

NOTICE OF PROPOSED DEMOLITION

Building Act 1984 Section 80



PLEASE PROVIDE A PLAN OVERLEAF SHOWING THE BUILDING BEING DEMOLISHED
IN RELATION TO ANY ADJOINING BUILDINGS AND SITE BOUNDARIES, ALTERNATIVELY
PROVIDE AN OS EXTRACT SHOWING THE SAME INFORMATION

Plan No

1	Person or firm undertaking demolition	
	Name	
	Address	
Postcode	Tel	E mail
2	Location of premises to which demolition relates:	
	Address	
	Postcode	
3	Owner of building to which demolition relates:	
	Name	
	Address	
Postcode	Tel	E mail
4	Particulars of demolition work	
5	Proposed dates of demolition	
	Commencement date	
	Completion of works	
6	State means of drainage from building	
	a) Foul Water discharging to:	
	b) Surface Water discharging to:	
7	Notes	
	See overleaf for notes relating to the Building Act 1984 Section 80.	
8	Statement	
	I undertake to carry out the demolition works in accordance with the details specified above and any conditions imposed by subsequent notice from the Local Authority.	
	I enclose the fee payable to Durham County Council to the sum of £150 (VAT zero rated)	
	Name:	Signature:
	Date:	

PLEASE RETURN THIS FORM TO YOUR NEAREST
DURHAM COUNTY COUNCIL CUSTOMER ACCESS POINT



The Building Act 1984; Section 80

- (1) No person shall begin a demolition to which this Act applies unless -
 - (a) they have given the Local Authority notice of their intention to do so; and
 - (b) either
 - (i) the Local Authority has served a notice on them under Section 81 of this Act, specifying what works and steps etc. are required in connection with the demolition; or
 - (ii) the relevant period has expired (6 weeks from the giving of notice under Section 80 of this Act) or such period as may, in writing, be allowed.
- (2) A notice under this section shall be in writing and shall specify the building to which it relates and the works of demolition intended to be carried out, and it shall be the duty of a person giving such notice to a Local Authority to send or give a copy of it -
 - (a) to the occupier of any building adjacent to the building being demolished
 - (b) to Electricity Company
 - (c) to Gas Company
 - (d) to Sewage/Water Company
 - (e) to The Fire Brigade (If burning structures or materials is to take place on site)
 - (f) to The Health and Safety Executive (If the premises are 'special premises' by virtue of the Health and Safety at Work etc Act 1974)
- (3) A person who contravenes sub-section (1) above shall be guilty of an offence and liable on summary conviction to a fine not exceeding Level 4 (£2,500).

Plan



Durham County Council Building Control Services

DEMOLITION WORKS

Demolition cannot be commenced until the Local Authority has been informed of the demolition, in writing and the Local Authority has served a counter notice, or six weeks has elapsed after notification is given. The notice to the Local Authority must specify the building to which the demolition relates and the works of demolition intended to be carried out. A copy of the notice must also be sent to:

- (a) the occupier of any building adjacent to the building to be demolished
- (b) any public gas supplier in whose authorised area the demolition is taking place
- (c) the public electricity supplier in whose authorised area the building is situated, and
- (d) any other person authorised by a licence to supply electricity

EXEMPTIONS

The requirements do not apply to demolition:

- (a) in pursuance of a demolition order made under Part IX of the Housing Act 1985
- (b) of an internal part of a building which is occupied and which is intended to continue to be occupied
- (c) of a building not more than 1750 cubic feet, measured externally (approx. 50 cubic metres)
- (d) of a greenhouse, conservatory, shed or prefabricated garage even if such structure forms part of a larger building; and
- (e) of an agricultural building unless it is near/touching another building that is not itself an agricultural building or a building mentioned in c) and d) above.

NOTICE GIVEN BY THE LOCAL AUTHORITY

The counter notice referred to above, given by the Local Authority may require all or any of the following:

- (a) to shore up any building adjacent to the building to which the notice relates
- (b) to weatherproof any surfaces of an adjacent building that are exposed by the demolition
- (c) to repair and make good any damage to the adjoining building caused by the demolition or by the negligent act or omission of any person engaged in it
- (d) to remove material or rubbish resulting from the demolition and clearance of the site
- (e) to disconnect and seal, at such points as the Council may reasonably require, any sewer or drain in or under the building
- (f) to remove any such sewer or drain and seal any sewer or drain with which the sewer to be removed is connected
- (g) to make good to the satisfaction of the Council the surface of the ground disturbed by anything done under paragraph (e) or paragraph (f) of this section
- (h) to make arrangements with the relevant statutory undertakers for the disconnection of the supply of gas, electricity and water to the building
- (i) to make such arrangements with regard to the burning of structures or materials on site as may be reasonably required;
 - i) if the building is or forms part of a special premises, by the Health and Safety Executive and the Fire Authority, and
 - ii) in any other case, by the Fire Authority, and
- j) to take such steps relating to the conditions subject to which the demolition is to be undertaken and the condition in which the site is to be left on completion of the demolition as the Council may consider reasonable for the protection of the public and the preservation of public amenity.

A copy of a notice to serve on the Local Authority is attached to this note. You are reminded to send a copy of the notice to the occupier of any adjoining building etc.. This notice should be returned to:



Durham County Council Building Control Services