

Planning Department
Wiltshire Council
Monkton Park Offices
Monkton Hill
Chippenham
SN15 1ER

NHS Property Services
10 South Colonnade
Canary Wharf
London
E14 4PU

Planning Portal Ref: PP-14665653

04 March 2026

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2, PART 11, CLASS B, PRIOR NOTIFICATION OF DEMOLITION - ST DAMIAN'S BLOCK, MELKSHAM COMMUNITY HOSPITAL, SPA ROAD, MELKSHAM, SN12 7NZ

On behalf of NHS Property Services, a prior notification for proposed demolition has been submitted to Wiltshire Council via the Planning Portal.

In accordance with the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 11, Class B this application seeks Wiltshire Council's determination as to whether their prior approval is required as to the method of demolition and any proposed restoration of the Demolition Site.

This prior notification of demolition includes the demolition of St Damian's Block, A Demolition Management Plan has been provided by Kendal Kingscott, dated February 2026, to outline the approach to managing the demolition and remediation of the land. The Demolition Management Plan also contains a site plan showing the building to be demolished.

The proposed works and measures are to be undertaken by an appointed demolition contractor.

In addition to this covering letter, the application has been submitted via Planning Portal (Ref: PP-14665653), and comprises electronic copies of the following documents:

Plan Type	Prepared by
Completed Application Forms and Certificates	NHS Property Services Limited
Demolition Site Notice	NHS Property Services Limited
Site Location Plan	Kendall Kingscott
Demolition Method Statement	Kendall Kingscott
Preliminary Bat Roost Assessment	Davidson-Watts Ecology Limited
Precautionary Working Method Statement	Davidson-Watts Ecology Limited

The requisite application fee of £240.00 (+£85.00 Service Charge) has been paid via the Planning Portal.

There are a number of criteria which need to be met under Schedule 2, Part 11, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) which we have set out below:

GDPO Requirements	Response to criteria
B1 – Development is not permitted by Class B if:	
(a) the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;	Comply – the building has not been rendered unsafe or uninhabitable.
(b) the demolition is “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)	Comply – The building is not listed or within a conservation area.
(c) the building is used, or was last used, for a purpose falling within (i) article 3(6)(p) (drinking establishments etc.) of the Use Classes Order; or (ii) article 3(6)(q) (drinking establishments with expanded food provision) of that Order	Comply – The building is used in association with healthcare uses associated with Melksham Community Hospital.
(d) the building is used, or was last used, for the purpose of— (i) a concert hall; (ii) a venue for live music performance; or (iii) a theatre; or	Comply – The building is used in association with healthcare uses associated with Melksham Community Hospital.
(e) the demolition relates to a statue, memorial or monument (“a commemorative structure”) in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure— (i) that is a listed building; (ii) that is a scheduled monument; (iii) within a cemetery, on consecrated land, or within the curtilage of a place of public worship; (iv) within the grounds of a museum or art gallery; or (v) within the curtilage of a dwellinghouse.	Comply – The building is used in association with healthcare uses associated with Melksham Community Hospital.
B2 – Development is permitted by Class B subject to the following conditions:	
a) where demolition is urgently necessary in the interests of safety or health and the measures immediately necessary in such interests are the demolition of the building the developer must, as soon as reasonably practicable, give the local planning authority a written justification of the demolition	Comply – The building does not need to be demolished for health and safety reasons.
(b) where the demolition does not fall within paragraph (a) and is not excluded demolition— (i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of	Comply – This prior approval application is seeking determination as to whether the prior approval of the authority will be required. The application includes details on demolition method and restoration of the site which is included in the Demolition Method Statement.

the authority will be required as to the method of demolition and any proposed restoration of the site;	
(ii) an application described in paragraph (b)(i)(aa) paragraph (b)(i) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid;	Comply – A description of demolition to be carried out has been included within this cover letter and demolition statement and a copy of the notice has been included with this application.
(iii) Now deleted	N/A
(iv) subject to paragraph (b)(v), the applicant must display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was	Comply – This letter is our statement that the enclosed site notice has been posted on or near the site by the Applicant, advising of the application. We can also confirm that notice will be served on the local authority under Section 80 of the Building Act 1984, prior to any demolition commencing. The site notice was erected on site on 04/03/2026.
(v) where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in paragraph (b)(iv) has elapsed, the applicant is treated as having complied with the requirements of that paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement;	Comply – The site notice will be checked on a regular basis to ensure it is in situ for the required 21 days.
(vi) Now deleted	N/A
(vii) the development must not begin before the occurrence of one of the following— (aa) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required; (bb) where the local planning authority give the applicant notice within 28 days following the date of receiving the application of their determination that such prior approval is required, the giving of such approval; or (cc) the expiry of 28 days following the date on which the application was received by the local planning authority without the local planning authority making any determination as to whether such approval	Comply – We will monitor progress of the application through the 28-day determination period and demolition will not commence before the 28-day period.

	is required or notifying the applicant of their determination;	
(viii)	the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out— (aa) where prior approval is required, in accordance with the details approved; (bb) where prior approval is not required, in accordance with the details submitted with the application.	Comply – Demolition will be carried out in accordance with the details included within this application.
(ix)	subject to paragraph (b)(x), the development must be carried out— (aa) where approval has been given by the local planning authority, within a period of 5 years from the date on which the local planning authority were given the information referred to in paragraph (b)(ii)	Comply – It is intended that demolition will commence on 13 April 2026 and be completed 05 June 2026.

Conclusion

We trust that the information submitted will allow for prompt consideration of this application, however, should you require any clarification or further information concerning the application please do not hesitate to contact the undersigned.

Yours faithfully,

Rebecca Marwood MRTPI | Associate Town Planner
For and on behalf of NHS Property Services Ltd
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