

DEMOLITION OF BUILDINGS NOTIFICATION CASE OFFICE REPORT

APPLICATION REFERENCE:	PL/2026/01588
APPLICATION TYPE:	Prior Approval: Part 11, Class B: Demolition of Buildings
SITE ADDRESS:	Pockeridge House, Basil Hill Barracks, Corsham, SN13 9GB
DEVELOPMENT DESCRIPTION:	Demolition of building
RECOMMENDATION:	Prior Approval is REQUIRED and should be REFUSED

PROPOSAL

Condition B.2(i) attached to Schedule 2, Part 11, Class B of the General Permitted Development Order (GPDO), requires the developer to apply to the Local Planning Authority (LPA) with a request to determine whether prior approval (PA) will be required as to the method of demolition and any proposed restoration of the site. Under those provisions, the developer made this application on 09.03.2026

The submission included the following: Application form

- Cover Letter, prepared by Stokes Morgan Planning, dated 23.02.2026
- Demolition Method Statement, prepared by Q Works, dated 21.10.2022
- Site Location Plan and Demolition Plan, QTX-PX-XX-XX-DR-A-1000 Rev 1
- Structural Report, prepared by Stewart Consulting, dated October 2025
- Bat Survey Report, prepared by HT Ecology, dated February 2026

THE SITE

The application site 'Pockeridge House' is located in Corsham and comprises a three-storey detached, historic, building with limestone walls, slate tile roof, stone mullion windows.



Figure 1: map view of site (red)



Figure 2: Aerial view



Figure 3: historic mapping (OS 1830-1880)

The site is not in a Conservation Area (CA), the nearest listed building are dwellings '6-10, Hudswell Lane' which are more than 100m north of the site, and the site itself is not listed; however, it is clearly visible on historic mapping preceding 1880 and was assessed for listing in 2010 but failed to meet the required criteria. Publicly accessible Historic England (HE) research records indicates that the building is:

A 18th century dwelling, much extended and adapted in the 19th and 20th centuries. It is constructed of local limestone with slate roofs on an irregular, but largely rectangular, plan. The principal range stands on an approximate north-south orientation, with an incorporated east-west wing to the north. The surrounding land was requisitioned by the Ministry of War in 1936 as a military base, and following the conversion of Pockeridge House to an Officer's Mess during the Second World War, the building has undergone internal reworking. The main range is two-storeys, and of eleven irregular bays to the principal south-western elevation. The three bays to the north end (left) are part of a late-19th century wing which has an attic floor. The local rubble stonework across the elevation is mainly coursed, and of various ages and colours. The windows across the building are generally stone-mullioned with hood moulds. The left bays stand under a stone gable, and the corners have moulded quoins. Set slightly back, the bays to the left of centre have two wide tripartite windows, probably early-18th century, to each floor. The central, 20th century bays have a two-storey bow window set forward, with ashlar window architraves and quoins, under a conical roof. To the right is a tall stair window and beyond is a 20th century, ashlar projecting porch under a pitched roof, and with a simple door architrave. To the right is a tall tripartite window with transom, both this and the staircase window are in the Tudor style and appear to be of late-19th century date. [...]

Pockeridge House retains a degree of quality as a dwelling with 18th century origins, but it is not a particularly distinguished example in the national context. Moreover it has suffered alteration to the point that the building history is not evident in its plan, and Pockeridge House cannot be considered sufficiently complete to qualify for inclusion on the list. However, although this building falls short of the criteria set for the statutory list, it is clearly of local interest, with historical associations to the Corsham mines (NMR/AMIE number 1394896).



Figure 4: photo of part of the west elevation (bat survey)



Figure 5: photo of part of the East elevation (structural report)

The provided bat survey reiterates HE records, indicating that that the C18th dwelling was *previously used as an officer's mess* and confirms that the building *has remained disused for several years*. The provided structural report suggests *appears to be in a sound condition with no visible structural issues in the external walls [... but] the East elevation façade has deteriorated due to water staining*.

Residential 'Woodside' is approx. 50m north of the site, Public Right of Way (PRoW) 'CORM133' approx. 74m east, 'Corsham Railway Cutting Site of Scientific Interest' (SSSI) more than 200m southwest, and 'Bath and Bradford on Avon Bats Special Area of Conservation' (SAC) more than 1km to the west.

The building is part of a wider site which is subject to a legal agreement made in 2007 which was modified under N/12/00083/S106 on 01.05.2012 *to allow for the early release of a proportion of the agreed financial contribution to allow the fundings of a new bus stop at Westwells Road, close to the main entrance to the Basil Hill Barracks site*. The legal agreement related to contribution obligations and did not place any specific obligations on restrictions on this application building.

RELEVANT PLANNING HISTORY

Planning history affecting the site: (inter alia)

- N/07/01614/FUL granted permission for the *Redevelopment of military establishment, involving demolition of buildings, external alterations to retained buildings, erection of new buildings, creation of new vehicular/pedestrian access off Westwells road and associated works including; alterations to existing car parks and creation of new car parks, new internal roads and footways, provision of cycle parking, ground level alterations, erection of new security fence around site perimeter, replacement sports pitches, blocking up of vents to underground and hard/soft landscaping, including works to and removal of trees, planting of new trees/shrubs and creation of balancing pool* on 08.10.2007 subject to 26 conditions and legal agreement (dated 07.09.2007)
 - o N/12/00083/S106 granted modification to the legal agreement on 01.05.2012



Figure 6: partial extract of N/07/01614/FUL landscape masterplan showing application building (red dot) to be retained

Pre-application engagement

This notification has been made without front-loading engagement with the LPA as part of a pre-application service.

