

**APPLICATION FOR PRIOR NOTIFICATION – DEMOLITION (PART 11 CLASS B  
GPD0)  
CASE OFFICER REPORT**

|                                 |                                                                                                                                           |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>APPLICATION REFERENCE:</b>   | PL/2026/01036                                                                                                                             |
| <b>APPLICATION TYPE:</b>        | Prior notification: Demolition                                                                                                            |
| <b>SITE ADDRESS:</b>            | Avonside Enterprise Park, New Broughton Road, Melksham,<br>SN12 8AD                                                                       |
| <b>DEVELOPMENT DESCRIPTION:</b> | Demolition of Block G and an existing free-standing building<br>known as Scouts Hut / Scotts Gym at Avonside Enterprise<br>Park, Melksham |
| <b>RECOMMENDATION:</b>          | Prior approval not required                                                                                                               |

**PROPOSAL**

This is a proposal for the demolition of a number of buildings at the Avon Enterprise Park in Melksham. The extract of the Site Demolition Ground Floor plan below shows the buildings proposed to be removed shown in pink:



The application has been submitted with:

- Application Form
- Site Location Plan
- Photographs of site notices being displayed. Cover letter advises these were erected 10/02/2026
- Covering Letter including method of demolition
- Site Demolition Ground Floor Plan (as extract above)
- Existing Site Plan

- Proposed Site Plan
- Ecological Impact Assessment

The following google street view image shows much of the site from the bridge over the river Avon, to the east of the site. Those buildings marked (by case officer) in red are understood to be those proposed for demolition:



## SITE DESCRIPTION/CONTEXT

The site is located immediately south of New Broughton Road (A3102), within the town of Melksham, Wiltshire, and falls under the administrative area of Wiltshire Council. The wider Avonside site covers approximately 1.07 hectares. The land is entirely brownfield and is surrounded by a mix of uses. To the north lies a Lidl supermarket, while the northeast is bordered by residential properties and industrial units, including facilities formerly operated by the Cooper Tire and Rubber Company. To the south, the site is bounded by the River Avon.

Vehicular access is available directly from New Broughton Road (A3102) as shown on the Google street view image below:



An extract of the submitted location plan shows the site outlined in red, below:



The latest aerial photograph of the site is shown below, with the approximate site boundary in yellow and the listed “Bridge over River Avon” outlined in black (image annotated by case officer). This bridge is the nearest listed building to the application site. The site is also 170m north of the Melksham Conservation Area.



There are no ecological or landscape designations covering the site, which is within Flood Zone 3. There is no particular identified risk from surface water flooding over the site, however.

## RELEVANT PLANNING HISTORY

There is extensive planning history across this large site, however none that is considered to be directly relevant to this prior notification for demolition.

## RELEVANT LEGISLATION, POLICY, GUIDANCE AND PROCEDURES

This application is assessed under Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which grants planning permission for certain types of development described in Schedule 2 of the Order. The grant of permission is subject to the limitations, conditions, and provisions set out within the relevant Classes of permitted development.

Under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), demolition of buildings may be permitted, subject to the limitations, restrictions, conditions, and prior approval provisions set out in Part 11.

Development is *not* permitted where any of the exclusions under Class B.1 apply.

Under Article 5 and Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), prior approval must follow the statutory procedure. The Local Planning Authority must:

- Establish whether the proposal constitutes permitted development under Part 11, Class B;
- Where relevant, determine whether prior approval is required for:
  1. the method of demolition, and
  2. the proposed restoration of the site;
- Undertake consultation required under Article 7(2);
- Undertake any publicity required under Article 7(6); and
- Issue a determination within 28 days of the date the LPA receives a valid application.

Under Paragraph B.2(2)(b), if the LPA does not issue a decision within 28 days, prior approval is deemed not required, and the developer may proceed in accordance with the submitted details.

## ASSESSMENT

The application has been reviewed against the requirements of Part 11, Class B. Relevant consultations have been undertaken or considered, and the submitted method statement provides details of demolition, waste removal, dust, noise, vibration, and site restoration measures. Ecology matters have been reviewed in the context of the demolition method only, in line with permitted development requirements.

