



Appeal Decision

Site visit made on 7 April 2025

by Guy Davies BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date:

Appeal Ref: APP/J0405/Y/24/3350583

**King & Queen Public House, 17 South Street, Wendover, Buckinghamshire
HP22 6EF**

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) against a refusal to grant listed building consent.
 - The appeal is made by Star Pubs and Bars against the decision of Buckinghamshire Council - North Area (Aylesbury).
 - The application Ref is 23/03988/ALB.
 - The works proposed are for external new paint colour.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The works are described on the application form as a 'retrospective application for the retention of existing building colour'. While work to paint the external elevations of the public house has been carried out, I have used the description given on the Council's decision notice as a more accurate description of the proposal subject of this application.
3. The paint colour used on the building, and sought in this appeal, is BS 20 C 37 (blue).
4. A listed building enforcement notice dated 28 March 2024 requires the north, south and west facing elevations to be painted with colour RAL 9001 (cream) and door and window frames colour RAL 9010 (pure white). The notice became effective on 1 May 2024 but has not yet been implemented.

Main Issue

5. The main issue is whether the new paint colour preserves the special architectural and historic interest of the Grade II listed building or preserves or enhances the character or appearance of the Wendover Conservation Area.

Reasons

6. The King & Queen Public House is a Grade II listed timber framed 17th century building, predominantly of two storeys with single storey elements at both ends and an attic contained in a gable ended, plain tiled roof. The main range runs parallel to the street with a cross wing to the rear. The building has been altered over time being refaced in brick in the 18th or 19th centuries and has modern casement windows. The list description notes the building as being 'now

colourwashed, with some exposed framing'. Its special architectural and historic interest lies in its age, timber frame and traditional appearance.

7. The building forms part of Wendover Conservation Area, a large area covering the historic centre of Wendover, including the built-up section of South Street. In this section, buildings front the street with many positioned at the back edge of the pavement giving it an enclosed character. The street contains a number of historic buildings in addition to the public house, including a timber framed house opposite, which provide historic and architectural interest. The public house occupies a central location along this stretch of the street, contributing to the characteristic features of the street scene.
8. Buildings along the street are predominantly in brick, with a minority having painted or part painted elevations. This includes the timber framed house opposite the public house, a cottage and some of the terraced houses to the south, a detached house to the north, and a gable end and a shop front at the northern end of the street. In all these cases, the render or brick is painted white. The only coloured buildings that are readily visible along the built-up stretch of South Street are a light grey rendered bungalow, and a light blue painted single storey building set back from the street, both to the north of the public house.
9. Within this context, the strong blue colour used on the public house is dominant and appears out of place. While there are instances of colour washing on a minority of buildings in the conservation area, these are either white or lighter colours. The strong shade of blue, used over the whole of the building, contrasts with the less dominant use of colour where it is present along South Street. While colour washing has traditionally been used on some historic buildings, it is generally in lighter pastel shades, not the more saturated colours obtained in modern paint finishes. The contrast between the colour used on the public house and the surrounding buildings detracts from its traditional appearance, and the character and appearance of the conservation area.
10. I note that when advertisement consent was granted for the current signage, the elevations were shown to be painted in Dulux Denim Drift Blue. However, that colour is more of a grey-blue than the saturated blue colour used on the public house. The visual accompanying the advertisement application also shows it appearing as a lighter shade than that used on the public house. I distinguish the two paint finishes on those grounds. I consider that the colour shown on the advertisement drawings does not set a precedent justifying the different colour which has been used to paint the public house.
11. According to the appellant's submission, the painting took place in July 2021 but the Council only began proceedings against it in October 2023. While that is a considerable delay, it does not alter my determination of this appeal, which is made on the evidence before me. Furthermore, although the painting took place some time ago, it does not appear to have faded or weathered to any great extent, and therefore my consideration of the colour proposed in the appeal, as opposed to the colour of the building as it now stands, are essentially the same.

Conclusion

12. Using the terminology from the National Planning Policy Framework, the paint colour causes less than substantial harm to the listed building and conservation area. However, even less than substantial harm attracts great weight in

determining the appeal. No public benefits have been advanced that outweigh such harm, and the inability to use the paint finish is unlikely to seriously threaten the continued optimum viable use of the listed building as a public house.

13. Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that special regard is paid to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, or preserving or enhancing the character or appearance of the conservation area. In this case I have found that those statutory requirements are not met. For the same reasons the work that has been carried out conflicts with Policy BE1 of the Vale of Aylesbury Local Plan 2013-2033 and Policy SD1 of the Wendover Neighbourhood Plan 2019-2033, which seek to conserve heritage assets in a manner appropriate to their significance.
14. Consequently, I conclude that the appeal should be dismissed.

Guy Davies

INSPECTOR