
Prior Approval Demolition - Class B: Part 11, Schedule 2

The Town and Country Planning General Permitted Development Order 2015 (As amended) allows, subject to prior notification to the local planning authority (LPA), any building operation consisting of the demolition of the building.

Development must not begin before the following:

- Written notice from the LPA that prior approval is not required.
- Where written notice from the LPA that prior approval is required:
 - Giving of that approval in writing.
 - The expiry of 28 days following the date on which the application was received by the LPA without the LPA making any determination regarding whether prior approval is required or notifying the applicant of their determination.

Who must the developer notify?

- The applicant must display a site notice by site display on or near the land to which the building to be demolished is sited for no less than 21 days in the period of 28 days beginning with the date the application was submitted to the LPA.

What must the developer submit?

- A written description of the proposed development.
- A statement which confirms a site notice has been posted.
- A fee of £96.00

Demolition is not permitted where the building is used, or was last used, for the purpose of a concert hall, a venue for live music performance or a theatre. Demolition is not permitted where the structure is a listed building, a scheduled monument, within a cemetery, within the curtilage of a place of worship, within the grounds of a museum or art gallery or within the curtilage of a dwellinghouse.