

Building Regulations

Demolition Notice

Notice of Intention to Demolish

Note to Applicant:

This notice must be completed and copies sent by you to the persons and bodies listed in Box 3 below six weeks before demolition starts. The Council will then arrange for the conditions (a Section 81 Notice) to be sent to you. You must not start demolition work until you receive the Conditions from the Council or until the 6 weeks expires, whichever is the earlier.

A person starting work prior to receipt of a Section 81 Notice of Conditions or the six-week period is liable to prosecution and fine not exceeding Level 4 on the standard scale.

(1) Description of Building to be Demolished _____ _____ _____	(4) Name and Address of Person who is carrying out the work: _____ _____ _____
(2) Address of Building to be Demolished _____ _____ _____	(5) Name and Addresses of Adjacent Buildings: (a) _____ _____ _____ (b) _____ _____ _____ (c) _____ _____ _____
(3) Copies of this Notice must be completed and served on: (a) This Council (b) The Occupiers of adj. Buildings (c) Transco (d) Southern Electric (e) Open Reach (NNHC Dept) (Formerly BT) Please tick the ones that you have served the Notices as shown.	
(6) Name and Address of Applicant: _____ _____ _____ Tel No. _____ I hereby serve Notice on you under Section 80 (Building Act 1984) of my intention to demolish as set out above. SIGNED _____ STATUS _____ DATE _____	

INTENDED DATE OF COMMENCEMENT (if known) _____

REMINDER: Please tick to confirm you have enclosed the necessary documentation with the notice:

Site location plan Details of the occupiers of adjacent buildings Method Statement

DEMOLITION

In order to ensure that there is a minimum of inconvenience to the public and occupiers of adjacent property as a result of and during demolition works, there are certain legal requirements that must be satisfied by the person intending to carry out the works.

Under Section 80 of the Building Act, anyone wishing to demolish or partially demolish a building must complete and submit the necessary Demolition Notice to the Building Control Section. This should be submitted at least six weeks before the intended works commence. The reason for this time-scale is to allow the Building Control Surveyor time to consider what conditions it is necessary to impose, which will vary in each case.

In order to assist us, the Demolition Notice you submit should be accompanied by a location plan, the addresses of all adjacent properties and a method statement. This must be site specific and include details relating to how the property will be demolished, site safety, temporary support and weather-proofing to adjacent properties where appropriate.

In addition, the Building Control Surveyor may require other works to be carried out: i.e. remove demolition materials from site, seal off drains, make good any damage etc. Only minor demolition works are exempt from this requirement and the Building Control Section will be pleased to offer further advice.

As well as giving this Notice to the Council you will also be required to notify adjoining owners and statutory undertakers (i.e. Electricity Board, Gas, Water etc.) of your intentions.

Please remember – for health and safety reasons, demolition works are not permitted to commence until you have received the official notice from the Council.

Failure to comply with this or any condition on the Notice is a criminal offence, and you may be liable on conviction to a substantial fine.



Note:

Persons proposing to carry out building work are reminded that Planning Permission or Listed Building Consent may also be required, and you are advised to contact Development Control for guidance (01983 823552).

You are also reminded of your duties under other health and safety legislation, enforceable by the Council's Environmental Health Department and the Health and Safety Executive.

Further advice can be obtained from:

Planning Services
Building Control Section
Seaclose Offices
Fairlee Road
NEWPORT
Isle of Wight
PO30 2QS

☎: 01983 823580

E-mail: building.control@iow.gov.uk

Website: www.iwight.com/buildingcontrol

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BUILDING CONTROL

ADVISORY NOTE BC5

DEMOLITION



PLANNING SERVICES