)
 Ground and upper floors: 1,173 ft² (circa 109m²)
 Total useable area: 2,475 ft² (circa 230m²)

MJD Hughes Ltd, 2 Forest Farm Business Park, Fulford, York, YO19 4RH

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APPENDIX 2
Schedule of works

MJD Hughes Ltd, 2 Forest Farm Business Park, Fulford, York, YO19 4RH

North 01904 215241 **North West** 0151 558 1351 **Wales** 01443 523261 **South** 01225 667345
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Schedule of works - Interior

Floor	Room	Element	Repair	Replace	Renew
Ground	Main Bar	Walls	✓		
		Floor	✓		
		Ceiling	✓		
		Windows	✓	✓	
		Doors	✓		
Ground	Bar Servery	Bar top	✓		
		Bar front	✓		
		Floor	✓		
		Back bar		✓	✓
		Plumbing			✓
Ground	Restaurant	Electrics			✓
		Walls	✓		
		Floor	✓		
		Ceiling	✓		
		Windows		✓	✓
Ground	Terrace Bar	Doors	✓		
		Walls	✓		
		Floor	✓		
		Ceiling	✓		
		Windows	✓		
Ground	Ladies Toilet	Doors	✓		
		Walls	✓		
		Floor	✓		
		Ceiling	✓		
		Windows	✓		
Ground	Gents Toilet	Doors	✓		
		Plumbing	✓		
		Electrics	✓		
		Walls	✓		
		Floor	✓		
Ground	Accessible Toilet	Ceiling	✓		
		Windows	✓		
		Doors	✓		
		Plumbing	✓		
		Electrics	✓		
Ground	Family Room	Walls	✓		
		Floor	✓		
		Ceiling	✓		
		Windows	✓		
		Doors	✓		

Schedule of works - Interior

Floor	Room	Element	Repair	Replace	Renew
First	Bathroom	Walls	✓		
		Floor	✓		
		Ceiling	✓		
		Windows	✓	✓	
		Doors	✓		
		Plumbing	✓		
		Electrics	✓		
First	Hall and stairs	Walls	✓		
		Floor	✓		
		Ceiling	✓		
		Windows	✓	✓	
		Doors	✓		
First	Boiler room	Walls	✓		
		Floor	✓		
		Ceiling	✓		
		Windows	✓	✓	
		Doors	✓		
		Plumbing	✓		
First	Bedroom 1	Walls	✓		
		Floor	✓		
		Ceiling	✓		
		Windows	✓	✓	
		Doors	✓		
First	Office	Walls	✓		
		Floor	✓		
		Ceiling	✓		
		Windows	✓	✓	
		Doors	✓		
First	Safe room	Walls	✓		
		Floor	✓		
		Ceiling	✓		
		Windows			
First	Sitting Room	Doors	✓		
		Walls	✓		
		Floor	✓		
		Ceiling	✓		
		Windows	✓	✓	
First	Kitchen	Doors	✓		
		Walls	✓		
		Floor	✓		
		Ceiling	✓		
		Windows	✓	✓	
		Doors	✓		
		Plumbing	✓		
Electrics	✓				

Sample Inventory

MAIN BAR

With wood flooring throughout

- 1 Pine Desk in Honey Oak with Four Selves
- 1 Wicker lamp and lampshade
- 1 'Panasonic' Cordless phone with docking station
- 1 Photograph of stream by 'XXXXXXX'
- 1 Wall mounted blackboard with scenes from Buckinghamshire
- 3 Ceiling mounted circular light fittings
- 1 Ceiling mounted emergency light fitting
- 1 Wall mounted fire alarm
- 1 Wall mounted fire break glass
- 1 Ceiling mounted smoke alarm
- 3 Rectangular wooden table with square legs
- 1 Wooden bench with upholstered seat and back
- 1 Section of fixed seating with upholstered seat base
- 4 Wooden captain style chairs with upholstered seat base
- 1 Rectangular stool with leatherette upholstered seat base
- 1 Square stool with upholstered seat base
- 1 Circular table
- 3 High bar stools with brown leather upholstered seat base
- 2 High bar stools with grey leather upholstered seat base
- 1 Pair of grey lined curtains with curtains rail and fittings
- 1 Set of fire tools
- 1 Fire hearth
- 1 Elevated dog basket and hood to fire place
- 1 Coal bucket
- 3 Chrome hooks and wooden plinth, wall mounted
- 1 Plate shelf
- 1 'Teachers' jug
- 1 Wall mounted fire alarm
- 1 Photograph of lighthouse/observatory and stars in black frame
- 4 Wall mounted light fittings with twin swan neck
- 1 Wall mounted spray foam fire extinguisher
- 9 Wall mounted black boards for menu
- 2 'Lamb's Navy Rum' Pottery Jar
- 1 Memorabilia in black frame
- 1 Aerial photograph of pub in frame
- 1 Clock in brass fitting
- 1 Ceiling mounted dart board light
- 2 Wall mounted picture lights
- 1 Wall mounted map in wooden frame
- 2 Wall mounted newspaper cuttings in frame
- 1 Wall mounted black board in grey frame
- 4 Blackboards for menus
- 1 Gold rectangular frame
- 1 Wall mounted photograph titled 'Bar Rules'

Bar Servery

Altro flooring throughout

- 1 Barley Sugar twisted bar rail
- 1 'DC' glass washer with spare basket
- 1 Grey plastic bin
- 1 'Epson' Till
- 1 'Epson' Printer
- 1 'Sony' Speaker
- 1 'Panasonic' Telephone docking station
- 1 'Ingenico' Card machine
- 8 Recessed spotlights
- 1 Double door bottle fridge
- 1 Wall mounted brass bell
- 1 Blackboard acting as tab grab and key holder

Terrace Bar

- 4 Rectangular wooden tables with square legs
- 3 Square wooden tables with square legs
- 1 Long rectangular wooden table with square legs
- Section of fixed seating with upholstered seat and base
- Long section of fixed seating with upholstered seat and base
- 5 Wall mounted light fittings with twin swan necked lights
- 1 Photograph with central tree in black frame
- 1 Photograph of a church in black frame
- 1 Photograph of a stream in black and white in a black frame
- 1 Corner shelf fitting with 2 copper jugs
- 1 Gallon copper jug
- 1 Blackboard with Open/Closed
- 2 Pair of grey lined curtains with rail and fittings
- 1 Wall mounted fire alarm
- 2 Ceiling mounted emergency light fitting
- 2 Ceiling mounted smoke detector
- Collection of 5 copper jugs
- 1 Stone based side light with map shade
- 2 Scatter cushions
- 3 Rectangular bar stools with leatherette base
- 4 Captain style chairs with upholstered seat base
- 10 Ladder back chairs with upholstered seat base
- 4 White bar back chairs with upholstered seat base
- 1 Long grey lined curtain with curtain rail and fittings to patio doors
- 1 Pair of ceiling mounted spotlights
- 1 Canvas photographs of roof tops with geraniums
- Set of 9 wall mounted menu blackboards

Men's Toilet

- 3 Ceiling mounted frosted glass shades
- 1 Wall mounted rectangular mirror in pine frame

- 1 Wall mounted fire alarm
- 1 'Office Depot' paper dispenser
- 1 Wall mounted soap dispenser
- 1 'Curver' flip top bin

Ladies Toilet

Carpet throughout in red and green to main lobby area

- 1 Gold frame mirror
- 1 Soap dispenser
- 3 Print paintings of ladies shoes in Gold frames
- 6 Ceiling mounted light fitting with frosted glass shades
- 1 Wall mounted baby changing unit
- 1 'Kis' Plastic bin
- 1 'Office Depot' paper towel dispenser
- 1 'Curver' flip top bin
- 1 'Silavent' extraction fan
- 1 Ceiling mounted emergency light fitting

Accessible toilet

Altro flooring throughout

- 3 Grab rails (wall mounted)
- 1 Soap dispenser
- 3 Ceiling mounted light fitting with frosted glass shades
- 1 Wall mounted baby changing unit
- 1 'Kis' Plastic Bin
- 1 'Office Depot' paper towel dispenser
- 1 'Curver' flip top bin
- 1 'Silavent' extraction fan
- 1 Ceiling mounted emergency light fitting

Cellar

Section of 2 particle board shelves

- 1 Cellar cooling unit
- 2 Ceiling mounted strip lights, approximately 1.5m
- 1 Smoke detector
- 1 Cellar Mallet
- 4 "Cask Widge" Vertical Extraction Systems.

Kitchen

Altro flooring throughout

- 2 Ceiling mounted fluorescent light fittings, approximately 2m long with diffusers
- 2 Ceiling mounted fluorescent light fittings, approximately 1.25m long with diffusers
- 1 Pass through dishwasher
- 1 Stainless steel double sink unit with taps and shelf below
- 1 Stainless steel worktop with 2 shelves below
- 1 'Aspetek' Fly killer

- 2 'Evolution' concentrate dispensing units
- 1 Blue towel paper dispenser
- 1 Stainless steel pass through with shelves below
- 1 Rational SCC101G unit on floor rack - converted for LPG use.
- 1 Stainless steel hand wash unit
- 1 Ceiling mounted extraction unit above the Rational with filters through to the main extraction unit
- 1 'Lincat' gas oven complete with six-out hob top
- 1 'Blizzard' chiller unit
- 1 'Lincat' electric twin fryer
- 1 'Burgo' oven unit
- 1 Stainless steel worktop with shelf below
- 1 'Angelopo' Stainless steel cupboard with 3 cupboards below
- 1 Stainless steel central unit with shelf below
- 1 'Polar' double door refrigerator with stainless steel top
- 1 Stainless steel unit with double shelf below
- 1 Wall mounted stainless steel shelf
- 1 Ceiling mounted emergency light fitting
- 1 Ceiling mounted smoke detector
- 1 Wall mounted fire alarm
- 1 Wall mounted clock
- 1 Wall mounted white board in frame
- 1 Wall mounted fire blanket
- 1 Wall mounted stainless steel shelf
- 3 'Sharp' 1900W Microwave
- 1 Wall mounted chemical fire extinguisher
- 1 Robot Coupe R301 - food processor and associated attachments
- 1 Waring Commercial Heavy Duty Stick Blender Model: WSBK
- 1 Tellier Stainless Steel Moulin from Nisbets

Restaurant

- 1 'Multi Fuel' Log burner with chimney back fitting
- 1 Grey sideboard unit with brass handles
- 1 White desk with grey top, 6 drawers and brass handles (1 Handle missing)
- 1 Rectangular stool with red and blue upholstered seat base
- 1 'Mondo 2' filter coffee unit
- 1 'Bravilor Bonamat' vacuum coffee dispensing unit
- Collection of 82 slate placemats
- 32 Wooden chairs with slat back
- 28 Blue cushions for chairs
- 9 Square wooden table with circular tube legs
- 4 Pairs of blue on silver lined curtains complete with curtain rail and fittings
- 4 Wall mounted light fitting with crystal glass
- 1 Standard light fitting, art deco style with frosted glass shade
- 1 Grey side light with parchment style shade
- 1 Roman style vase in white and brown
- 2 Ship ornaments
- 1 Circular light fitting with parchment shade

