



## Report to West Area Planning Committee

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<b>Application Number:</b>	23/06989/R9FUL
<b>Proposal:</b>	Replacement of all windows, two replacement ground floor service doors and refurbishment of main entrance doors.
<b>Site Location:</b>	The Liberal Club Queen Victoria Road High Wycombe Buckinghamshire HP11 1BG
<b>Applicant:</b>	Buckinghamshire Council
<b>Case Officer:</b>	Victoria Burdett
<b>Ward(s) affected:</b>	Abbey
<b>Parish-Town Council:</b>	High Wycombe Town Unparished
<b>Date valid application received:</b>	8th August 2023
<b>Statutory determination date:</b>	3rd October 2023
<b>Recommendation</b>	Approval

### 1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Planning permission is sought for the replacement of the fenestration at the ex-Liberal Club.
- 1.2 Planning permission has recently been granted (23/06146/R9FUL) for the change of use of the first floor only from Sui Generis (social club and drinking establishment) to F1 (galleries, museums et al) in connection with the reuse of the first floor rooms in the ex-Liberal Club for the storage, display and maintenance of the chair and art collections owned by the local history museum.
- 1.3 The application has been made on behalf of Buckinghamshire Council and is therefore due to be determined by the Planning Committee, in accordance with the Council's constitution.
- 1.4 The application site comprises a 1930s building located within the Wycombe Town Centre Conservation Area. The proposed replacement of the existing fenestration would be a significant enhancement and would have a positive impact on the character of the Conservation Area.
- 1.5 No harm would arise from the proposed development in regard to other material planning considerations.

- 1.6 The proposed development complies with the relevant Development Plan Policies and is therefore recommended for approval.

## 2.0 Description of Proposed Development

- 2.1 The application relates to the ex-Liberal Club, now known as 'High Wycombe Social Club' located on Queen Victoria Road in High Wycombe; in between the Fire Station and Police Station. The host building has been in situ since the 1930's and lies within the Wycombe Town Centre Conservation Area. The building is not listed, or on the Council's local heritage list.
- 2.2 The application proposes the replacement of existing fenestration on all elevations and the installation of two replacement service doors on the elevation fronting St Mary's Street. The existing windows are white UPVC which are proposed to be replaced with either modern crittal type steel, or slimline heritage profile aluminium framed in dark grey. The intention is to recreate the as-built appearance of the building by refitting something similar in appearance to the original crittal windows. The refurbishment of the existing doors fronting Queen Victoria Road is also proposed, where they will be sent to a joinery workshop for rebuilding. No new signage, lighting or canopies are proposed under this application.
- 2.3 The application is accompanied by:
- a) Design and Access Statement
  - b) Heritage Statement

## 3.0 Relevant Planning History

Reference	Development	Decision	Decision Date
03/05738/FUL	Conversion of roof space to relocate stewards flat with associated dormer windows & siting of tank room on roof	PER	19 May 2003
90/05100/FUL	TWO STOREY EXTENSION	REF	2 March 1990
91/06633/FUL	CONVERSION TO FORM ADDITIONAL ACCOMMODATION AND A SELF-CONTAINED STEWARDS FLAT	REF	19 December 1991
92/05628/FUL	CONVERSION OF EXISTING ROOFSpace TO FORM STEWARDS FLAT AND ADDITIONAL CLUB FACILITIES TO FIRST FLOOR LEVEL	PER	20 May 1992
94/06042/FUL	SITING OF TANK ROOM ON ROOF, SINGLE STOREY LOBBY EXTENSION & PROVISION OF DORMER WINDOWS	PER	26 August 1994

98/07545/FUL	Erection of replacement front boundary wall	PER	15 January 1999
98/07546/CAC	Demolition of existing front boundary wall and erection of replacement wall	PER	15 January 1999
06/06365/FUL	Conversion of roof space to relocate stewards flat with associated rooflights in front and side elevation	PER	26 July 2006
15/05546/OUT	Outline application (including details of access, appearance, layout and scale) for change of use existing liberal club with associated extensions and alterations to form 2 x 1 bed, 5 x 2 bed and 1 x 3 bed apartments	REF	18 May 2015
17/06953/ADV	Erection of 48-sheet internally-illuminated sequential advertising digital display board	REF	19 September 2017
23/06146/R9FUL	Change of use of the first floor only from sui generis (social club and drinking establishment) to F1 (galleries, museums et al) in connection with the reuse of the first floor rooms in the ex-Liberal Club for the storage, display and maintenance of the chair and art collections owned by the local history museum	PER	3 August 2023

#### **4.0 Policy Considerations and Evaluation**

##### **Principle and Location of Development**

Wycombe District Local Plan (August 2019): CP1 (Sustainable Development), CP3 (Settlement Strategy), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

The application site is located within the built-up area of High Wycombe whereby a proposed change of use is considered to be acceptable in principle, subject to complying with all relevant Development Plan Policies.