### Does the Proposal Qualify as Permitted Development?

As part of determining whether the proposal is permitted development under Schedule 2, Part 11, Class B, the LPA must also consider whether the demolition constitutes “relevant demolition” under Section 196D of the Town and Country Planning Act 1990. If the demolition falls within the definition of “relevant demolition in a conservation area”, planning permission would be required and the proposal could not proceed under Class B.

Having completed the detailed assessment checklist at Appendix 1 of this report, and having confirmed that the demolition does not constitute “relevant demolition” for the purposes of Section 196D, it is concluded that the proposed development qualifies as permitted development under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The assessment may therefore proceed to consider whether prior approval is required for the method of demolition and any proposed restoration.

## **CONSULTATION / REPRESENTATIONS**

Applications of this nature are not subject to statutory consultation by the Local Planning Authority. However, the applicant was required to erect a site notice as prescribed by the relevant Act and photographs of site notices being displayed at three adjacent points have been provided. No public comments have been received by the local planning authority.

Some limited consultation has been carried out granting 21 days to the following to make comment on the proposals. These comments have been given careful consideration in the process although it is noted that a prior approval application should not seek to replicate the normal planning process and no statutory consultation applies here. Furthermore, the principle of development is established by permitted development and matters that may be considered are limited. Additionally, strict time scales apply.

Where consultees have provided advice relevant to the demolition process, this has been taken into account in the assessment below.

Wiltshire Council Drainage: No objection:

### ***“ASSESSMENT OF THE PROPOSAL***

#### ***Context***

*The site is located immediately south of New Broughton Road (A3102), within the town of Melksham, Wiltshire, and falls under the administrative area of Wiltshire Council. The wider Avonside site covers approximately 1.07 hectares.*

*The land is entirely brownfield and is surrounded by a mix of uses. To the north lies a Lidl supermarket, while the northeast is bordered by residential properties and industrial units, including facilities formerly operated by the Cooper Tire and Rubber Company. To the south, the site is bounded by the River Avon.*

#### ***Assessment***

*Following the completion of the demolition, the ground under the footprint of the existing buildings and structures will be left as hard standing comprised of the crushed material generated through demolition or existing concrete slabs. The site will be secured, where relevant, with fencing until the future redevelopment of the site is undertaken.”*

## **RECOMMENDATION**

### ***No Objection for the following reasons:***

*The proposed works are minor in nature and will not result in an increase in impermeable area or corresponding flood risk when compared to the existing scenario. As such, we have no objections to this application.”*

Wiltshire Council Ecology:

*The ecology team do not comment on permitted development applications. You may wish to include the following informative into any response.*

*There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.*

*Please note that this site is NOT adjacent to the River Avon SAC as quoted in the submitted ecology report; it is adjacent to the Bristol Avon, which is a county wildlife site.*

Wiltshire Council Highways Department: No objection:

*I understand the proposals seek Prior Notification consent for the demolition of existing buildings only. On this basis, I recommend that no Highway objection is raised.*

Canal and River Trust: Comment:

*"Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is that the Trust has no comment to make on the proposal as the site is not adjacent to a canal owned or cared for by the Canal & River Trust."*

HSE: No comment (Planning Gateway One)

Environment Agency: No objection:

*Thank you for consulting the Environment Agency on the above application. We have **no objection** to the proposals.*

***Advice to applicant***

***Environmental permit - Flood risk activities***

*The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:*

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge*
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work*
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river*

- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit *Flood risk activities: environmental permits* - GOV.UK or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk).

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

#### Movement of waste off-site

The Waste (England and Wales) Regulations 2011 for dealing with waste materials are applicable to anyone who produces, carries, keeps, disposes of, treats, imports or has control of waste in England or Wales.

The law requires anyone dealing with waste to keep it safe and make sure they deal with it responsibly. They must only pass it to someone authorised to take it.

#### Use of waste on site

If excavated materials are to be used on the development site, the applicant will need to comply with the exclusion from the Waste Framework Directive (WFD) article 2(1) (c) for the use of, 'uncontaminated soil and other naturally occurring material excavated in the course of construction activities, etc...') for waste controls to not apply to their use.

Meeting these criteria will mean environmental permitting requirements do not apply.

