

Application to determine if prior approval is required for a proposed: Demolition of Buildings

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

This application should be used for proposals to demolish a building or structure where the demolition is covered by 'permitted development' rights.

Although such works are known as 'permitted development', before you can carry out the demolition you must apply to the Local Planning Authority to see if its prior approval will be required for the method of demolition and any proposed restoration of the site.

The purpose of this control is to give Local Planning Authorities the opportunity to regulate the details of demolition in order to minimise the impact of that activity on local amenity.

Before proceeding, you should first establish if the proposed demolition is covered by 'permitted development' rights. If it is not, then a different type of application may be required. Your Local Planning Authority will be able to advise you.

See summary below or [view full official government guidance on the consent regimes around demolition and when permission is required on Gov.uk.](#)

- **Conservation areas** - Any demolition within a conservation area is further restricted and will require an 'Application for planning permission for relevant demolition in a conservation area' unless it meets certain criteria. [See full details on Gov.uk.](#)
- **Listed buildings and scheduled ancient monuments** - These are covered by different legislation and will require [a different type of application.](#)
- **Pubs or other drinking establishments** - An application for full planning permission is required to demolish pubs or other drinking establishments, including those with expanded food provision.
- **Concert halls, theatres, and venues for live music performance** - An application for full planning permission is required to demolish buildings in use as concert halls, theatres, or venues for live music performance.

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- **Unsafe/uninhabitable buildings** – An application for full planning permission is required to demolish any building that has been rendered unsafe or otherwise uninhabitable, by the action or inaction of any person having an interest in the land on which the building stands, where it is practicable to secure safety or health by works of repair or works for affording temporary support.
- **Outdoor statues, memorials, and monuments** – Any demolition of outdoor statues, memorials, and monuments is further restricted and may require full planning permission unless it meets certain criteria. [See full details on Gov.uk.](#)

Additionally, permitted development rights do not apply where demolition is:

- on land which is the subject of planning permission for its redevelopment, granted on an application, or deemed to be granted
- required or permitted to be carried out by or under any other enactment
- required to be carried out by virtue of a relevant obligation.

It is often helpful to discuss your proposal with your Local Planning Authority before you submit your application – this is known as pre-application advice. Your Local Planning Authority will normally have details of how to go about this on its own website.