##### **Transport matters and parking**

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

The proposed development comprising of replacement windows and doors, would not have any parking or highway implications.

#### **Raising the quality of place making and design**

Wycombe District Local Plan (August 2019): CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality)

DSA: DM11 (Green networks and infrastructure)

- 4.1 The proposed development comprises of replacement windows and doors only, to the entirety of the building.
- 4.2 The building is unlisted, located within the High Wycombe Conservation Area. The building currently has an array of white UPVC windows. The replacement of these would be either modern crittal type steel, or slimline heritage profile aluminium framed – in dark grey. The intention is to replicate the original window and door details, but the exact material has not been confirmed at this stage. The resultant appearance would be the same, and therefore the Conservation Officer has no objection to either material. This will be conditioned accordingly.
- 4.3 The replacement of the existing windows and doors would be a significant enhancement and impact positively on the character of the Conservation Area.

Therefore, the proposed development would not cause any harm to the character and appearance of the existing building, or the wider locality.

#### **Amenity of existing and future residents**

Wycombe District Local Plan (August 2019): DM35 (Placemaking and Design Quality)

The proposal is not considered to give rise to any negative impacts to adjoining occupiers.

#### **Environmental issues**

Wycombe District Local Plan (August 2019): CP7 (Delivering the Infrastructure to support growth), DM20 (Matters to be in accordance with the NPPF)

The proposed development would not have any Environmental Health implications.

#### **Flooding and drainage**

Wycombe District Local Plan (August 2019): DM39 (Managing Flood Risk and Sustainable Drainage Systems)

The proposed development would not have any flooding impact.

#### **Ecology**

Wycombe District Local Plan (August 2019): DM34 (Delivering Green Infrastructure and Biodiversity in Development)

DSA: DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance), DM14 (Biodiversity in development)

- 4.4 Given the nature of the development, the proposals would not have any impact on biodiversity, and enhancement is not considered proportionate.

## **5.0 Weighing and balancing of issues / Overall Assessment**

- 5.1 This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 5.2 In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
  - a. Provision of the development plan insofar as they are material,
  - b. Any local finance considerations, so far as they are material to the application (such as CIL if applicable), and,
  - c. Any other material considerations
- 5.3 As set out above it is considered that the proposed development would accord with the relevant Development Plan Policies.
- 5.4 Local Planning Authorities, when making decisions of a strategic nature, must have due regard, through the Equalities Act, to reducing the inequalities which may result from socio-economic disadvantage. In this instance, it is not considered that this proposal would disadvantage any sector of society to a harmful extent.
- 5.5 In line with the Public Sector Equality Duty the LPA must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in Section 149 of the Equality Act 2010. In making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation). The application provides for the change of use of the existing first floor. It is not considered that discrimination or inequality would arise from the proposal.
- 5.6 The Human Rights Act 1998 Article 1 the protection of property and the peaceful enjoyment of possessions and Article 8 the right to respect for private and family life, have been taken into account in considering any impact of the development on residential amenity and the measures to avoid and mitigate impacts. It is not considered that the development would infringe these rights.

## **6.0 Working with the applicant / agent**

- 6.1 In accordance with paragraph 38 of the NPPF the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.
- 6.2 The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicant/agents of any issues that may arise in the processing of their application.
- 6.3 In this instance:
  - the application was acceptable as submitted and no further assistance was required.
  - The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

## 7.0 Recommendation

### 7.1 Application Permitted

Subject to the following conditions and reasons:-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).
- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers E0123 - G, BC1, E0123 - E S3, E0123 - E S4 and E0123 - F unless the Local Planning Authority otherwise first agrees in writing.  
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.
- 3 The materials to be used for the replacement windows shall be of either modern crittal type steel, or slimline heritage profile aluminium in dark grey. In addition, the replacement door fronting St Marys Street shall match the material, finish and colour of the new windows, unless the Local Planning Authority otherwise first agrees in writing.  
Reason: To secure a satisfactory external appearance.