Where the developer cannot meet the criteria, they will need an appropriate environmental permit from us or to register an exemption.

A deposit of waste to land must either be a disposal or a recovery activity. The legal test for recovery is set out in Environmental Permitting (England and Wales) Regulations 2016, and is defined in schedule 9 and/ or schedule 1A (Article 3(15) of WFD) as:

- any operation the principal result of which is waste serving a useful purpose by replacing other materials which would otherwise have been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or in the wider economy.
- We have produced guidance on the recovery test which can be viewed at *Waste recovery plans and deposit for recovery permits* - GOV.UK.

*The Environment Agency does not regulate non-waste operations. The person producing the material will need to decide if it is waste or a by-product. If it is waste they can consider if it meets End of Waste criteria. You can check if your material is waste or get an opinion from the definition of waste service on if a material is a by-product or meets 'end of waste' status. There is a cost for this service. If you have any queries regarding our response please get in touch at [swx.sp@environment-agency.gov.uk](mailto:swx.sp@environment-agency.gov.uk)."*

## Is Prior Approval Required?

### **1. Method of Demolition**

The buildings to be demolished are adjacent to other occupied onsite buildings and residential properties. The submitted demolition plan letter confirm measures to minimise disruption to neighbouring occupiers, protect retained buildings and manage vehicle movements across the site.

It confirms additional details including site working hours, dust suppression, noise and vibration mitigation, and health and safety measures and a complaints procedure.

The method statement confirms that asbestos-containing materials will be removed by hand prior to any other demolition and in accordance with the Control of Asbestos Regulations 2012, HSG 210/4 and ACOP L143. No other contamination or hazardous materials have been identified within the submitted information. Matters relating to structural stability or the safe handling of hazardous materials, including asbestos removal, are addressed within the demolition method and are expected to be managed through compliance with relevant health and safety legislation and licensing requirements.

The submitted details outline the removal of asbestos (which will be done, soft stripping of buildings, demolition using tracked machinery, and removal of waste via roll-on/roll-off skips and lorries.

Subject to adherence to these measures, the information submitted demonstrates that the demolition can be undertaken in a manner that appropriately manages dust, noise, vibration and site safety, and would not be expected to result in undue disturbance to neighbouring occupiers or the public highway.

### **Ecology**

An Ecological Impact Assessment has been submitted in support of the proposed demolition. The assessment identifies potential ecological features on and adjacent to the site, including foraging and commuting bats, nesting birds, and the nearby River Avon SAC. No bat roosts were identified within the buildings to be demolished, and no evidence of otters, water voles, or beavers was found on site. The report recommends precautionary measures to avoid impacts during demolition, including supervised removal of buildings with potential bat features, checks for active nests prior to works, and protection of trenches, pipes, and watercourses to prevent harm to commuting species.

Based on the information submitted, there is no indication that ecological constraints would prevent the demolition being undertaken, provided the precautionary measures identified within the Ecological Impact Assessment are followed.

## **2. Proposed Restoration of the Site**

The proposed restoration of the site following demolition is described in the method statement. The ground under the footprint of the demolished buildings will be levelled and left as hardstanding, comprised of crushed demolition material or existing concrete slabs. Foundation voids will be filled with site-won subsoil, and the site will be secured with fencing where relevant until redevelopment. The restoration proposals do not imply any new engineering or construction beyond what is necessary to return the land to a condition consistent with demolition. Based on the information submitted, the proposed restoration is appropriate, and prior approval is not required in respect of site restoration.

## **CONCLUSION**

### **Prior Approval not Required**

The proposed development has been assessed against the provisions, limitations, and conditions set out in Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Based on the submitted plans, supporting information, and the findings of this report, it is concluded that the proposal complies with the criteria for permitted development, and therefore falls within the scope of Class B. As such, the local planning authority has considered whether prior approval is required in relation to the method of demolition and restoration of the site. In this case, it is concluded that prior approval is not required, and the development may proceed in accordance with the submitted details.

### **Advisory Matters**

While prior approval is not required, the applicant is reminded that the demolition must be carried out in accordance with all relevant legislation and regulatory requirements. In particular, appropriate precautions should be taken in respect of protected species. Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). If bats or evidence of bats are discovered during the course of the works, demolition should cease immediately and advice should be sought from a suitably qualified ecologist and Natural England.

