

22<sup>nd</sup> April 2021

East Lindsey District Council  
Planning Department  
Tedder Hall  
Manby Park  
Louth  
Lincolnshire  
LN11 8UP

Dear Sirs,

**Ivy House Farm, Boston Road, Wainfleet St Mary, Skegness.**

Please find attached a prior notification application for the dismantling of an agricultural building at Ivy House Farm, Wainfleet St Mary under Schedule 2, Part 11, Class B of The Town and Country (General Permitted Development) Order 2015 (as amended). The necessary details to submit this prior notification are detailed below.

Description of Proposed Development

Dismantling of the disused 3-storey Old Granary Building at Ivy House Farm.

Address of Building

Old Granary Building, Ivy House Farm, Boston Road, Wainfleet St Mary, Skegness.

How Site Notice Displayed

The requisite site notice has been displayed in accordance with B.2(b(iv) of Part 11 of Schedule 2, Class B of the Town and Country (General Permitted) Order 2015 (as amended). It has been displayed on the telephone pole by the northern entrance to Ivy House Farm, which is situated on Ivy Lane to the north of the site.

Applicant's Contact Details

The contact details of applicant are as follows:-

Mr Michael Worth  
Carlton Scroop Hall  
Hough Lane  
Carlton Scroop  
Grantham  
NG32 3BB.

Reasons for Demolition

The applicant considers the dismantling of the building necessary, for the following reasons:-

1. Although the old granary building has a reasonable floor space, it is divided into a number of smaller rooms and extends over three storeys. This means it is not suitable for modern agricultural practices with large machinery nor agricultural inputs or produce as the vehicles

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required to lift and carry the agricultural inputs of produce would not themselves fit into the buildings (e.g telehandlers). Furthermore, the buildings were not designed for a flock of sheep or herd of cattle, given its small rooms and extending over 3 storeys. Therefore, the building has no viable agricultural use which has been shown by the building not being used by the applicant for his agricultural enterprise for over 40 years, particularly since the applicant has constructed a farmstead consisting of modern more suitable agricultural buildings to the south east of the building on the southern side of the A52 (Boston Road).

2. The applicant considers the building has no prospect of any commercial use. The scale, dimensions, rooms with small internal footprints and multiple levels of the buildings mean that there is no demand for a commercial use in such a space. The building is also not in a condition that would either be weather tight, rat proof or warm and therefore would not support commercial use of any sort without significant and costly refurbishment. Even if a use could then be found for something like storage, the space is too small to allow for forklifts or telehandlers. Furthermore, for use as offices or some similar use, the building would require costly development and it is considered that the demand for such uses and the modest returns on investment through rental would mean that this use would be unviable in such a rural location.
3. The applicant also considers the building has no prospect for a residential use. The significant costs of conversion and refurbishment would be even higher than for a commercial use. Given the building's rural location, it is considered that there would be little demand for such a use and financially unviable to do so.
4. Finally, the applicant considers the building structurally unsound and is no longer in a condition for the building to be repaired or temporary supported to make it structurally sound.

#### Method of Demolition and Proposed Restoration of the Site

To dismantle the building, scaffolding will be erected around the building and the buildings will be carefully dismantled by hand and using hand tools by a specialist contractor, starting with the roof and working downwards. All building materials, including bricks, slate roof tiles and timber will be removed from the site by the specialist contractor who is dismantling the building. The contractor will reuse all salvageable bricks, roof tiles and timber. The building's foundation will remain and the site will be left level.

I trust this provides all the necessary information required by the Council, but if you have any queries, please do not hesitate to contact me using my contact details below.

Yours faithfully,



**James S J Lambert** BSc (Hons) MSc MRTPI  
Chartered Town Planner

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