**DEMOLITION NOTICE** 

The Building Act 1984: Section 80

|  |
| --- |
| **Please read the notes over the page before you fill out this form** |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| 1. | **Statement** | | | | | |
| I am intending to carry out demolition works as described and outlined in the attached plans and this notice is submitted in accordance with Section 80 and I am authorised to accept formal notices in connection with this demolition work. I understand that the works must not be commenced until I have either received notice of the Councils conditions, or a period of six weeks has elapsed. | | | | | |
| Name: | Signature: | | | Date: | |
| Owner Demolition Contractor *(tick as applicable)* | | | | | |
|  | | | | | | |
| 2. | **Location of building to which work relates** *(attach Scaled Site Plan)* | | | | | |
| Number of storeys (including basement): | | Address: | | | |
| Most recent building use: | |
|  | | | | | | |
| 3. | **Owners Details** | | | | | |
| Name: | | Address: | | | |
| Tel: | |
| Email: | |
|  | | | | | | |
| 4. | **Demolition Contractors Details** | | | | | |
| Name: | | Address: | | | |
| Tel: | |
| Email: | |
|  | | | | | | |
| 5. | **Proposed Work and Start Date** | | | | | |
| Description and extent of proposed works (attach Method Statement): | | | | | |
| Proposed Start Date: | | | Proposed Duration: | | |
|  | | | | | | |
| 6. | **Fees** | | | | | |
| A standard charge of £217.00 (VAT n/a) will be made for all demolition notices received by Croydon Council to cover administrative and inspection costs.  The fee is per building and you will be called to take the payment once you have submitted the correct documents by email. | | | | | |
|  |  | | | | | |
|  |  | | | | | |
| 7. | **Notices Issued** | | | | | |
| It is the duty of the person submitting this notice to send or give a copy of it to:   1. the occupier of any adjacent building 2. the public gas supplier 3. the public electricity supplier | | | | | |
| **Notes for filling in your application** | | | | |

1. ***When to use a Section 80 demolition notice***

Demolition of any building greater than 50m3 in volume (some exceptions apply) requires notification to the Council. This is approximately the size of an average double bedroom. The relevant legislation document may be found here: [Building Act 1984](http://www.legislation.gov.uk/ukpga/1984/55/contents), and an excerpt is provided in the following ‘Notes on Section 80 of the Building Act 1984’ below.

1. ***Description of Work and the information we need***

Briefly describe the planned demolition on the form. Provide a site plan and a more detailed method statement separately. The details provided should include the extent of demolition at or to below the slab level where applicable. We may also require from you, where relevant and not already addressed through the planning system, documents such as a Demolition Management Plan (covering noise and dust abatement), reports addressing potentially contaminated land and a Construction Logistics Plan (covering traffic management).

1. ***Commencement of demolition***

Under Section 80 you may not begin demolition until you have given this notice, and either: (a) the Council has issued a counter notice under Section 81 of the Act, or (b) six weeks expires from the service of this notice.

1. ***Charges***

Section 10(3) of the London Local Authorities Act 2004 allows the Council to recover from a person on whom a notice is served under Section 81 of Building Act 1984 any expenses reasonably incurred by them under that section.

1. ***Signatures***

You need to sign the relevant sections of the form and the statement.

1. ***Other permissions***

You may also need permission under the Town and Country Planning Acts for your scheme. You should be aware that if the building is listed, or in a Conservation Area, special consent may be needed for any demolition work proposed, even where notice is not needed under Section 80 of the Building Act 1984. For more information, contact

Development Management,

6th Floor Zone A,

Bernard Wetherill House,

8 Mint Walk,

Croydon CR01EA;

or email your enquiry to: [development.management@croydon.gov.uk](mailto:development.management@croydon.gov.uk)

1. ***Contacting us***

Once you have filled in this form, send it to the following email address with your plans and any other pertinent documentation: [hsg-privatehousing@croydon.gov.uk](mailto:hsg-privatehousing@croydon.gov.uk)

You may also call us on 020 8760 5476 and ask for the Demolition Officer.

**NOTES ON SECTION 80 OF THE BUILDING ACT 1984**

(1) This section applies to any demolition of the whole or part of a building except:-

1. a demolition in pursuance of demolition order made under Part IX of the Housing Act 1985; and,
2. a demolition:-
   1. of an internal part of a building, where the building is occupied and it is intended that is should continue to be occupied;
   2. of a building that has a cubic content (as ascertained by external measurement) of not more than 50m3, or where a greenhouse, conservatory, shed or prefabricated garage forms part of a larger building, of that greenhouse, conservatory, shed or prefabricated garage; or
   3. without prejudice to sub-paragraph (ii) above, of an agricultural building (within the meaning of any paragraphs 3 to 7 of Schedule 5 to the Local Government Finance Act 1988), unless it is contiguous to another building that is not itself an agricultural building or a building of a kind mentioned in that sub-paragraph.
3. A plan to a scale of not less than 1:1250 is required showing the size and position of the building to be demolished and its relationship to adjoining boundaries.
4. No person shall begin a demolition to which this section applies unless:-
   1. he has given the local authority notice of intention to do so; and,
   2. either:-

(i) the local authority has given a notice to him under section 81; or,

(ii) the relevant period of 6 weeks has expired.

(4) A person who contravenes subsection (2) above is liable on summary conviction to a fine not exceeding level 4 on the standard scale.

(5) A notice under S80(2), Building Act 1984 above shall specify the building to which it relates and the works of demolition intended to be carried out, and it is the duty of a person giving such a notice to a Local Authority to send or give a copy of it to:-

(a) the occupier of any building adjacent to the building.

(b) any public gas supplier (as defined in Part 1 of the Gas Act 1986) in whose authorised area (as so defined) the building is situated; and,

(c) the public electricity supplier (as defined in Part 1 of the Electricity Act 1989) in whose authorised area

(as defined) the building is situated and any other person authorised by a licence under that Part to supply electricity to the building.