The applicant is also reminded that the removal and handling of asbestos must be undertaken in accordance with the Control of Asbestos Regulations 2012 and associated guidance. Any waste materials arising from the demolition must be managed and disposed of in accordance with the Waste (England and Wales) Regulations 2011.

In addition, works undertaken within proximity to the River Avon may require an environmental permit under the Environmental Permitting (England and Wales) Regulations 2016. The applicant is advised to contact the Environment Agency for further guidance where relevant.

**RECOMMENDATION: That Prior Approval is NOT required.**

### **INFORMATIVES:**

#### **Plans**

The developer is advised that their application has been assessed against the following information:

Location Plan 1275-PL\_S-002-P1 received 13 February 2026

Existing Site Plan 1275-PL\_EX-00-P1 received 13 February 2026  
Demolition Cover Letter Rev A received 13 February 2026  
Ecological Impact Assessment WWE25110 received 13 February 2026  
Site Demolition Ground Floor Plan 1207-PL\_DE-00-P1 received 13 February 2026

The scope of works includes demolition of all buildings indicated in pink on the plan Site Demolition Ground Floor Plan 1207-PL\_DE-00-P1 received 13 February 2026

Alterations to approved details:

Any alterations to the hereby approved details, for example, brought about by compliance with other legislation including Building Regulations must first be agreed in writing with the Local Planning Authority before commencement of works.

Building Control:

The developer is advised that demolition is dealt with under the Building Act 1984. The Building Regulations surveyor who deals with your area can be contacted on 0300 456 0113. They are happy to provide you with free Building Regulation advice on this proposal and discuss this project further. This will help to ensure that the final decisions are compliant with the Building Regulations and may help save you time and money.

Private rights / Party Wall Act:

The applicant is advised that this approval does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside of your control. If such works are required it will be necessary to obtain the landowners consent before such works are commenced.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Lead Local Flood Authority:

The lead local flood authority advise the developer that there should be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land as a result of the operations on the site. Provisions should be made to ensure that all existing drainage systems continue to operate effectively.

Environmental permit - Flood risk activities

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river

- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit Flood risk activities: environmental permits - GOV.UK or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk).

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

#### Movement of waste off-site

The Waste (England and Wales) Regulations 2011 for dealing with waste materials are applicable to anyone who produces, carries, keeps, disposes of, treats, imports or has control of waste in England or Wales. The law requires anyone dealing with waste to keep it safe and make sure they deal with it responsibly. They must only pass it to someone authorised to take it. You can find the waste duty of care code of practice here: [Waste duty of care code of practice -GOV.UK](#)

If you need to register as a carrier of waste, please follow the instructions here: [Register or renew as a waste carrier, broker or dealer - GOV.UK](#).

#### Use of waste on site

If excavated materials are to be used on the development site, the applicant will need to comply with the exclusion from the Waste Framework Directive (WFD) article 2(1) (c) for the use of, 'uncontaminated soil and other naturally occurring material excavated in the course of construction activities, etc...') for waste controls to not apply to their use. Meeting these criteria will mean environmental permitting requirements do not apply.

Where the developer cannot meet the criteria, they will need an appropriate environmental permit from us or to register an exemption.

A deposit of waste to land must either be a disposal or a recovery activity. The legal test for recovery is set out in Environmental Permitting (England and Wales) Regulations 2016, and is defined in schedule 9 and/ or schedule 1A (Article 3(15) of WFD) as:

- any operation the principal result of which is waste serving a useful purpose by replacing other materials which would otherwise have been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or in the wider economy.
- We have produced guidance on the recovery test which can be viewed at [Waste recovery plans and deposit for recovery permits - GOV.UK](#).

You can find more information on the WFD here: [Environmental permitting guidance: The waste framework directive - GOV.UK](#)

More information on the definition of waste can be found here: [Legal definition of waste guidance - GOV.UK](#)

More information on the use of waste in exempt activities can be found here: [Waste exemption guides - GOV.UK](#)

The Environment Agency does not regulate non-waste operations. The person producing the material will need to decide if it is waste or a by-product. If it is waste they can consider if it meets End of Waste criteria. You can [check if your material is waste](#) or [get an opinion from the definition of waste service](#) on if a material is a by-product or meets 'end of waste' status. There is a cost for this service.

