

Building Control
Environment Directorate
 London Borough of Richmond upon Thames
 Civic Centre, 44 York Street, Twickenham TW1 3BZ

The Building Act 1984
The Building Regulations 2010

BUILDING ACT 1984 – SECTION 80
NOTICE TO LOCAL AUTHORITY BY PERSON UNDERTAKING WORKS OF DEMOLITION

This form is to be filled in by the owner or agent. Please type or use block CAPITALS.
 If you are unfamiliar with this form, please read the notes on the reverse of this form or contact Building Control

1 APPLICANT DETAILS
 Mr/Mrs/Miss/Ms Forenames: Surname:
 Address Postcode:
 Tel: Mobile: Email:

2 OWNER DETAILS
 Mr/Mrs/Miss/Ms Forenames: Surname:
 Address Postcode:
 Tel: Mobile: Email:

3 AGENT DETAILS (if applicable)
 Name/Mr/Mrs/Ms
 Address Postcode:
 Tel: Mobile: Email:

4 ADDRESS OF BUILDING OR PART OF A BUILDING TO BE DEMOLISHED
 (Please provide Ordnance site plan with property to be demolished outlined in red)

5 NAME AND ADDRESS OF THE PERSON UNDERTAKING DEMOLITION
 Name
 Address Postcode:
 Tel: Mobile: Email:

6 DEMOLITION DATE
 Demolition works due to commence on:

7 DECLARATION
 I confirm that a copy of this Notice has also been sent to:

- 1) The occupier of any building adjacent to the building to be demolished
- 2) British Gas
- 3) Fire Brigade
- 3) Seeboard
- 4) Thames Water
- 5) The Environment Agency
- 6) Any other Utility company

8 ASBESTOS
 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**

9 Statement: I hereby give Notice of proposed works of demolition, as detailed above. 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: **Date:**
Signed:



Notes

1. For failing to give notice to the Local Authority, the person undertaking the demolition is liable on summary conviction to a fine not exceeding level 2 on the standard scale.
2. The Council 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 Council. Any person failing to comply with the Section shall be liable to a fine not 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 an 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.

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 curtilage 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.
- To alter or extend any Listed Building, alterations include all internal alterations.

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, or buildings adjoining dwelling houses, and certain other building, where the volume exceeds 50 cubic metres.

SHOULD ANY OF THE ABOVE NOTES (A, B OR C) APPLY YOU SHOULD CONTACT THE PLANNING SECTION ON 0845 6122660

FURTHER INFORMATION / ADVICE

Further information and advice can be obtained from:

Building Control
Environment Directorate
Civic Centre
44 York Street
Twickenham
Middlesex TW1 3BZ

Telephone: 020 8891 7357 or visit our website: www.richmond.gov.uk.

PERSON INFORMATION POLICY

The Council will use your details, the information about your dealings with the Council and the information about you available to the Council ('your information') to:

- Deal with your requests and administer its departmental functions (e.g. to assist with the processing of your Building Regulations application)
- Meet its statutory obligations
- Prevent and detect fraud
- Conduct surveys and research
- Contact you with information about activities and events involving the Council or with offers which it thinks may be of interest to you

The Council may share your information (but only the minimum amount of information necessary to do the above and only where it is lawful to do so) with other departments within the Council (including the elected members), central government departments, law enforcement agencies, statutory and judicial bodies, community service providers and contractors that process data on its behalf.

The Council may also use and disclose information that does not identify individuals for research and strategic development purposes.

N.B. All applications for planning matters and supporting documentation are a public record and you should be aware that these records are open to public inspection both in their paper version and in electronic media such as the council website.