- 1 Photograph of lake in black frame
- 1 Photograph of sun coming through autumnal trees in black frame
- 1 Photograph of mountain side in black frame
- 1 Wall mounted spray foam fire extinguisher
- 1 Ceiling mounted pair of spotlights
- 2 'Xpelair' ceiling mounted circular extraction fan
- 2 Ceiling mounted smoke alarm
- 2 Ceiling mounted emergency light fittings
- 1 Ceiling mounted 'Digital' cube speaker
- 1 'Phillips' speaker
- 1 'Sony' Hi-Fi twin deck unit

Wooden floor throughout

- 1 Pair of blue on silver lined curtains complete with curtain rail and fittings
- 1 Grey vase
- 1 Pair of Viking figurines
- 1 'DeLonghi' Electric fire unit
- 1 Bevelled edge mirror in distressed gold frame
- Pair of pewter and ceramic jugs
- 3 Tealight holders
- 1 Colour photograph of boat on beach in white frame
- 1 Photograph of Causeway in white frame
- 1 Photograph of looking out to sea in frame
- 1 Photograph of Lindisfarne in white frame
- 1 Standard lamp, art deco style with frosted glass shade
- 1 'Peckitt & Sons Ltd' large clock
- 2 Ceiling mounted circular light fittings with frosted glass shade
- 1 Ceiling mounted emergency light fitting
- 1 Ceiling mounted smoke alarm
- 1 Colour photograph of bridge in white frame
- 8 Square wooden table with circular tube legs
- 12 Chairs with slat backs
- 12 Seat cushions

Stairs to First Floor

Multicoloured striped carpet throughout complete with underlay

Leading up to corridor to Private accommodation

Outside of the Property

- 1 Wall mounted satellite dish
- 3 Beer garden style bench table
- 36 Chrome rattan back chairs
- 1 Calor gas tank
- 1 Acoustic fan for cellar cooling unit

ENDENDENDENDENDENDENDEND

APPENDIX 3

Photographs



Front Elevations



Front elevations - detail



Rear elevations



Rear elevations – detail



Pitched roof sections



Pitched roof – detail



Rainwater goods - detail



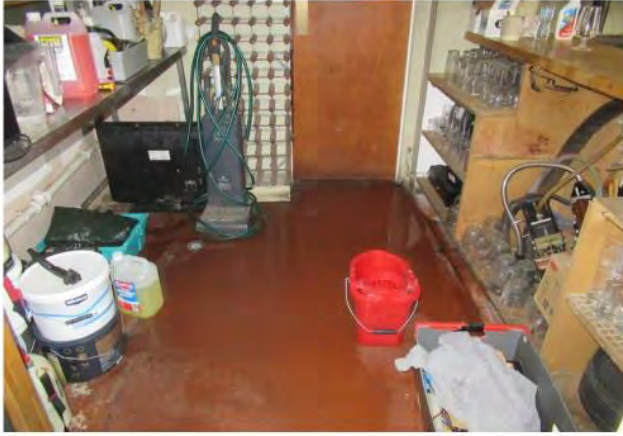
Private garden, side and rear fencing



Car Park



Trade areas



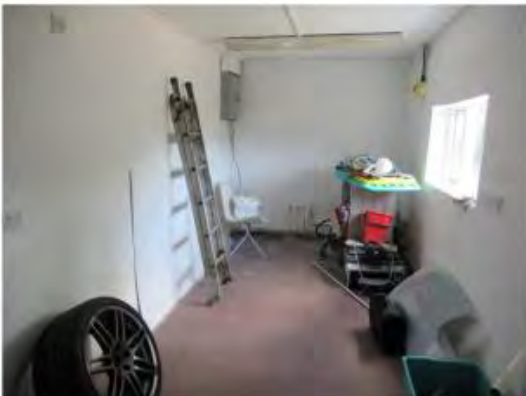
Utility room and Bar Servery



Toilet facilities



Ice Cream Parlour and family room



Commercial kitchen and walking in chiller units



Beer Cellar

MJD Hughes Ltd, 2 Forest Farm Business Park, Fulford, York, YO19 4RH

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MJD HUGHES Ltd Registered in England & Wales No. 10385651





Private accommodation

APPENDIX 3:
KING WILLIAM IV SALES BROCHURE (live as at 25 Feb 2025)

Duncan and Bailey Kennedy are the commercial agents appointed for the sale of the King William IV public house. The Property is still live on their website at: <https://www.dbk.co.uk/propertyInfo/47/King-William-IV-Hampden-Road-Speen-Princes-Risborough--2475-Sq-Ft-223-Sq-M>

The brochure attached here was downloaded on 25 February 2025. Note that the document is date-stamped June 2021 which coincides with the MJD Hughes Report. The brochure (obviously) shows that the property was for sale as a public house and restaurant in June 2021 and this also clearly demonstrates that the owner had not abandoned the Property's use as a public house at that time.

The brochure is unedited save for the highlighted text showing the use on the ground floor as a pub whilst the first and second floors are advertised as residential accommodation.



Commercial Property Consultants

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PROPERTY PARTICULARS

PUBLIC HOUSE & RESTAURANT

**FOR SALE
KING WILLIAM IV
HAMPDEN ROAD
SPEEN
BUCKS HP27 0RU**



LOCATION

Centrally located in this attractive village, ideally situated in the Chiltern Hills. High Wycombe is approximately 3 miles to the south and Princes Risborough a similar distance to the north. The property overlooks the village cricket square and playing field.

ACCOMMODATION

The property was built in the 17th Century with a more recent single storey extension to the side. It 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 – Residential 2 further rooms	

The total useable area is approximately 2,475 sq. ft.

To the front is a large graveled car park plus a side garden area.

The property is not listed as an asset of community value.

FREEHOLD

Offers in excess of £925,000 are sought

FIXTURES/FITTINGS/GOODWILL

To be agreed by negotiation.

VAT

It is understood that VAT is not applicable in relation to this matter.

EPC Rating – Not applicable, as Listed building.

LEGAL COSTS

Each party to pay their own costs.

VIEWING

The pub/restaurant is no longer trading so any viewings must be by appointment only and arranged through sole agents.

Stephen Bailey-Kennedy FRICS / Tom Good
Duncan Bailey Kennedy LLP
Tel (01494) 450951
e-mail: steveb@dbk.co.uk / tomg@dbk.co.uk

06/2021



**APPENDIX 4:
HERITAGE IMPACT REPORT, HCUK LTD (November 2023)**



Heritage Impact Assessment

King William IV
Public House,
Hampden Road,
Speen

November 2023 | Project Ref 08420A



Project Number: 08420A

File Origin: C:\Users\SamDavis\HCUK Group\8001-8500 - Documents\8401-8500\08420 - King William VI Pub, Buckinghamshire\HER\Reports

No text or imagery within this report has been generated by Artificial Intelligence (AI).

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Appendices

- App. 1 Scale of Harm table (HCUK, 2019)
- App. 2 GPA3 Assessment: **Historic England’s Guidance on** Setting
- App. 3 Floor plans
- App. 4 Planning History

1. Introduction

1.1 This Heritage Impact Assessment has been prepared by HCUK Group on behalf of David Hill. It relates to an application for the residential conversion of the King William IV Public House, Hampden Road, Speen, HP27 0RU, and the addition of a car port. Buckinghamshire Council (BC hereafter) are the determining authority. In terms of planning applications, the determining authority divides the area into three, with the Site being within the Wycombe Area.

1.2 The King William IV Public House is located close to the centre of Speen on the west side of Hampden Road close to the junction with Chapel Hill. The Public House is grade II listed. It is within Speen Conservation Area.



Figure 1: Site location in context overlain on map.

1.3 In accordance with the requirements of Paragraph 194 of the National Planning Policy Framework (2021) this statement describes the significance of the identified heritage assets.

The Proposals and Relevant Background

1.4 This report accompanies an application for planning permission and listed building consent for the residential conversion of the King William IV Public House. This

includes the demolition of the north extensions and part of the south extension. Also, included within the proposals is the addition of a car port.

- 1.5 The proposals at the King William IV Public House have been based on a thorough understanding of the significance of the listed building and seek to sensitively convert the structure as a single-family dwelling while preserving its unique heritage values.

Heritage Assets

- 1.6 The King William IV Public House is a grade II listed building. Originally a farmhouse – becoming a Public House in 1827 - documentary evidence dates the property to 1668¹, though it was heavily altered in the 18th and 19th centuries.
- 1.7 The Public House is located within Speen Conservation Area. It is also located opposite the grade II listed Rose Cottage (the Site is approximately 21m to the south-west). Though the visual impact will be negligible, due to their close proximity there is the potential for **attributes of the listed building's that contribute** to its significance being affected. Therefore, there will be a brief – but proportionate – discussion on its significance and impact.
- 1.8 The Site is also close to several other statutorily listed buildings, all grade II. However, due to the negligible visual impact of the proposals on these heritage assets it is considered that the '*surroundings in which the[se] heritage asset[s] area experienced*'² would not be affected. Therefore, these assets have been scoped out the assessment. The same is true of the other designated and non-designated assets³ within the area.

Purpose of this Assessment

- 1.9 The purpose of this Heritage Impact Assessment is to assist with the determination of the application by informing the decision takers on the effects of the proposed development on the historic built environment. Value judgements on the

¹ Speen Conservation Area Appraisal

² The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)

³ The Buckinghamshire Local List has been consulted, with the nearest Locally listed building 163m away.

significance of the identified heritage assets is presented and the effects of the proposals upon that significance are appraised. Particular regard is given to the provisions of the Planning (Listed Building and Conservation Areas) Act, 1990. The report also sets out how the proposal complies with the guidance and policy of the National Planning Policy Framework (NPPF) 2021 and local planning policy. The site and heritage assets affected have been observed and assessed following a site visit made by the author in July 2023.

2. Relevant Planning Policy Framework

- 2.1 The decision maker is required by sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.⁴
- 2.2 There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas.
- 2.3 For the purposes of this statement, preservation equates to an absence of harm.⁵ **Harm is defined in paragraph 84 of Historic England’s Conservation Principles as change which erodes the significance of a heritage asset.**⁶
- 2.4 The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.5 The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:
- The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*
- 2.6 Historic England has produced guidance on development affecting the setting of heritage assets in The Setting of Heritage Assets (second edition, December 2017),

⁴ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

⁵ South Lakeland v SSE [1992] 2 AC 141.

