

Application for Prior Notification of Proposed Demolition

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

The 'Application for Prior Notification of Proposed Demolition' form 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 for a determination as to whether 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 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.](#)
- **Pubs or other drinking establishments (Use classes A4 or AA)** - An application for full planning permission is required to demolish pubs or other drinking establishments (including those with expanded food provision)
- **Listed buildings and scheduled ancient monuments** - These are covered by different legislation and will require a different type of application. It is advised to discuss such proposals with the relevant local planning authority to ensure that you comply with the necessary requirements.

Additionally, this form does 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 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.