

Alleged Unauthorised Development
East Malling & Larkfield
East Malling

06/00416/215

570160 157131

Location: King And Queen New Road East Malling West Malling Kent
ME19 6DD

1. Purpose of Report:

- 1.1 To outline for Members' benefit the current situation with regard to the outbuilding within the curtilage of the King and Queen Public House which is a growing concern because of its deteriorating physical state.

2. Factual matters:

- 2.1 The site is located at the junction of Mill Street, High Street and New Road in a prominent position in the village of East Malling. Concern has been expressed both by local residents and by some Members that the current appearance of this building is causing harm to the amenity of the locality because of its current visual appearance.
- 2.2 Planning permission exists, TM/03/2050/FL and TM/03/2049/LB, for the building's conversion to provide bed and breakfast accommodation ancillary to the King and Queen. However, the current situation is clearly far from satisfactory as the state of the building not only detracts from the appearance of the Conservation Area and the locality generally, but also the fabric of the listed building is suffering.
- 2.3 The conversion of the outbuilding to provide ancillary accommodation to the King and Queen for bed and breakfast purposes was considered an acceptable use of this building which occupies a visible and important position in the Conservation Area.
- 2.4 The source of concern for the Local Planning Authority is that the building is now in a state of degradation and is unsightly in the street scene in a way which is affecting the amenity of the local area.
- 2.5 To stop water entering the building a blue tarpaulin has been in place for some time which has deteriorated; a side elevation opening is not protected and the frame has become rotten and open to the elements.
- 2.6 My staff have been engaged recently in trying to broker a solution especially with regard to attempting to ensure that the building is water tight.
- 2.7 Officers have met with the proprietor of the King and Queen to establish ownership and legal responsibility for the derelict outbuilding. My staff have been advised that although the long term lease of the public house had recently been secured, the building in question remains in the control of the landlord, Enterprise Inns Ltd.

2.8 I am sure that with a will amongst all parties a suitable timescale to implement the planning permission which exists for the conversion could be agreed to safeguard the buildings future. Officers are attempting to agree a path to a resolution including a timescale for the implementation of the consent for the conversion which would satisfy all of the Council's requirements and ensure the long term protection of the building.

3. Recommendation:

3.1 **I Recommend** that:

3.2 The matters raised above **BE NOTED** and

3.3 a further report **BE SUBMITTED** to the June 2007 meeting.

Contact: Lindsay Pearson