⁶ Conservation Principles, 2008, paragraph 84.

better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.

2.7 The NPPF requires the impact on the significance of a designated heritage asset⁷ to **be considered in terms of either “substantial harm” or “less than substantial harm”** as described within paragraphs 201 and 202 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁸ The Scale of Harm is tabulated at Appendix 1.

2.8 Paragraphs 201 and 202 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.⁹ Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 201 or 202 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

2.9 Paragraphs 199 and 200 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

⁷ The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

⁸ Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

⁹ The balancing exercise was the subject of discussion in City and Country Bramshill v CCLSG and others [2021] EWCA, Civ 320.

- 2.10 One of the overarching objectives of sustainable development, as expressed in paragraph 8 of the NPPF, is mitigating and adapting to climate change, including moving to a low carbon economy. Historic England has a Climate Change Strategy, and has published Mitigation, Adaptation and Energy Measures. More specifically, Historic England has published a Heritage and Climate Change Carbon Reduction Plan (March 2022). These and similar strategies run in parallel with heritage-specific methodologies relating to the assessment of significance, and the effect of change on significance.

Local Planning, Policy and Guidance

Wycombe District Local Plan (Adopted 2019)

- 2.11 On the 1st of April 2020, the former District Council areas of Aylesbury Vale, Chiltern, South Bucks and Wycombe (area that the Site is within) and Buckinghamshire County Council came together to form a single Unitary Authority, Buckinghamshire Council.
- 2.12 Whilst a new Local Plan is being developed Wycombe District Local Plan sets out the strategic vision for the borough up to 2025. Policy CP11 Historic Environment Policy relates to the protection and enhancement of Wycombe's **built and historic** environment. Of specific relevance to the Site in question are the following policy points:

Policy CP9 Sense of Place.

The Council will deliver a distinctive high quality sense of place within the

District through: 1) Conserving the natural and historic environment and implementing measures for their enhancement; 2) Requiring development to achieve a high quality of design which contributes positively to making places better for people and which takes the opportunities available for improving the character and quality of an area and the way it functions...

Policy CP11 Historic Environment.

The Council will promote the conservation and enhancement of the Historic

Environment of the District through: 1) Conserving, and where possible enhancing, the significance, special interest, character and appearance of designated and non-designated heritage assets and historic landscapes; and taking opportunities to reinforce the positive contribution to local character and distinctiveness by sustaining the historic environment; 2) Ensuring the setting of designated and non-designated heritage assets and historic landscapes conserves or where possible enhances the special interest of the asset or landscape; 3) Ensuring that heritage assets are appropriately managed and promote sympathetic re-use of vacant and "at risk" buildings, to prevent the deterioration of their condition, to aid in their protection, and to reduce the number of heritage assets on the "Heritage at Risk" register; 4) Promoting the understanding of the character of our conservation areas through the production and periodic review of conservation area appraisals; and where necessary, employ Article 4 Directions where the identified character of a conservation area is at risk from Permitted Development; 5) Promote the understanding and conservation of non-designated heritage assets by maintaining and periodically reviewing a list of locally important assets of historical or architectural merit; 6) Promoting the understanding of the special character of our historic centres through the support of the Buckinghamshire Historic Towns Project, and enhancing their special character where opportunities arise to do so, including through improvements to the public realm in our historic centres; 7) Promoting the understanding of historic landscapes which play an important role in the formation of the Historic Environment; 8) Working closely with our partners including Historic England and Buckinghamshire County Council to ensure that records are kept up to date, so the historic environment is cared for in the most appropriate manner.

Guidance Documents

National Planning Practice Guidance (NPPG)

- 2.13** The National Planning Practice Guidance (NPPG; ref: 18a-018-20190723; updated July 2019) provides advice on enhancing and conserving the historic environment in accordance with the NPPF.

Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015) GPA2

2.14 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;
- 2) Understand the impact of the proposal on that significance;
- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- 4) Look for opportunities to better reveal or enhance significance;
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change;
and
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

3. Background and Development

- 3.1 Starting life as farmhouse and first recorded in 1668, **it wasn't until 1827 that the** then owner John Free obtained the first Liquor Licence for the property¹⁰. Seeing as King William IV was not coronated until 1831 it is highly likely that the property either operated under a different name for a period or no name at all.
- 3.2 While having its origins in the 17th century, King William IV Public House is recorded on the 1885 Ordnance Survey map (OS hereafter; Figure 2)¹¹. Though not particularly clear this map shows the building with a rectangular form with a possible small extension to the north elevation (likely to be a small barn). It faces the road - though is set back - with no access road visible (this may be due to the name of the Public House obscuring it). The King William IV is shown as having an irregular plot with what appears to be a formal garden with trees in front of the Public House on the south side, and a pond to the south-east. At this time the fields behind were most probably associated with the pub - or at least the farm that the pub was once a part of - and are recorded as being a cherry tree orchard¹². The map also just shows the south end of Rose Cottage, with a garden area in front.



Figure 2: 1885 OS Map (surveyed 1874-1880). Reproduced with the permission of National Library of Scotland.

¹⁰ Speen Conservation Area Appraisal

¹¹ On the 1843 Tithe Map the Site is stated to be within the Parish of Princes Risborough but a copy of this map cannot be found.

¹² <https://speenbucks.org.uk/wp-content/uploads/2022/05/SPF-Presentation-FINAL.pdf>

- 3.3 The building is next seen on the 1897-1898 OS map (Figure 3). The form of the King William IV Public House can be seen and it is clear that some changes have been made, with an extension to the north/north-west corner – most probably a barn - and a smaller addition at the south-east corner (most probably the lean-to seen on **the 1960's** photos; see Figures 6 and 7). The plot can also be clearly seen, with an access track to the east and pond (or ponds) more visible. In addition, a small outbuilding is seen in the south-west corner of the plot. Aside from these changes the Site is largely comparable with the 1885 OS map. The map also shows a more detailed form of Rose Cottage which appears to share a plot with what is now No1. Wayside.

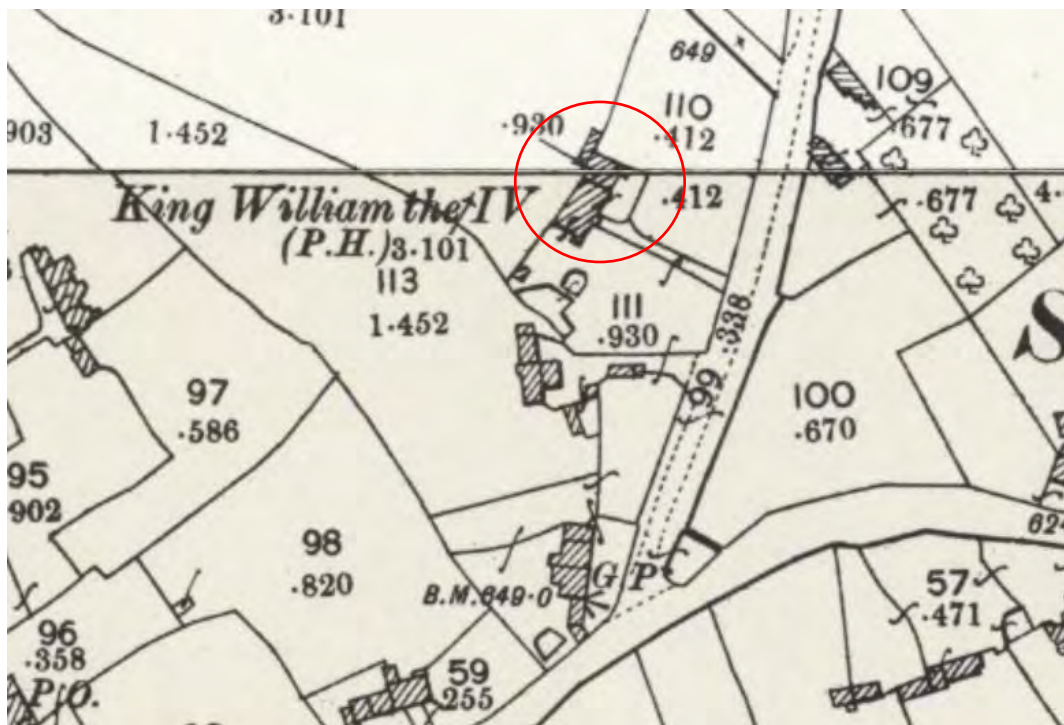


Figure 3: 1898 OS map (surveyed 1897-1898). Reproduced with the permission of National Library of Scotland.

- 3.4 The 1921 OS map (Figure 4) shows a comparable situation to that of 1898 but with some key changes. Firstly, the porch on the front elevation is clearly identifiable; secondly the side extension (barn) to the north now appears to project beyond the front elevation; and thirdly the pond is no longer shown. This OS maps also shows the continuing development of the village with the construction of several houses to the south and throughout the village.



Figure 4: 1921 OS map (surveyed 1919-1921). Reproduced with the permission of National Library of Scotland.

3.5

The 1960 OS map is less detailed though the situation is comparable to 1921 aside from the side (north) extension being considerably smaller and no longer having a front projection. The small outbuilding is not shown and so this suggests it had been demolished.



Figure 5: 1960 OS map (surveyed 1939-1959). Reproduced with the permission of National Library of Scotland.

3.6

Around a similar period to the 1960 OS map a photograph was taken of the Public House, prior to 1963 (Figure 6). The pub has not yet got any signage (this was

added in 1963; WR/1519/63) and appears more as a farmhouse, rather than the Public House it was with only the window awnings suggesting such. There is a one storey extension attached to the side elevation (north) which appears to be constructed of red brick, with weather boarding at its north end (a small barn or storage area), and a clay tile roof. The small lean-to extension on the south side is also visible. **A slightly later photo (most probably from the late 1960's; Figure 7)** shows the pub with its signage and table and chairs in front on the south side of the front garden.



Figure 6: Photograph of The King William IV Public House.

- 3.7 In the late 20th and early 21st centuries further changes were made though these were largely restricted to the north extension (including a new bay window addition in the 1980s; W/5383/81) and the addition of a large south extension. These alterations will be further discussed in the next section.



Figure 7: The King William IV Public House, late 1960s.

Description of King William IV Public House

- 3.8 The King William IV Public House was listed 21 June 1955, when it was officially described as follows:

Public House. Documented 1668 but probably altered or rebuilt early-mid C18. Chequer brick, moulded plinth, dentilled first floor band course. Old tile roof, tall central brick chimney. 2 storeys, cellar and attic; 2 bays, formerly with 5 bays of windows. Barred wooden casements with segmental heads: 3-light in right bay; single and 4-light to ground floor left, 2-light to first floor left. Blocked window with original gauged head to right, other traces of blocked windows. Central door in C19-C20 gabled brick porch with depressed arch. Paired casement to attic in right gable. Single storey brick and weatherboard extension to right. Rear has lean-to of early C19 flint and brick and central gabled bay with stairs to cellar. Interior has been altered.



