

**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

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**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 For the benefit of the new members of the Committee I set out below the essential details from earlier reports.
- 2.2 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 Members that the current appearance of this building is causing harm to the amenity of the locality because of its current unkempt visual appearance.
- 2.3 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.
- 2.4 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.
- 2.5 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.
- 2.6 To stop water entering the building a blue tarpaulin has been in place for some time but this has deteriorated; a side elevation opening is not protected and the timber frame has become rotten and collapsed and is open to the elements.
- 2.7 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.
- 2.8 Officers have met with representatives of the owners, Enterprise Inns Ltd, and the proprietor of the King and Queen (the immediately adjoining public house – this building appears to be within the curtilage of the pub).

2.9 The a e meeting appears to have been very productive and it is likely that Enterprise Inns staff will recommend to their Board that suitable restoration works be carried-out urgently to replace the timber structure/external walls (together with the floor to give the building structural integrity). The roof is to be recreated. On the assumption that a cost-effective solution can be agreed, then this work will safeguard the building to enable a longer term reuse to be achieved later.

### **3. Recommendation**

3.1 I **Recommend** that the above report **BE NOTED**.

Contact: Lindsay Pearson