

Guidance Notes for:

Application for Prior Notification of Proposed Demolition

Town and Country Planning (General Permitted Development) Order 1995 Schedule 2, Part 31

The Application for Prior Notification of Proposed Demolition form should be used for proposals to demolish a building or structure.

Demolition of a building is generally not classed as 'development' and therefore planning permission is not usually needed. However, the demolition of certain buildings will need approval from the local planning authority beforehand.

Planning controls over demolition do not apply to the demolition of various buildings - including listed buildings, buildings in conservation areas, which are under 50 cubic metres capacity, fences or enclosures outside conservation areas and any other building except a dwelling house or one next to a dwelling house.

Although such works are known as 'permitted development', before you can carry out the demolition you must apply to the planning authority for a determination as to whether prior approval will be required for the method of demolition and any proposed restoration of the site.

The purpose of this control is to give local planning authorities the opportunity to regulate the details of demolition in order to minimise the impact of that activity on local amenity.

The form does not apply where demolition is:

- on land which is the subject of planning permission for its redevelopment, granted on an application, or deemed to be granted, under Part III of the Act
- required or permitted to be carried out by or under any enactment
- required to be carried out by virtue of a relevant obligation

It is often helpful to discuss your proposal with your local authority before you send in your application – this is known as pre-application advice. Your local authority will normally have details of how to go about this on its website.

Further information on the demolition of buildings can be found in *Circular 10/95: Planning Controls Over Demolition*

(<http://www.planningportal.gov.uk/england/professionals/policy/policydocuments/planningcirculars/71121p1095>)