Figure 8: The King William IV Public House 2023.

3.9 The existing Public House is a two-storey red brick building (flint parts at the rear) with a timber roof structure. It has a clay tiled roof with central chimney stack – the windows to the front elevation are as described within the list description above. At the entrance is a porch. On the north side there are several single storey extensions, and on the south side a single storey extension with what used to be an ice cream parlour attached (in 2009; 09/05721/FUL). Internally, at the ground floor level the main house consists of five rooms (though part of the wall has been knocked through between the existing bar and the front room) and a hallway where the staircase is located. The north extensions consist of two large rooms and a large storage area at the rear, and the south extension three large rooms and the WCs. The first floor consists of seven rooms and a hall, with one of the original front rooms (south) now subdivided. At the second floor there are two rooms, a hall and a storage area. The cellar was not accessed. The rooms have been numbered to assist when describing them (see appendix 3).

3.10 As mentioned above The King William IV Public House was originally a house. It is a 'baffle entry' type house, sometimes known as a 'lobby entry' house. Figure 9

shows a schematic 'baffle entry' plan form, showing the main elements of the timber box frame. The front door (arrowed) is within a narrower bay containing the chimney stack (coloured), and a small lobby gives access through doors into the two rooms on each side, each of which is heated by a hearth. One room was usually the kitchen or hall (though not open the roof), and the other the parlour. A ladder or staircase provided access to the bedrooms on the upper floors. This was sometimes located in the spare space on the back of the chimney, on the opposite side to the front door, or most probably in this case at a room at the back (Figure 10). Some lobby entrance houses, had an additional unheated bay (Figure 9), but this does not seem to have been present at the King William IV Public House. The purpose of the lobby entrance plan was to reduce draughts, and to improve on the cross-passage arrangement found in medieval houses. It was first used as an adaptation of existing buildings in the 16th century, and it was used extensively in new-build scenarios throughout the 17th century. It is rarely found after c.1725.

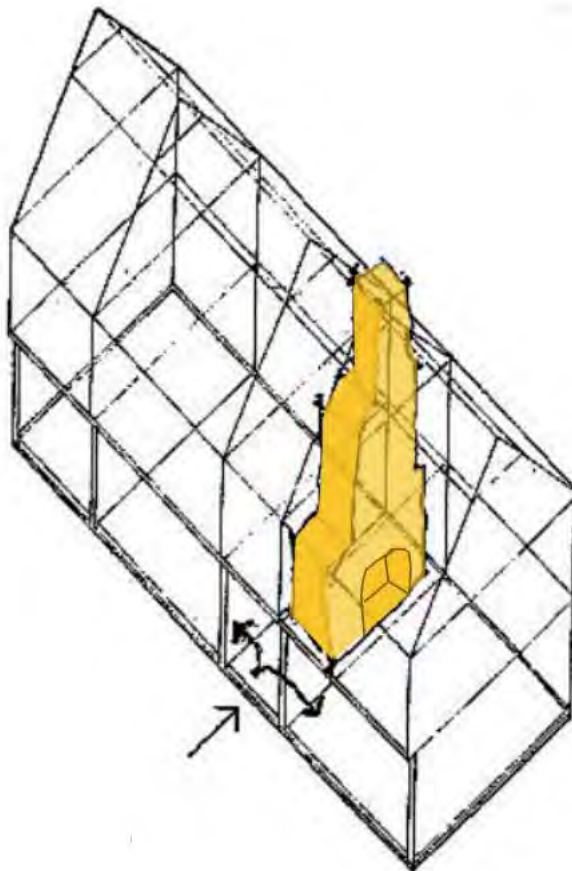


Figure 9: 'Baffle entry' type house.

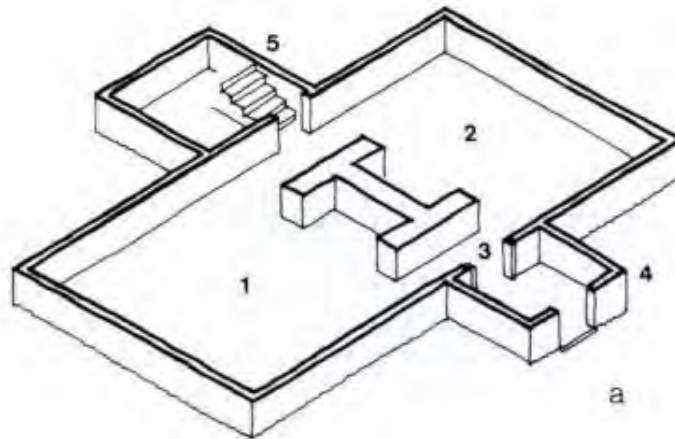


Figure 10: Floorplan of a 'Baffle entry' type house.

- 3.11 From this we can ascertain that the original house consisted of the two ground floor front rooms and two first floor rooms. The hall and staircase may also be original, but the porch is from a later date, as evidenced by the different brickwork (Figure 20).
- 3.12 The lean-to at the rear and first floor rear rooms – that are constructed of flint and red brick – were added in the late 18th or early 19th century, matching the use of flint used on later buildings in the village. The second floor was historically an attic space, that was converted into bedrooms most probably as part of the many Listed Building Consent applications in the late 20th century.

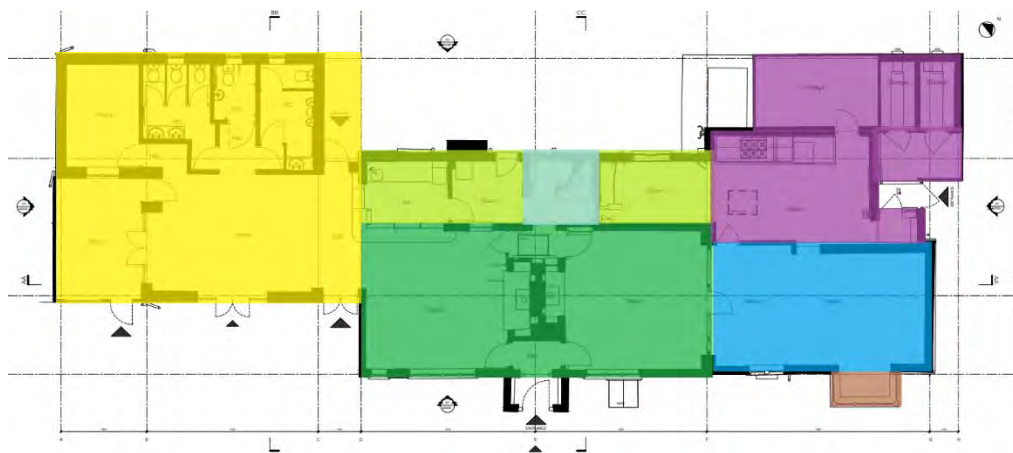


Figure 11: Phasing Plan (ground floor) of King William IV. 17th century portion in dark green; 17th/18th in turquoise; 18th in light green; 19th (highly altered) in blue; late 20th purple; 21st yellow.

- 3.13 The north extensions consist of several elements, with a 1960s shed/barn at the rear, and what was possibly formerly a barn at the front. As stated above the cartographic evidence suggests that there has been a built element in this location since at least the late 19th century. However, these elements have largely been rebuilt (see modern brickwork Figures 12 and 13), including the addition of a bay window (W/5383/81). The structures whether later additions or highly altered historic structures are now essentially of modern construction.
- 3.14 The south extension was added in 2005 (05/05870/LBC) with the ice cream parlour added in 2009 (09/05753/LBC).



Figure 12: Front elevation of north extension. Brickwork has been rebuilt.



Figure 13: Rear of front section of north extension. Brickwork is modern.

- 3.15 Internally, at ground floor level there are two original rooms on either side of the chimney stack (room 1 and room 2). Room 1 was formerly the lounge area for the pub. It has a wooden floor and wooden skirting board, both of which appear to be of an early 20th century date. There are two timber casement windows, one is a small window with six lights and the other a larger window of twelve lights. The bar stay suggests that the windows are also of an early 20th century date, though the cockspur catch is good replica of a 18th century type.
- 3.16 Perhaps the most significant feature in the room is the inglenook fireplace. Whilst the wood burner is modern and the hearth highly altered, the shelves and benches are original, though the timber elements of the benches appear to have been replaced. Also, in the north-east corner of the room is a serving hatch.
- 3.17 The ceiling includes a timber beam and modern recessed lights within a dropped ceiling. There are two doors, one in the north-east corner which leads through to room 2 and the other in the south-east corner which leads to the hallway and then the porch.



Figure 14: Inglenook Fireplace; Room 1



Figure 15: Serving hatch

- 3.18 Room 2 currently acts as a lounge area. It too has an inglenook fireplace with modern wood burner, and hearth. The shelves and benches also appear to have undergone a greater amount of alteration than in room 1. The floor is of modern granite with a timber skirting – dating from the early 19th century – runs along the bottom of the walls. The original external north wall has been knocked through to provide access to the north extensions. A timber frame is visible, but this is a modern construction and is not attached (it has been constructed from timber from several sources).
- 3.19 There is currently a hole in the rear wall that shows the fabric of this original element is red brick and lime mortar. As shown in plans from 2000 (00/05234/FUL; Appendix 4) this room was once the location of the bar.



Figure 16: Room 2

- 3.20 Rooms 3 and 4 were once a single room and were constructed in the 18th century. Room 3 (Figure 17) is now the location the bar and is connected to room 1 through the partial demolition of the original rear wall. The bar is a modern addition as the kitchen fittings. The floor is concrete with red tiles on top. The wall dividing rooms 3

and 4 is a modern stud wall (see floor plan for 00/05234/FUL; appendix 4). Room 4 is currently used as utility and storage room and has a modern concrete floor. Though a timber hatch to cellar survives.

3.21 Room 5 was a 18th century addition. Its north wall has been demolished and it is **now part of the pub's kitchen**. It has a concrete floor and an early-mid 20th century timber casement window.



Figure 17: Room 3; bar area.



Figure 18: Room 5

- 3.22 Rooms 10 and 11 are post 1960 additions. They are currently a kitchen and storage areas.
- 3.23 Room 9 was once a small barn or storage area, added in the 19th century. However, it has undergone significant alteration in the 20th century including the addition of a bay window. It has a concrete floor, and whilst the 12 light window is timber it is a modern replacement, likely inserted when the late 20th century bay window was added. A door opening in the south-west corner of the room has been blocked up. As discussed above, the timber frame is not attached.



Figure 19: Room 9. Currently divided by a sheet

3.24 The porch (room 8) was added in the 19th century, as evidenced by the exterior brickwork. It has a red tile floor and timber skirting.