### INFORMATIVE

- 1 In accordance with paragraph 38 of the NPPF the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.

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In this instance:

- the application was acceptable as submitted and no further assistance was required.
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

## **APPENDIX A: Consultation Responses and Representations**

### Councillor Comments

None received.

### Parish/Town Council Comments

**High Wycombe Town Unparished.**

### Consultation Responses

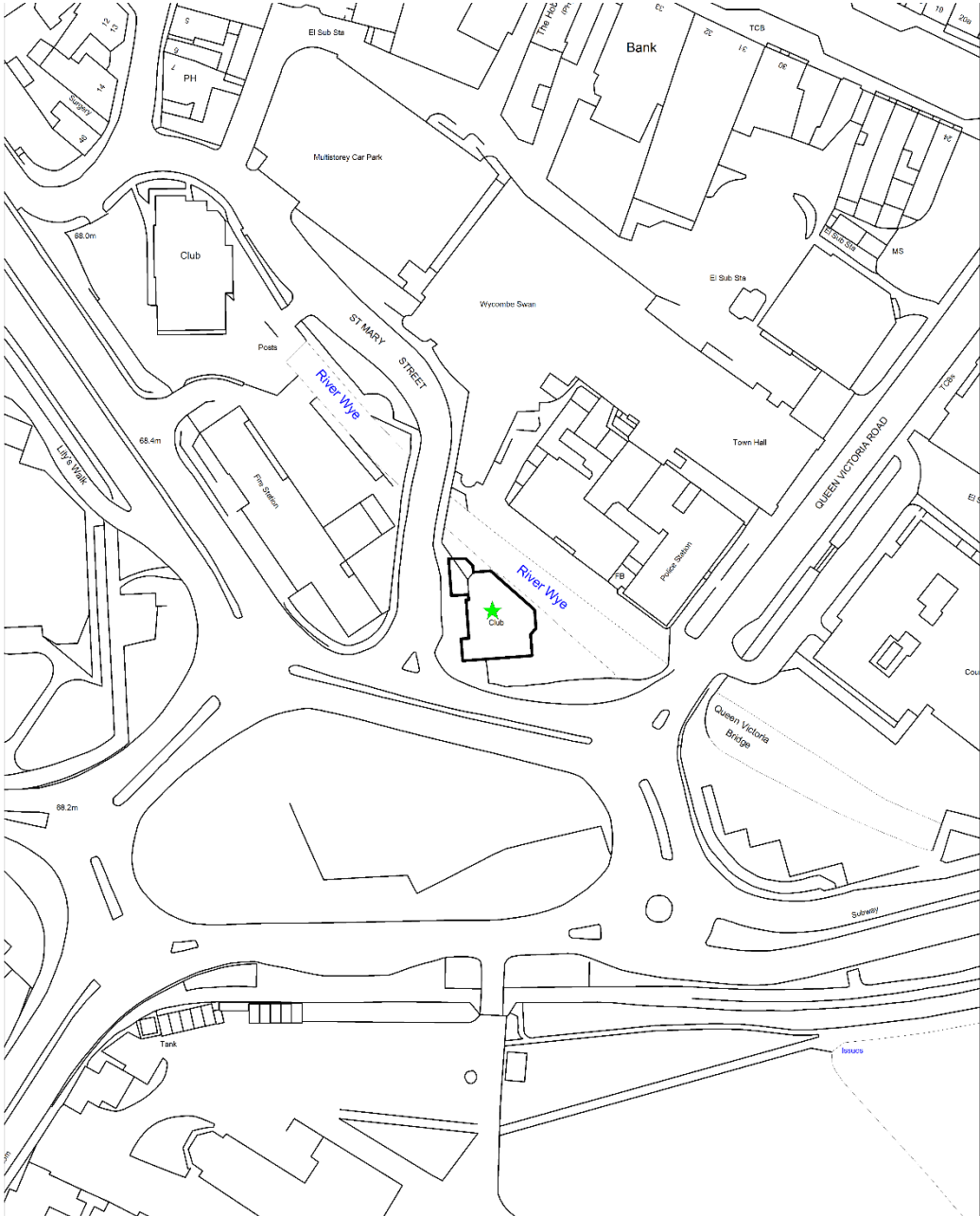
**Conservation Officer – No Objection**

### Representations

None received.

# APPENDIX B: Site Location Plan

23/06989/R9FUL  
Scale 1/1250



Planning Committee  
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Ordnance Survey 100062456