

Alleged Unauthorised Development
East Malling & **06/00232/215**
Larkfield
East Malling

570183 157084

Location: 1 High Street East Malling West Malling Kent ME19 6AJ

1. Purpose of Report:

1.1 To update Members following my report earlier this year.

2. Factual matters:

- 2.1 To assist new Members I set out some detail of the history of this case. The building concerned has shown increasing signs of degradation and structural failure.
- 2.2 Staff have been engaged over a considerable time in attempting to establish a solution to the building issues but the relationship between the owner and leaseholder seems to have deteriorated such that an appropriate course of action could not be agreed between them.
- 2.3 An interim solution, of structural props to the doorway, remains in place but it was not possible to agree, a visually acceptable permanent solution. However, due to the continued deterioration of the building, work was required and the Council initiated a report to identify the immediate remedial works which were required.
- 2.4 In light of advice from a structural engineer the temporary building props have now been encased in timber for security reasons.
- 2.5 The structural engineer suggested some elements of “tying-back” in the roof structure. The occupier indicated to the engineer that he would procure such works himself – we are still trying to establish whether the works have been done. I will update on this matter at the meeting.
- 2.6 A Requisition for Information issued under Section 330 of the Town and Country Planning Act 1990 has been served to ascertain ownership and tenancy details. The Lawyer executors of the deceased owner (who are engaged in the Probate process) and the occupier have been approached and invited to a meeting to be arranged in an endeavour to agree an acceptable long term design solution that can be drawn up and the necessary works completed pursuant to planning, listed building and building regulations controls.
- 2.7 Regrettably we have not yet been able to broker the meeting but we continue in this endeavour as this has the prospect of the simplest route to the long term protection of the building. The short term solution suggested by our consultants has in part been

carried-out. We must now concentrate on finding a permanent solution probably along the lines of the temporary solution but with fully detailed permanent features designed and executed to conservation standards.

- 2.8 We will continue to pursue the meeting with the aim of the submission of a Listed Building application and the implementation thereof. I am pleased to be able to say that the principle of meeting has now been agreed by the owners representatives and I have reasonable hope that this is the start of a practical process to resolve the outstanding matters at the site.

3. Recommendation

- 3.1 **I Recommend** that the actions and approaches set out in the report **BE NOTED**

Contact: Lindsay Pearson