If you have any queries regarding our response please get in touch at [swx.sp@environment-agency.gov.uk](mailto:swx.sp@environment-agency.gov.uk)

#### Contaminated Land:

The current UK regime for dealing with land contamination identifies the local authority planning process as the primary means by which land identified for development may be required to be screened for the possibility of land contamination being present. However, the local authority also has a secondary role in respect of land contamination through Part IIA of the Environmental Protection Act 1990. Wiltshire Council provides advice to all stakeholders on matters regarding contaminated land within the council's area of responsibility. The developer is advised to discuss the contaminated land issues relevant to the site and what works, if any, are required in order to comply with the other relevant legislation. You are also advised to seek your own independent contemporaneous advice and take appropriate actions prior to commencement of works. Further information is available on the council's website and the environmental protection team can be contacted at [publicprotectionwest@wiltshire.gov.uk](mailto:publicprotectionwest@wiltshire.gov.uk).

#### Considerate contractor scheme:

The applicant is encouraged to register with the Considerate Contractors Scheme including Respect the community, Care for the environment, and Value the workforce. More information can be found at [The Code of Considerate Practice - Considerate Constructors Scheme](#) and they can be contacted on 0800 783 1423.

#### Bats:

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline

through the internet.

Protected Species:

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitat Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this approval does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species (including nesting birds) you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Works to highway:

The approval hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's highway authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming the highway.

Rights of way:

Please be advised that nothing in this approval shall authorise the diversion, obstruction or stopping up of any right of way within the wider environs of the site. You are advised to contact the rights of way team on 0300 456 0100

## APPENDIX 1 – PERMITTED DEVELOPMENT CHECKLIST

|                                                               | Permitted Development                                                                                                                                                                                                                                                              | Yes / No |
|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| B                                                             | Does the proposal involve the demolition of a building?                                                                                                                                                                                                                            | Yes      |
| <b>Criteria (B.1) – Development not permitted by Class B:</b> |                                                                                                                                                                                                                                                                                    |          |
| (a)                                                           | Has the building 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 is it practicable to secure safety or health by works of repair or works for affording temporary support? | No       |
| (b)                                                           | Is the demolition “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)?                                                                                                                               | No       |
| (c)(i)                                                        | Was the building used, or was it last used, for a purpose falling within article 3(6)(p) (drinking establishments etc.) of the Use Classes Order?                                                                                                                                  | No       |
| (c)(ii)                                                       | Was the building used, or was it last used, for a purpose falling within article 3(6)(q) (drinking establishments with expanded food provision) of the Use Classes Order?                                                                                                          | No       |
| (d)(i)                                                        | Was the building used, or was last used, for the purpose of a concert hall?                                                                                                                                                                                                        | No       |
| (d)(ii)                                                       | Was the building used, or was last used, for the purpose of a venue for live music performance?                                                                                                                                                                                    | No       |
| (d)(iii)                                                      | Was the building used, or was last used, for the purpose of a venue for a theatre?                                                                                                                                                                                                 | No       |
| (e)(i)                                                        | Would the demolition relate 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, that is a listed building?                                    | No       |
| (e)(ii)                                                       | Would the demolition relate 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, that is a scheduled monument?                                 | No       |

|          |                                                                                                                                                                                                                                                                                                                    |    |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| (e)(iii) | Would the demolition relate 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, within a cemetery, on consecrated land, or within the curtilage of a place of public worship? | No |
| (e)(iv)  | Would the demolition relate 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, within the grounds of a museum or art gallery?                                                | No |
| (e)(v)   | Would the demolition relate 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, within the curtilage of a dwellinghouse?                                                      | No |

**Important:**

Under Article 3(1) of the GPDO, permitted development rights apply *only* where the proposal satisfies all limitations, conditions and restrictions of the relevant Class.

If the proposal fails to meet any part of Class B, the LPA has no power to grant prior approval, and planning permission is required.