



# BUILDING ACT 1984 – SECTION 80

## NOTICE TO PARTNERSHIP BY PERSON UNDERTAKING WORKS OF DEMOLITION

Foord Annexe, Eastgate House  
High Street, Rochester, ME1 1EW  
Tel: 01634 331133  
Email: building@stgbc.org.uk

The Building Act 1984  
The Building Regulations 2010 (as amended)

Application Number

This form is to be filled in by the person who intends to carry out building work or agent. If the form is unfamiliar, please read the notes on the reverse side or consult the office indicated above. Please type or use block capitals.

1

### Address of building or part of a building to be demolished

(Please provide Ordnance site plan with property to be demolished outlined in red)

2

### Name and address of the person undertaking demolition

3

### DEMOLITION DATE

Demolition works due to commence on:

4

### Declaration

I confirm that a copy of this notice has also been sent to (delete as appropriate):

- 1) THE OCCUPIER OF ANY BUILDING ADJACENT TO THE BUILDING TO BE DEMOLISHED
- 2) BRITISH GAS / SOUTHERN GAS / TRANSCO
- 3) SEEBOARD / EDF ENERGY
- 4) SOUTHERN WATER
- 5) THE ENVIRONMENT AGENCY

5

Does asbestos or asbestos cement form any part of the building?

YES / NO

Is it a listed building?

YES / NO

Is it in a conservation area?

YES / NO

6

### Owner/Applicant

Name:

Address:

Postcode:

Email:

Tel:

Mobile:

7

### Agent (if applicable)

Name:

Address:

Postcode:

Email:

Tel:

Mobile:

8

### Statement

I hereby give Notice of proposed works of demolition, as detailed. I understand that the works of demolition must not be commenced until I have either received Notice of the council's requirements, or a period of six weeks has elapsed.

Name

Signature:

Date:

- Notes**
- 1) For failing to give notice to the local authority, the person undertaking demolition is liable on summary conviction to a fine not exceeding level 2 on the standard scale.
  - 2) The Partnership may serve upon you within six weeks of receipt of your Notice, a Notice requiring you to undertake certain obligations regarding the stability and weather-tightness of adjoining buildings, the condition in which the site is left and the disconnection of drainage and utility services.

Section 80 of the Building Act 1984 prohibits any person undertaking any demolition works unless a notice of intent has been deposited with the Partnership. Any person failing to comply with the section shall be liable to a fine no exceeding level 4 on the standard scale.

### **BUILDING ACT 1984 SECTION 80**

A Notice need not be served for the following work:

- a) a demolition in pursuance of a demolition order made under the Housing Act 1957, and
  - b) a demolition –
    - (i) of a 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 (50 cubic metres), or where a greenhouse, conservatory, shed or prefabricated garage or
    - (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 contiguous to another building that is not itself an agricultural building or a building of a kind mentioned in that sub-paragraph.
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### **PLEASE NOTE THAT CONSENT FOR DEMOLITION MAY BE REQUIRED UNDER THE PLANNING ACTS:**

A LISTED BUILDING CONSENT is required:

- to demolish any building, part of a building or any structure attached to or within the cartilage of a building listed under Section 1 and 3 of the Planning (Listed Building and Conservation Areas) Act 1990 as being Special Architecture or Historic Interest or a building which is subject to a Building Preservation Order or Notice.

B CONSERVATION AREA CONSENT is required:

- to demolish or partially demolish an unlisted building or structure within a Conservation Area (there are certain exceptions)

C PRIOR NOTIFICATION OF DEMOLITION WORKS is required:

- for the demolition of dwelling houses, of buildings adjoining dwelling houses, and certain other building, where the volume exceeds 50 cubic metres.

**SHOULD ANY OF THE ABOVE NOTES (A, B, C) APPLY YOU SHOULD CONTACT YOUR LOCAL PLANNING OFFICE**