

Demolition notice application – guidance notes

The process

A demolition notice is required where you intend to demolish any building or part of a building, unless it is due to a council demolition order, a part of an occupied building, a building less than 50 cubic metres, a greenhouse, conservatory, shed or prefabricated garage, or, an agricultural building.

This notice should be submitted no later than 6 weeks prior to the intended start date.

Work should not be started before you have received a counter – notice under section 81 of the legislation from the local authority, or when six weeks has elapsed since the notice was submitted.

Please note: Failure to comply with the legislation regarding demolition under the 1984 Building Act may result in a summary conviction and a fine up to £2,500.00 (this fine is changeable without prior notice).

Associated required documents

In order for us to process the demolition notice you must provide a 1:1250 location plan, clearly indicating the buildings to be demolished, all adjacent properties and existing drainage systems to be sealed. A copy of the method statement indicating safe methods of demolition is required.