Figure 20: Porch brickwork is clearly different from that of the original building.

- 3.25 Room 6 contains the staircase. It is clearly historic but accurately dating it is difficult. The finials and handrail suggest a mid-late 17th century date (finial is not dissimilar from the 1669 York type, whilst the handrail is similar to several late 17th century types). The balustrade is closest to an early 17th century Westmorland type.
- 3.26 Rooms 12-15 are all within the modern extension.
- 3.27 Doors at ground floor level are all modern replacements.



Figure 21: Staircase balustrade

- 3.28** At first floor level, room 16 has its original dimensions. It has a small fireplace, with a modern wood burner. The surround and hearth are modern replacements but in keeping with the character of the house in having a simple design. The undulating surface of the ceiling suggests that it is lath and plaster, but the historic floor has been replaced with chipboard (as has the entirety of the first floor).
- 3.29** Rooms 17 and 18 (and the hallway room 25) were once a single room – part of the original house - now separated by a modern stud wall.

- 3.30 Rooms 20-22 were part of the 18th century additions, and were once a single room now separated by modern stud walls. Room 19 appears to have retained its original dimensions and part of its timber frame is now visible.
- 3.31 Throughout the first floor windows are timber with replica catches. There are also several timber doors, which from their hinges appear historic, though they have modern latches. Skirting is timber but of a 20th century date.



Figure 22: Room 16.

- 3.32 Historically the second floor was the attic. It has now been converted into bedrooms. Within these rooms (26-29) it is possible to see part of the timber roof. Both casement windows are timber, as are doors though these are modern additions.



Figure 23: Timber roof structure, visible on second floor.

4. Statement of Significance

Assessment of Significance

- 4.1 This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF, and comments on the contribution of setting to significance. In accordance with paragraph 194 of the NPPF, the **descriptions are proportionate to the asset's significance and are sufficient to** understand the nature of any impact the proposals may have upon that significance.
- 4.2 With regards to matters of setting, the identification of the heritage assets equates to Step 1 of GPA3, and the assessment of significance equates to Step 2 of GPA3. Steps 2 and 3 of GPA3 are closely connected, so this chapter should be read in conjunction with Chapter 5 (Heritage Impact Assessment) and with the tabular methodology at Appendix 2.
- 4.3 It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate **change without affecting the Government's objective, which includes the** conservation of heritage assets and which seeks to ensure that decisions are based on the nature, extent and level of significance of heritage assets. Change is only **considered to be harmful if it erodes an asset's significance. Understanding the** significance of any heritage asset affected is therefore fundamental to understanding the scope for and acceptability of change.

King William IV Public House

- 4.4 In the terms of the NPPF, the heritage significance of the King William IV Public House lies chiefly in the following characteristics:
- Historic: The building is a physical reminder of development within the village in the 17th century, and of a historic property **that's** use changed with the evolving needs of the village. Its change in use from farmhouse to Public

House tells us that with the increase in the number of people in the village – following the land survey of 1823, and allocation of plots of land at a small charge, in exchange for common rights¹³ – a financial opportunity was taken by then owner John Free to benefit from this. The building is a direct connection with a distant time in past, and it illustrates characteristics relating to post-medieval farmhouses and early modern. Its use as a pub for just under 200 years – and therefore a place where locals and visitors alike spent time – means that it is also of communal value, though the value is slightly reduced considering the building was originally a farmhouse. Historic features, such as **'baffle entry' plan form and central chimney**, are also of historic interest as they allow one to understand the workings and day to day life of the occupants of a 17th and 18th century farmhouse.

- Architectural: The building is constructed using local materials, in a vernacular style. Externally, the red brick and flints – which were collected in the field around Speen¹⁴ - are characteristic of many 17th century and later buildings in village and wider Buckinghamshire. Its external form and appearance is highly evocative of its modest domestic 17th century origins. Though altered it is a very good example of a **'baffle-entry'** house, of which the quality and character of the historic core and plan form is of architectural interest. The rear, 18th century catslide roof and simplistic internal plan form all contribute to this element of interest.
- Archaeological: The timber roof structure is of intrinsic archaeological interest, and might have the potential to provide a closer estimate of the construction date, if subjected to dendrochronology. Phasing is also evident within the building.
- Artistic: The King William IV Public House is not of artistic interest in the strict sense, but it is a building that would generally be regarded as aesthetically pleasing.

¹³ 'Speen: A Historical Essay', Alice Dean, 1970

¹⁴ Ibid



Figure 24: Rear elevation of the King William IV Public House. As seen from the playing fields.

- 4.5 As discussed above, there have been a number of alterations and changes over the years. These include the 18th, 19th, 20th and 21st century extensions. Most prominent are the north extensions added in the 19th and 20th centuries, which are not of intrinsic special interest due to the many alterations they have undergone, including the addition of a large bay window.
- 4.6 It should be noted that while the plan form of the original late 17th century core of the building at ground floor and first floor is recognisable, there have been many alterations and most of the historical features have been removed. This includes the removal of the original bar, the removal of a large part of the back wall, and replacement of much of the historic floor finish (Figure 25). In addition the hearths of the inglenook fireplace has been replaced, and all windows are later additions, though these are timber and designed to be in keeping with the character of the property.

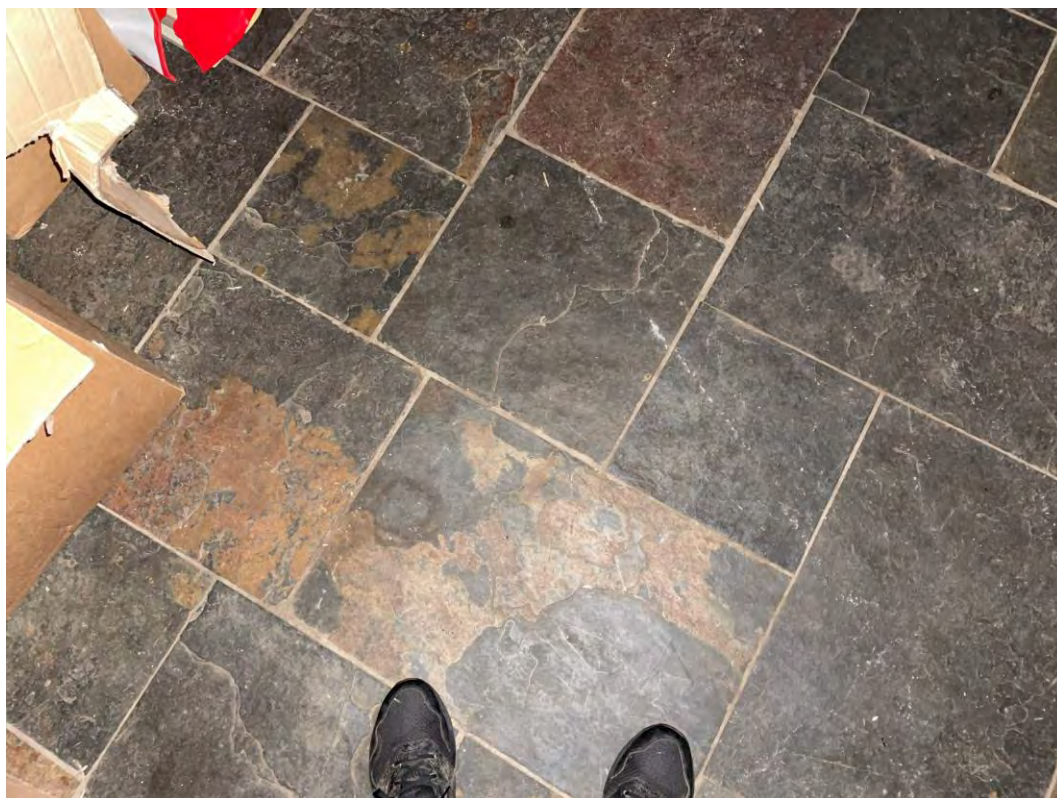


Figure 25: Modern floor finish around the bar.

Setting

- 4.7 The setting of the Public House is still recognisable from the 19th and early 20th century, though it is not pristine. Aspects of the setting such as cherry tree orchard and ponds have been lost, the boundaries of the front plot of the pub have been altered, and the fields behind the pub are now playing fields. However, these are relatively minor changes and the pub can still be seen within its historic context, being set back from the road, with verdant fields behind, and trees and historic houses in the near setting. Whilst the shingle car park does not contribute to the significance of the listed building – and is an element that could be improved with an appropriate landscaping scheme – it also does not distract from its appreciation, particularly as it is no longer used as a car park for pub patrons.



Figure 26: Car park in front of the listed building.

Contribution of setting to significance

4.8 Surviving elements of the pub's historic setting – though some are altered – which contribute to the significance of the listed building include the playing fields to the east; **the pub's existing plot; he historic positioning of Hampden Road;** trees which are part of its verdant surroundings, and the other historic buildings including the 17th century Corner Cottage which allows one to place the pub within its historic context.

4.9 The King William IV's position set back from the road also contributes significance. Hampden Road is also an excellent position to view the form and character of the Public House, from both the north and south. The road is the main public place from which the front elevation and east gable end of the listed building can be best appreciated, and where the historical relationships are at their strongest and most important. Though the highly altered front 19th century extension and late 20th and 21st century extensions are clearly visible in this view, they are generally in character with the building and do not distract from the appreciation, aside from obscuring part of the gable ends. The extensions also cannot be said to contribute

to the significance of the historic building due to either their highly altered or modern appearance.

- 4.10 The rear of the listed building can also be seen from the public realm (Figure 24), within the playing fields. This is an excellent position to see the historic development of the property, where materials such as the red brick and flint intermingle. However, the rear extension (to the north) is of a poor quality and is not in character with the historic building (it is constructed of timber with a sheet metal roof). It does distract from the appreciation of the listed building, though not in a significant way.

Statement of Significance

- 4.11 The King William IV Public House is a building of special architectural and historic interest, and of local and regional importance, being an example of a late Stuart farmhouse built in a vernacular Buckinghamshire style, that was later converted to a Public House.

Rose Cottage

- 4.12 Rose Cottage was listed 26th April 1985, when it was officially described as follows:

Small house. Early C19. Flint with Denner Hill stone quoins, and brick eaves and window surrounds. Slate roof, brick chimney to left. 2 storeys, 2 bays. 3-light barred wooden casements, those to ground floor with segmental heads. Central blind roundel with gauged brick surround to first floor centre; flush-panelled door below with flat wooden hood on brackets. Small single storey similar bay to left with half-glazed door. Rear has Denner Hill stone blocks forming cross pattern to centre.

