

NOTICE OF INTENDED DEMOLITION

To: Building Control
Bath & North East Somerset Council
Lewis House
Manvers Street
Bath BA1 1JG

**THE BUILDING ACT 1984
SECTION 80 DEMOLITION**

I / We give notice of the intended demolition of the structure described below:

1. LOCATION OF BUILDING

Address _____

2. DESCRIPTION (Describe the actual part of the building to be demolished)

3. PERSON GIVING NOTICE

Name _____

Address _____

**4. NAME & ADDRESS OF COMPANY UNDERTAKING DEMOLITION
(if different from above)**

Name _____

Address _____

NOTE: A copy of this notice must be sent to:

1. The occupier of any building adjacent to the building being demolished.
2. British Gas: Isolation Team, Wales & West House, Spooner Close, Celtic Springs, Coedkernew, Newport, NP10 8FZ
3. Engineering Team Manager, Western Power Distribution, Osprey Road, Sowton Industrial Estate Exeter, EX2 7HZ

Notice should be given for the demolition of the whole or part of a building except:

- a. A demolition for the purposes of a Demolition Order made under the Housing Act 1957, and
- b. a demolition:-

- i. of an internal part of a building, where the building is occupied and it is intended that it should continue to be occupied.
- ii. of a building that has a cubic content (as ascertained by external measurement) of not more than 1750 cubic feet (49.6 cu metres), or, where a greenhouse, conservatory, shed or prefabricated garage forms part of a larger building, of that greenhouse, conservatory, shed or prefabricated garage.
- iii. without prejudice to sub-paragraph (ii) above, of an agricultural building (as defined in section 26 of the General Rate Act 1967), unless it is adjacent to another building that is not itself an agricultural building or a building of a kind mentioned in that sub-paragraph.
- iv. Demolition work may not commence until either:-
 - a. the council has notified you of the conditions to be applied in the particular case, or
 - b. six weeks have expired from the date of your notice to the Council.
- v. **Demolition of a building or part of a building may require planning permission/listed building consent/conservation area consent. You are advised to contact the Development Management Section of the Council to establish whether any such permissions are necessary before proceeding with any demolition works.**

Explanatory notes:

The Building Act 1984 places three duties upon a person who intends to carry out a demolition. Those duties require that you should:

1. Give the Council written notice of the intended demolition, specifying the building and the works to which the notice relates.
2. Not commence demolition work until either:
 - a. the council has notified you of the conditions to be applied in the particular case, or
 - b. until six weeks have expired from the date of your notice in (1) above.
3. Send copies of your notice in (1) above to:
 - a. the occupier of any building adjacent to the building to be demolished, and
 - b. British Gas, and
 - c. the Area Electricity Board.

To give the Council notice you are invited to complete the above form and return this letter, together with a site plan, to:

Building Control section, Bath & North East Somerset Council, Lewis House, Manvers Street, Bath BA11JG email: building_control@bathnes.gov.uk

To meet the requirements in 3 above, it is suggested that you take photocopies of the completed form.

Community Infrastructure Levy

You are reminded that where developments are subject to a Community Infrastructure Levy (CIL) liability notice, that a CIL [Form 6 Commencement Notice](#) must be submitted to the CIL monitoring officer prior to (up to the day before) development commences on site. Development includes demolition.

Under the CIL Regulations 2010 (as amended), failure to serve a Commencement Notice will, where applicable, result in the loss of any exemption and loss of the ability to pay the CIL charge in instalments.

Further information can be found at www.bathnes.gov.uk/cil. To contact the CIL officer, please email cil@bathnes.gov.uk or call 01225 477140