



Demolition of Buildings – Guidance Notes

Notice by person undertaking demolition

If a section 80 demolition notice is required the person undertaking the demolition must:-

1. Give notice to the local authority. This will specify the:-
 - a) Address of the building.
 - b) Owner of the building.
 - c) Demolition contractors details.
 - d) Proposed method of intended demolition.

2. Send a copy of the notice to:-
 - a) The occupier of any building adjacent to the building.
 - b) Any public gas supplier.
 - c) The public electricity supplier.

Demolition work will not commence until the local Authority has issued the Section 81 demolition notice or six weeks has expired since the submission of the Section 80 notification.

The issuing of a Section 81 notice does not, of itself, infer immunity from other legislation. See below for some matters that may require consideration as part of any demolition.

Asbestos

Your attention is drawn to the Control of Asbestos Regulations which states the legal obligations should asbestos be present on site. Further information is available from the Health and Safety Executive (HSE), see link for HSE website.

Planning permission

Planning permission may be required for the demolition of residential buildings, buildings within a conservation area or listed buildings. Further advice can be obtained from the Planning Department on 01263 516130.

Waste Disposal

The management of waste must be undertaken in accordance with the relevant waste regulations. Further advice can be obtained from the Environmental Protection team at North Norfolk District Council, on 01263 516085.

Dust Suppression

Steps should be undertaken to prevent dust emissions from arising beyond the boundary. Water sprinklers could be used as a form of dust suppression when loading material onto lorries for the removal from site.

Burning on Site

Before lighting a bonfire you should check with the Environment Agency as an environmental permit exemption may be required in order to have a bonfire. Further information is available from the Environment Agency, see link for Environment Agency website.

Avoidance of Nuisance to Neighbours

Best practicable means must be employed when undertaking any demolition to avoid a statutory nuisance to occupiers of neighbouring land. A statutory nuisance may be caused, for example, by unreasonable levels of dust, smoke and noise, and by working and unsociable times.

If a statutory nuisance occurs as a result of the demolition works the Environmental Health department may be required to take formal enforcement action to have any statutory nuisance abated, which may cause a delay to the works or, if unabated, result in prosecution. Further advice can be obtained from the Environmental Protection team at North Norfolk District Council on 01263 516085.

Links:

Asbestos

<http://www.hse.gov.uk/asbestos/regulations.htm>

Burning on Site

<http://www.environment-agency.gov.uk/business/topics/permitting/115576.aspx>