- 4.13 As a grade II listed building, Rose Cottage is of national significance. This primarily relates to the building being a physical reminder of the development of Speen in the early 19th century. Architecturally, its external form and appearance is evocative of its modest domestic 19th century origins. Though altered it is a very good example of a vernacular cottage, of which the quality and character of its external materials (red brick and flint) and form are of architectural interest. The

building is a direct connection with a distant time in past, and it illustrates characteristics relating to early modern cottages.



Figure 27: Rose Cottage

Setting

4.14 The boundaries of the cottage's front and side plot survive largely as they were in the 19th century and are used as a front garden. This part of the setting contributes to the significance of the listed building, due its verdant appearance and as a surviving element of the properties historic setting. The plot at the rear has been subdivided, though Wayside Cottage survives and contributes to the appreciation of the listed building as part of the buildings 19th century setting. However, to the south/south-east three modern house have been constructed. These houses overlook the listed building and have led to this part of the village appearing crowded. Therefore, they do distract from the listed building, though the affect is relatively minor.

4.15 Hampden Road is an excellent position to view the form and character of the cottage, from both the north and south. The road is the main public place from which the front elevation and north gable end of the listed building can be best

appreciated. Though the view has been negatively affected by the houses to the south/east, it remains the position where the historical relationships are at their strongest and most important.

- 4.16 The King William IV Public House and its plot contributes a small amount to the cottage's significance as part of its setting, as it is an aspect of the properties historic context and allows one to better **understand the listed building's place** within the village.

Contribution of setting to significance

- 4.17 **Surviving elements of the cottage's historic setting**– though some are altered – which contribute to the significance of the listed building include the **cottage's** existing plot; the historic positioning of Hampden Road; trees and vegetation which are part of its verdant surroundings, and the other historic buildings including the King William IV Public House, though the contribution the pub makes is limited as it is not visible in the principle views of the cottage.
- 4.18 **Rose Cottage's** position next to the road also contributes significance, and it is from this position that the best views of the listed building can be had.

Speen Conservation Area

- 4.19 The Speen Conservation Area was first designated in 1989. The conservation area has an adopted character appraisal written in 2010, though it does not have an adopted management plan.

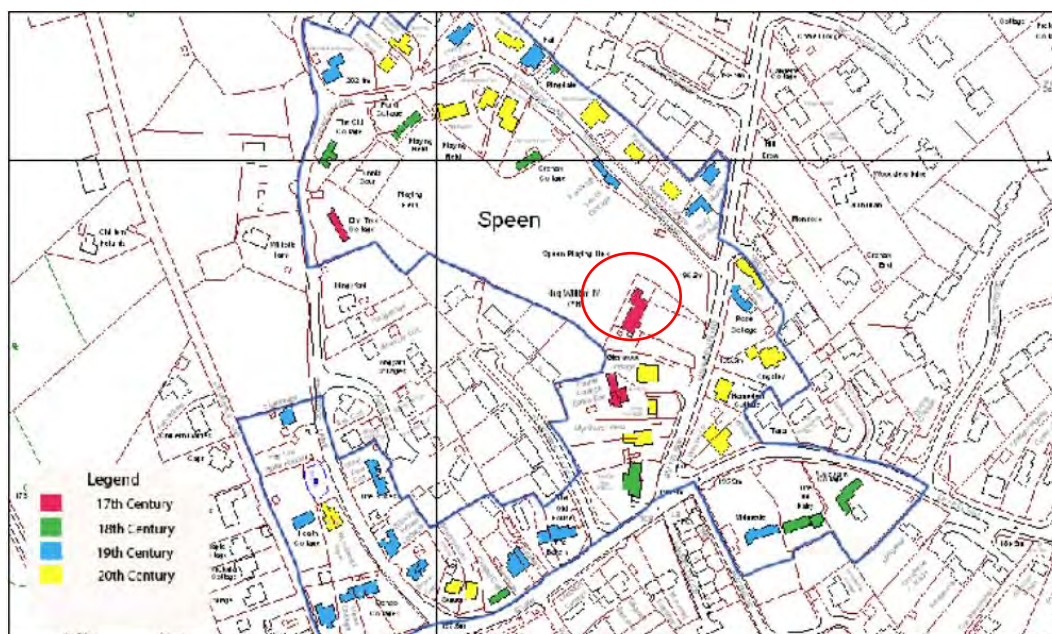


Figure 28: Speen Conservation Area from the character appraisal. King William IV is within the red circle.

- 4.20 The character appraisal provides a summary of the history and significance of the asset and also proposes management strategies. No boundary alterations were proposed.
- 4.21 The conservation area as it currently stands can be broadly summarised as comprising the central section of Speen loosely delineated by Studridge Lane and Hampden Road. The significance of the conservation area primarily relates to the architectural interest of buildings within it and the way the residential village has developed over time and around historic routes with an informal quality. The verdant and rural character of the area is also of significance with the surrounding countryside, trees within gardens and the playing fields *'...together with the hedges provide a leafy, shaded aspect to parts of the village contrasting with the open feel of the wide main roads.'* The fact that the land enclosures of the 19th century are still discernible in some plots is also of significance.
- 4.22 The significance of the King William IV Public House has been described in full detail above. The building contributes to the significance of the conservation as the oldest building in the village. Therefore, it helps to understand the development of Speen and the changing character of the area.

- 4.23 The existing north extensions do not contribute to the significance of the conservation area. Whilst the front extension is in keeping with the character of the area, its many alterations have resulted in its historic interest being reduced and now being of a negligible amount. The rear extension has an untidy and unappealing appearance. It can be seen in views from the playing field and is considered to have a negative impact on the character and appearance of the conservation area.
- 4.24 The existing ice cream parlour is a modern addition and has a neutral impact on the character and appearance of the conservation area.
- 4.25 The car park in front of the pub is not mentioned, and makes limited contribution to the significance of the conservation. In terms of views the character appraisal states that *'The main views are provided by the roads through the village and across the playing fields.'*

5. Heritage Impact Assessment

- 5.1 This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter, including effects on the setting of those assets. With regards to setting matters, it equates to Step 3 of GPA3, which has a close connection with Step 2. This chapter should be read in conjunction with the preceding chapter, and the tabular GPA3 assessment in Appendix 2.

Proposed Development

- 4.26 In summary, it is proposed to remove the single storey north extensions - which have either been highly altered or are modern – and the existing ice cream parlour (part of the modern south extension) and to convert the pub to a single dwelling, with a detached car port.
- 4.27 A reduction in floor area, by removing the north extensions, is a practical necessity in creating a viable family home, taking into account the traditional nature of the listed building and the constraints of the interior floor plan.
- 4.28 In terms of 17th and 18th century fabric, no part will be affected by the proposals.

Impact Assessment

King William IV Public House

Demolition

- 5.2 It is proposed to demolish the single storey extensions at the north end of the property, the front part of which was built in the 19th century, though has been so altered as to now primarily be a late 20th century construction. The north extensions are clearly not of special architectural or historic interest in their own

right,¹⁵ particularly following several alterations. No aspect of the significance of the listed building relies on the existence or presence of the north extensions, so their absence will make no difference in that respect. The demolition of the extensions will not erode the significance of the listed building, and it will not cause harm to significance within the context of paragraphs 201 or 202 of the NPPF.



Figure 29: Bay window of the north extension, added in the 1980s.

- 5.3 The ice cream parlour on the west side of the building is a modern structure and is therefore not of special architectural or historic interest. Its demolition will not cause harm to significance within the context of paragraphs 201 or 202 of the NPPF.

¹⁵ That is to say, it would not even be considered for statutory listing, taken as a free-standing building on its own merits.



Figure 30: Modern south extension with ice cream parlour on the far left.

- 5.4 Aside from the north extensions and the ice cream parlour only modern stud walls will be removed. This includes a modern wall between the existing bar and storage room (see appendix 4; the wall is not shown on 2000 plans), which will somewhat restore the original plan form of this part of the house. This should be considered a minor heritage benefit.
- 5.5 It is proposed to remove the bar. This is a modern addition largely constructed of plywood (see historic plans in appendix 4), and its design is that of a modern bar rather than that of an historic bar. Aside from it being a bar it in no way represents or reflects the historic bar that would have once existed. Therefore, it is of no heritage significance and its removal will not cause harm to significance within the context of paragraphs 201 or 202 of the NPPF.



Figure 31: View behind the existing bar. Plywood construction is clear.

- 5.6 At first floor level again only modern stud walls will be removed. The stud walls removed from rooms 18 and 17 will result in the original plan form of the 17th century part of the house being restored. This should be considered a heritage benefit.

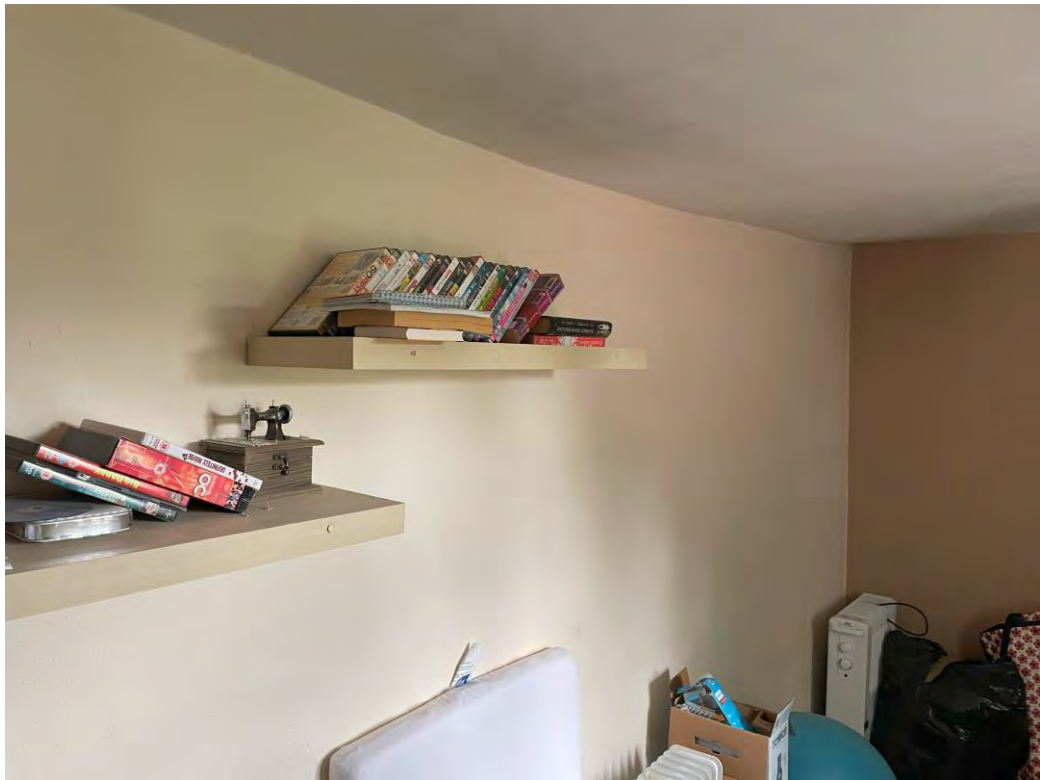


Figure 32: Modern stud wall to be removed between rooms 17 and 18.



