

BUILDING CONTROL INFORMATION SHEET



INFORMATION SHEET 17

DEMOLITION

DO I NEED PERMISSION TO DEMOLISH A BUILDING?

Not all demolition work requires a demolition notice to be submitted to the Council.

A demolition notice need **not** be served:

- for the demolition of the internal part of a building, where the building is occupied and it is intended that it should continue to be occupied;
- where the external volume is not greater than 50 m³;
- if the building is a greenhouse, shed, conservatory or prefabricated garage;
- if the building is an agricultural building (as defined by section 26 of the *General Rate Act 1967*), unless it is against a building that is itself not an agricultural building.

I NEED TO SERVE A DEMOLITION NOTICE, WHAT MUST I DO?

Anyone intending to undertake the demolition of a building that is not in the above group must notify Brighton & Hove Council Building Control section.

- This must be submitted at least **six weeks** before the demolition is to be carried out. You should accurately inform us of the address and include a location plan to a scale not less than 1:1250 with the site outlined in red.

Once Building Control has been informed of a proposed development, a notice will be sent out informing you and other interested parties, what steps are to be followed to ensure that the building is demolished in a safe and satisfactory manner.

These may include:

- shoring up any immediately adjacent building;
- weatherproofing areas of adjacent buildings exposed by the demolition;

- repairing or making good damage caused to adjacent buildings by the demolition;
- removing material or rubbish and clearing the site;
- the disconnection, sealing or removal of any drainage in or under the building;
- making arrangements with the appropriate statutory authorities for the disconnection of water, gas and electricity from the building;
- informing the local fire authority if buildings or materials are to be burnt on site;
- ensuring that the site is adequately fenced or otherwise protected to prevent danger to those on or near the site.

WHO WILL BE INFORMED OF THE DEMOLITION?

The Council may notify various individuals and organisations regarding the demolition works, these may include:

- Owners of premises adjoining the site
- British Gas
- Seeboard
- Southern Water Services
- Fire Safety Officer
- The Health and Safety Executive
- Other departments within the Council

ARE OTHER CONSENTS REQUIRED?

Yes sometimes.

In some cases, depending on the type of building being demolished or the area in which it is situated, consent may be required under the *Town and Country Planning Act 1990* and *Town and Country Planning (Listed Building and Conservation Areas) Act 1990*, if:

- the building is a listed building,

- it is within a conservation area,
- the building is a dwelling house or is a building adjoining a dwelling house and certain other buildings where the volume exceeds 50 m³.

You should also note that:

- trees on the site may be protected by a tree preservation order
- and
- conditions on a planning permission may restrict the burning of rubbish.