

To Whom it may concern.

Building in question: 68A Harold Street Grimsby DN32 7NQ

The building is detached surrounded by residential dwelling-houses.

I am a Civil Engineer registered as a Chartered Engineer in Italy for over 50 Years. I have carried out a number of structural and building survey work in the UK over the years and I recall assessing this property a number of times to make appraisals of its structural conditions and wiring Safety.

In the years 2000s and after 2010 the property has always been structurally sound and no movement has been apparent. All throughout the years 2000s and up until 2020 during all my visits I found that the main consistent and continuous use of the property (68A Harold Street Grimsby DN32 7NQ) fell in line as a retail unit. Rarely a minor part of the building was used as a workshop for minor prototyping research and different types of finished small goods. Those workshop activities appeared clearly not to affect the surrounding residential Area in terms of any types of emissions (noises, smoke etc). However these light industrial activities (clearly compatible with the residential area the building is in) were not continuous and discontinued several times. The main and consistent use of the building was in its entirety as retail. Retail of various goods over the years. Retail use was consistent and continuous use over time. This might have been due to the fact that the small light industrial workshop side of the building was operational based on demand.

The application for change of use for the building at the end of year 2000s (2007) was not necessary due to the well established of the building as a retail unit. At that time (2008) the established use as retail was already in force for over ten years. I understand that later in 2008 the change of use application was withdrawn, this can most reasonably be due to its already long established use as a retail unit which made the application not necessary..

In essence, to present date I always considered this building as a retail unit with intermittent sporadic use a minor light industrial workshop compatible with a residential area. Although the use as a light industrial was not consistent over the years, on the other hand its use as a retail unit had been consistent and uninterrupted for well over 20 years to date.

Should you wish to contact me you can do it either over the phone or email.

Kind Regards

Antonino Russo

Salemi, 30/05/2023

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