Figure 33: Modern wall to be removed, room 22.

5.7 There will be no demolition at second floor level.

Other changes to exterior of the building

5.8 Aside from the demolitions there will only be two changes to the exterior of the building. This will be to introduce timber framed doors to the existing openings that currently lead to the north extensions. Their design and materials will be in keeping with property and will utilise the existing openings, meaning that no historic brickwork will be lost. This change will not cause harm to significance within the context of paragraphs 201 or 202 of the NPPF.

Change of use

5.9 The change of use from Public House **to residential will cause a low level of 'less than substantial' harm to the** listed building. This is due to the loss of the communal value, and the end of the Public House's **196 year history. However, the** harm is somewhat reduced by the fact that originally the building was a farmhouse, and so the proposals can be said to be returning the property to its original function, as a house. To further mitigate the harm the pub signage will remain, and so clearly identifying the building as a former pub.

5.10 The King William IV Public House has not operated as a pub since 2015. The most recent report to assess the potential of the King William IV to operate as a Public House and community hub (July 2021), states that to make of the King William IV a sustainable business that at least £100,000 would need to be spent but that in all likelihood £140,000 would be needed. Unfortunately, these costs make it an unviable option. Therefore, the optimum viable use of the listed building is as a residential property. This use will secure the long term future of the building. As per paragraph 202 of the NPPF this should be considered a heritage benefit.

5.11 Changes to the electrical circuitry and heating will not be required. No additional insulation is proposed.

Construction of car port

5.12 The car port would be within the plot of the King William IV Public House and therefore within its setting. It would be a modestly sized and single storey. Its modest size will mean that it will be in scale with the listed building, appearing as a

small ancillary building. Whilst it will be visible in views of the house from the existing car park and from Hampden Road, it will not interrupt and obscure these views meaning that the appreciation of the appearance and form of the listed building will not be affected.

5.13 It will be constructed of timber, red brick and have a tiled roof, materials that are entirely in keeping with the appearance King William IV Public House. Appearing as an ancillary building, this will be entirely in keeping with the character of both historic farmhouses and Public Houses which often have ancillary structures that are used to support the function of the main buildings. Also, there will not be an increase in the square footage on the Site, due to the demolition of the extensions.

5.14 The car port will allow modern vehicles to be stored away, reducing the impact these have on views of the listed building.

5.15 The addition of a car port will not cause harm to significance within the context of paragraphs 201 or 202 of the NPPF.

Rose Cottage (grade II)

5.16 The proposals will not affect the contribution the Site makes to the significance of Rose Cottage as part of its setting. The historic relationship between the properties will remain unaffected.

5.17 The addition of the car port will not have a visual impact on any significant views of the property. Therefore, the appreciation of the significance of Rose Cottage will remain unaffected.

5.18 The proposals will not cause harm to significance of Rose Cottage within the context of paragraphs 201 or 202 of the NPPF.

Speen Conservation Area

5.19 The significance that the King William IV Public House contributes to the conservation area – as the oldest building in the village – will remain unchanged by the proposals. The oldest parts of the building – including the 17th and 18th century sections – will remain almost entirely unchanged.

- 5.20 The proposals would result in a change in the use of the building, however, this would not result in any harm to the significance of the conservation area. Putting aside the fact that the pub has not operated since 2015, externally it would still appear as a village pub as it does now (pub signage is proposed to be retained). Therefore the building will be still identifiable as a village pub, and the history of the building will still be appreciable. Its place in the history and development of the village will be unaffected.
- 5.21 The demolition of the north extensions will have a net positive effect on the character and appearance of the conservation area. The front part of the extension has been so altered as to no longer be of historic interest and so its loss will have a neutral impact. The removal of the rear part of the extension will have a positive impact on views from the playing field looking south and therefore improve the appearance of the conservation.
- 5.22 The introduction of a car port will moderately change views from Hampden Road – from both the north and south – but not in a significant way. It will not interrupt or obstruct views of the Public House and its character and appearance will still be readily apparent. Its introduction will also not affect any historic relationships within the conservation area.
- 5.23 The car port will be constructed of materials entirely in keeping with the character and appearance of the conservation area. Its location slightly in front of the elevation is also entirely in keeping with the conservation area, with this positioning being common in the village, including at property next door (south).
- 5.24 The proposals will not cause harm to significance of Speen Conservation Area within the context of paragraphs 201 or 202 of the NPPF. In fact, there will be a slight improvement in the appearance of the conservation through the removal of the rear part of the north extensions.

Summary and Policy Compliance

- 5.25 The proposed development is based on an understanding of the character of The King William IV Public House, its historic development and significance. The

proposed development has been informed by this alongside desk based research and on-site assessment of surviving historic fabric with the proposals being specifically designed to provide the King William IV Public House with a long term viable residential use (that will see for the conservation of the listed building) while being sensitive to, and where possible, enhancing the significance of the assets.

- 5.26 The residual impact on the heritage significance of the listed building will be neutral, falling at the point where the scale of harm transitions from a negligible effect (within the meaning of less than substantial harm in paragraphs 202 of the NPPF) to no harm at all (Appendix 1).
- 5.27 **Whilst the loss of communal value is considered to cause a low level of 'less than substantial' harm**, the heritage benefits – including optimum viable use and **restoration of original 'baffle-entry' floor plan** – are considered to outweigh this harm.
- 5.28 In addition, no harm will be caused to the significance of Rose Cottage or Speen Conservation Area.
- 5.29 The proposals will not result in conflict with local heritage policy. There will be **preservation for the purposes of the Council's duties under sections 16(2), 66(1) and 72(1) of the Act.**

6. Conclusions

- 6.1 This Heritage Impact Assessment presents an assessment of significance of the grade II King William IV Public House, Rose Cottage and Speen Conservation Area. This is followed by an appraisal of the effects of the proposals upon these heritage assets with consideration given to local and national policy and guidance.
- 6.2 Site description and summary of heritage assets. The Site includes the grade II listed King William IV Public House, and its car park and associated plot. The King William IV Public House was originally a farmhouse built 17th century, which was converted to a Public House in 1827. It was altered in both the 18th, 19th and 20th centuries.
- 6.3 The Site is also within Speen Conservation Area and is within the setting of the grade II Rose Cottage.
- 6.4 The proposals are for the residential conversion of the King William IV Public House. This includes the demolition of the north extensions and former ice cream parlour. A car port on the north side of the plot is also proposed.
- 6.5 Section 5 of this report presents an assessment of the impact of the proposed works on the significance of the identified heritage assets and concludes that whilst **the proposals will result in a low level of 'less than substantial' harm to the King William IV Public House**, this would be outweighed by the heritage benefits, including its optimum viable use and restoration of the original part of the first floor, floor plan.
- 6.6 The proposals will not result in harm to the significance of Rose Cottage and Speen Conservation Area. In fact, there will be slight improvement in the appearance of Speen Conservation Area.
- 6.7 In summary, the proposed works to the grade II listed building and within the conservation area and setting of other the listed building are considered to be proportionate and compliant with relevant policies contained within Section 16 of the NPPF and relevant local planning policy and guidance. There would be **preservation for the purpose of the decision maker's duty under** sections 16, 66 and 72 of the Planning (Listed Building and Conservation Area) Act 1990.

Appendix 1

Scale of Harm (HCUK, 2019)

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 201 and 202, and guidance on NPPG).¹⁶

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

¹⁶ See NPPG 2019: "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated." Paragraph 018 Reference ID: 18a-018-20190723.

Appendix 2

GPA3 Assessment: *Historic England's* guidance on setting

In assessing the effect of the proposed development on the setting and significance of designated and non-designated heritage assets, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

<i>Relevant Considerations</i>	Heritage Asset Name: King William IV Public House
<i>Proximity of the development to the asset</i>	Car port will be located approximately 7m to the north.
<i>Proximity in relation to topography and watercourses</i>	N/A
<i>Position of development in relation to key views</i>	Will be seen in views from Hampden Road -both north and south - but as a small ancillary structure.
<i>Degree to which development will physically or visually isolate asset</i>	N/A
<i>Orientation of the development</i>	Opening of car port will face the listed building, and so will be less visible from the public realm.
<i>Prominence, dominance and conspicuousness</i>	The structure will be a small one storey building. Therefore, it will not dominate the listed building or be prominent.
<i>Competition with or distraction from the asset</i>	Structure will appear as an ancillary building. Its scale will mean that it will not distract or compete with the asset.
<i>Dimensions, scale, massing, proportions</i>	One storey and small square footage. It will be in scale with the listed building.
<i>Visual permeability</i>	N/A
<i>Materials and design</i>	Red brick, timber weatherboarding and clay tiles in keeping with the character of the listed building.
<i>Introduction of movement or activity</i>	Less than when the building is functioning as a pub.

<i>Diurnal or seasonal change</i>	N/A
<i>Change to built surroundings and spaces</i>	Amount of built form will largely be similar to existing as the north extensions are proposed to be demolished.
<i>Noise, odour, vibration, dust, lighting effects</i>	N/A
<i>Change to skyline, silhouette</i>	N/A
<i>Change to general character</i>	Appearing as an ancillary building, in character with the listed buildings.

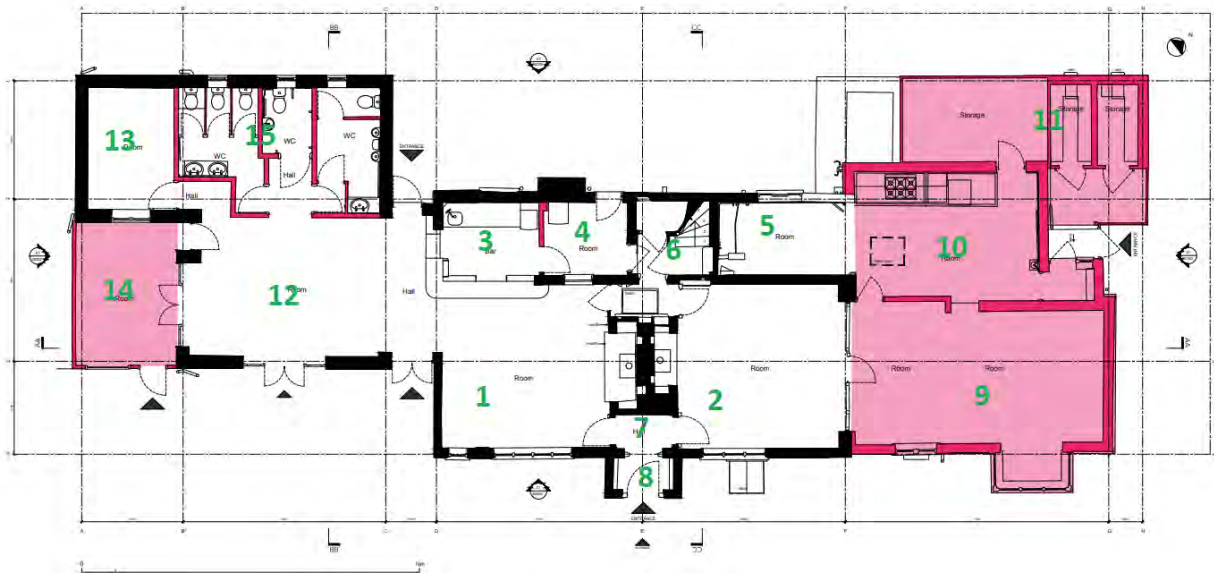
Relevant Considerations

Heritage Asset Name: Rose Cottage

<i>Proximity of the development to the asset</i>	Car port will be located approximately 40m to the west.
<i>Proximity in relation to topography and watercourses</i>	N/A
<i>Position of development in relation to key views</i>	Will be seen in views from Hampden Road -both north and south - but significantly will not be visible in key views facing towards the listed building.
<i>Degree to which development will physically or visually isolate asset</i>	N/A
<i>Orientation of the development</i>	Opening of car port will face the King William IV, and so will be less visible from the public realm and from Rose Cottage.
<i>Prominence, dominance and conspicuousness</i>	The structure will be a small one storey building. Therefore, it will not dominate the listed building or be prominent.
<i>Competition with or distraction from the asset</i>	Structure will appear as an ancillary building. Its scale will mean that it will not distract or compete with the asset.
<i>Dimensions, scale, massing, proportions</i>	One storey and small square footage. It will be in scale with its surroundings.
<i>Visual permeability</i>	N/A
<i>Materials and design</i>	Red brick, timber weatherboarding and clay tiles in keeping with the character of the listed building and the wider conservation area.
<i>Introduction of movement or activity</i>	Less than when the building is functioning as a pub.
<i>Diurnal or seasonal change</i>	N/A
<i>Change to built surroundings and spaces</i>	Amount of built form will largely be similar to existing as the north extensions are proposed to be demolished.
<i>Noise, odour, vibration, dust, lighting effects</i>	N/A
<i>Change to skyline, silhouette</i>	N/A
<i>Change to general character</i>	Appearing as an ancillary building, in character with the listed buildings.

Appendix 3

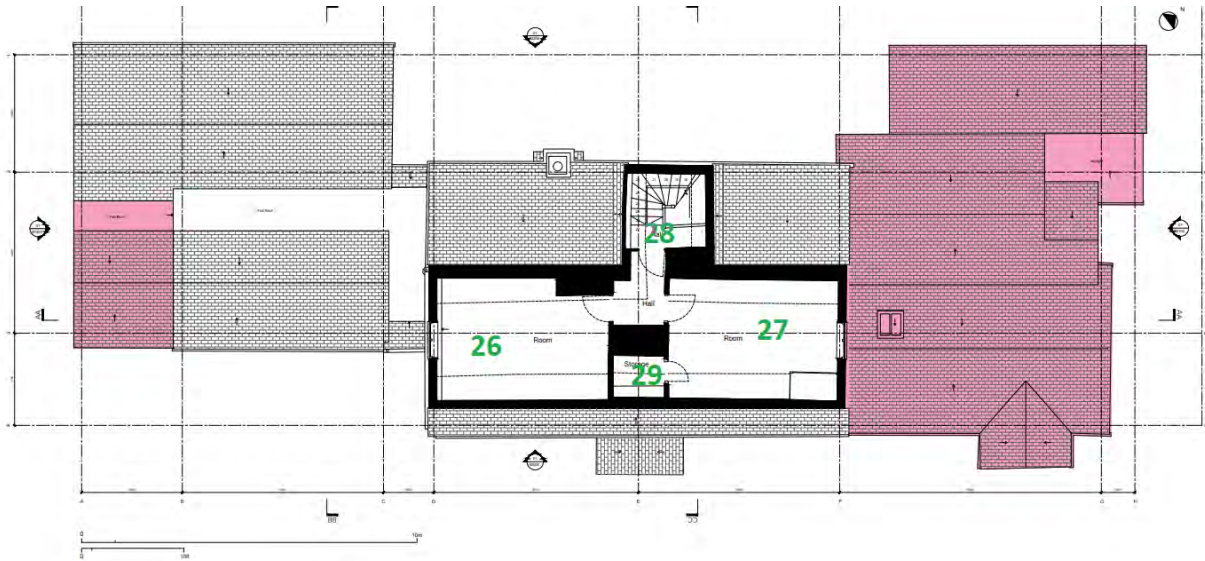
King William IV Floorplan with room numbers



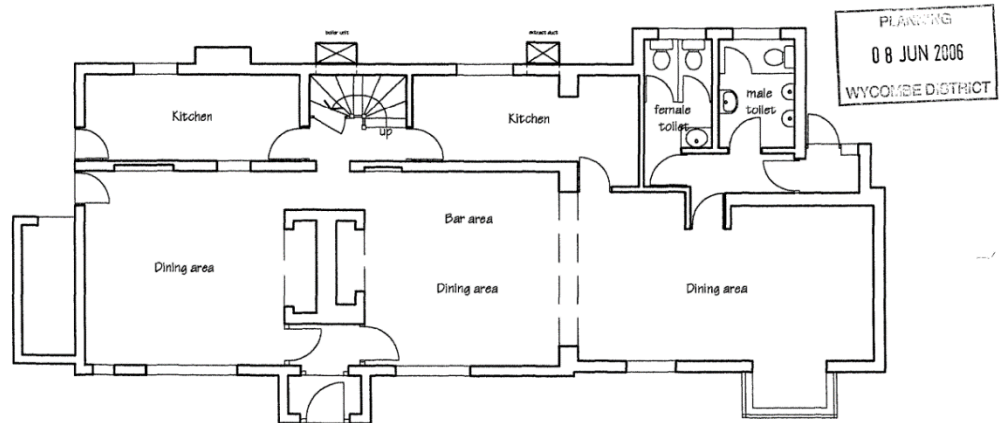
Ground floor



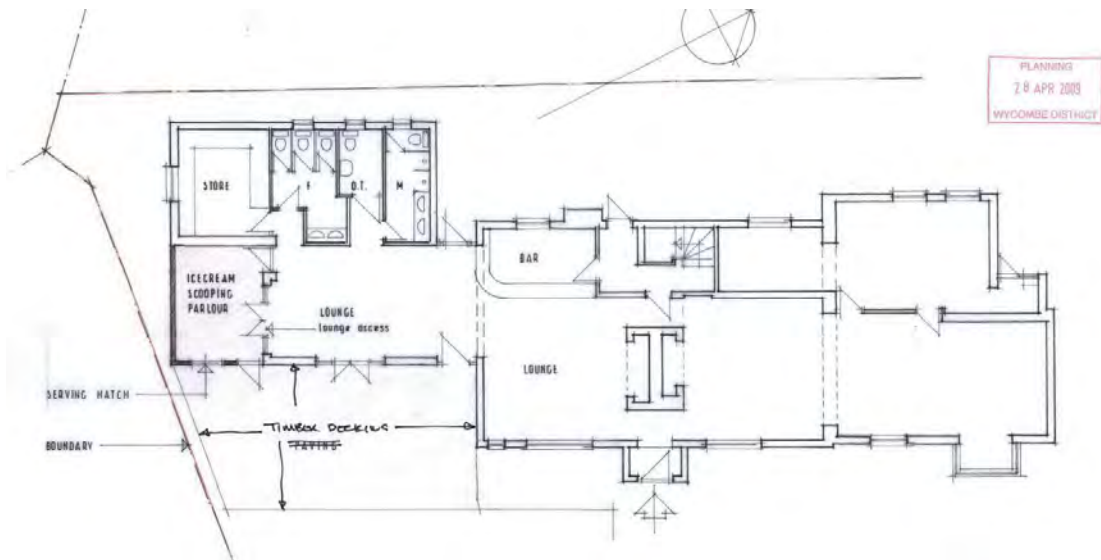
First floor



Second floor



Proposed ground floor plans 2006 06/06407/LBC



Proposed ground floor plans 2009 09/05753/09

List of pre 1990s planning applications from Wycombe.gov.uk

APPN No.	TYPE	DEC'N.	DESCRIPTION OF DEVELOPMENT & LOCATION	CONDS
WR/7/50	F	CP	Erection of shelter at Speen Playing Field, Speen.	23.1.50
WR/464/50	F	CP	Erection of shelter, Speen Playing Field, Speen.	18.1.51
WR/203/53	F	CP	Internal alterations, improvements to lavatory accommodation & new sewage disposal system, The William IV P.H., Speen.	20.4.58
WR/1051/61	F	CP	Erection of shelter; Speen Playing Fields, Speen.	7.7.61
WR/1519/63	ADV	R	Heading board for King William IV P.H., Hampden Road, Speen.	11.10.63
WR/657/65	ADV	T.P. 34RS	Display of double sided projecting sign; The King William IV P.H., Speen.	7.5.65
WR/1629/67	O	CP	Erection of a village hall & community centre adj King William IV P.H. Speen.	20.10.67
WR/140/70	O	R	site for pair of semi-det. dwellings on land adjoining King William IV P.H. Speen.	13.3.70
WR/22/40/71	F	CP	Construction of vehicular & pedestrian access Speen Playing Fields.	3.12.71

w/5383/81	F	CP	Internal alterations, new bay, additional carparking; King William IV PH Speen	234.8
w/5482/81	LBC	CP	Internal alterations; King William IV PH	22.4.81
w/5006/83	F	CP	Extension to bar & kitchen; King William IV PH Speen	17.2.83
w/5007/83	LBC	CP	Extension to bar & kitchen; King William IV PH Hampden Road	17.2.83
w/7171/83	O	CP	New sports pavilion; Speen playing field Speen	31.12.83
w/87/5817	LBC	CP	Alterations to building; King William IV, Hampden Road, Speen	22.5.87
w/87/7911	F	CP	Erect sports pavilion; The Playing field, Hampden Row, Speen.	27.11.88
w/88/6119	F	CP	2/3 storey rear extension to restaurant + kitchens; King William IV PH, Hampden Road, Speen.	13.6.88

Standard Sources

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

www.heritagegateway.org.uk

<http://magic.defra.gov.uk>

www.history.ac.uk/victoria-county-history

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, 2021

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)