PLANNING MATTERS

- Permitted Development (PD)
- Prior Approval (PA)
- Protected Species

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

The Town and Country Planning (General Permitted Development) (England) Order 2015

- [Schedule 2, Part 11, Class B: Demolition of Buildings](#)

[National Planning Policy Framework \(NPPF\)](#)

[Planning Policy Guidance \(PPG\)](#)

[Historic England General Guidance](#)

[Historic England Research Records \(Heritage Gateway\)](#)

RELEVANT INTERPRETATION OF CLASS B

“excluded demolition” means demolition—

- (a) on land which is the subject of a planning permission, for the redevelopment of the land, granted on an application or deemed to be granted under Part 3 of the Act (control over development),*
- (b) permitted to be carried out by a consent under Part 1 of the Ancient Monuments and Archaeological Areas Act 1979 (scheduled monument consent) [M2](#),*
- (c) permitted to be carried out by a consent under Part 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (listed building consent) [M3](#),*
- (d) required or permitted to be carried out by or under any other enactment, or*
- (e) required to be carried out by virtue of a relevant obligation;*

“relevant obligation” means—

- (a) an obligation arising under an agreement made under section 106 of the Act, as originally enacted (agreements regulating development or use of land);*
- (b) a planning obligation entered into under section 106 of the Act, as substituted by section 12 of the Planning and Compensation Act 1991 (planning obligations) [M4](#), or under section 299A of the Act (Crown planning obligations) [M5](#);*
- (c) an obligation arising under, or under an agreement made under, any provision corresponding to section 106 of the Act, as originally enacted or as substituted by the Planning and Compensation Act 1991, or to section 299A of the Act;*

“site notice” means a notice containing—

- (a) the name of the applicant,*
 - (b) a description, including the address, of the building or buildings which it is proposed to be demolished,*
 - (c) a statement that the applicant has applied to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site,*
 - (d) the date on which the applicant proposes to carry out the demolition, and*
 - (e) the name and address of the local planning authority,*
- and which is signed and dated by or on behalf of the applicant;*

CONSULTATION

Councils Conservation Team: no representation received

Councils Ecology Team: Comment

The application site is located within a consultation zone for bats associated with the Bath & Bradford on Avon Bats Special Area of Conservation (SAC) and therefore has potential to result in significant adverse impact on the special features of that site. The applicants should be reminded of their obligations to comply with Article 3 - (1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to ensure that the development complies with regulations 75 to 78 of the Conservation of Habitats and Species regulations 2017. Failure to do so may result in the development not being Permitted Development.

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.

Councils Public Protection Team: no representation received

REPRESENTATIONS

The applicant provided written and photographic confirmation on 09.03.2026 that a notice (prior notification of demolition works) dated 16.02.2026 was placed at the application site. In addition, the council made detail associated with this application available for public view and comment on its website from 09.03.2026, with a consultation expiry date of 24.03.2026. At the time of writing, no public representations have been received.

ASSESSMENT

Permitted Development

Under the provisions of Schedule 2, Part 11, Class B of the GPDO, *any building operation consisting of the demolition of a building* is PD

There are limitations to Part 11, Class B PD which are outlined as 'development not permitted' under section B.1 and there are set conditions associated with the PD which are listed under section B.2 of the same part.

For purposes of transparency, current GPDO parts which are relevant for further PD assessment have been summarised below.

Any building operation consisting of the demolition of a building.	
Limitations	
B.1 (a)	The building must not have 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, if so, it would be practicable to secure safety or health by works of repair or works for affording temporary support
B.1 (b)	The development must not be 'relevant demolition' – i.e. it would be the demolition of a building that is situated in a CA in England and is not a building to which S74 of the Planning (Listed Buildings and CA) Act 1990 does not apply.
B.1 (c)	The building must not be used, or have been last used, for a purpose 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.
B.1 (d)	The building must not be used, or have been last used for the purposes of: (i) a concert hall; (ii) a venue for live music performance; or (iii) a theatre
B.1 (e)	Other than a commemorative structure, the demolition cannot relate to a statue, memorial or monument which has been in place for a period of at least 10 years that is: (i) a listed building (ii) 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
Conditions	
B.2 (a)	Where demolition is urgently necessary the development must, as soon as reasonably practicable, give the LPA a written justification of the demolition.
B.2 (b) (i) – (v)	Where the demolition does not fall within B.2(a) and is not excluded demolition: (i) Before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required. (ii) the application must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with B.2(b)(iv) and any fee required to be paid

	(iv) the applicant must display a site notice 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 submitted to the LPA) (v) where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the 21 day period has elapsed, the applicant is treated as having complied with the requirements of B.2(b)(iv) if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement
B.2 (b) (vii)	The development must not begin before either: (aa) the receipt by the applicant from the LPA of a written notice of their determination that PA is not required (bb) where the LPA give the applicant notice within 28 days following the date of receiving the application that PA is required, the giving of such approval (ccc) the expiry of 28 days following the date on which the application was received by the LPA without the LPA making a determination as to whether such approval is required, or notifying the applicant of their determination
B.2 (b) (viii)	The development must be carried out: (aa) where PA is required, in accordance with the details approved (bb) where PA is not required, in accordance with the details submitted with the application
B.2 (b) (ix)	The development must be carried out: (aa) where approval has been given by the LPA, within a period of 5 years from the date on which approval was given (bb) in any other case, within a period of 5 years from the date on which the LPA were given information required under B.2(b)(ii)

Based on revised of submitted detail, the scheme is PD under the provisions of Schedule 2, Part 11, Class B.

The demolition has not been notified as urgently necessary, conversely the provided structural report (prepared by Steward Consulting, dated October 2025) indicates under section 1.3 that *this substantial building appears to be in a sound condition with no visible structural issues in the external walls.*

Furthermore, sufficient information has been provided to allow for LPA determination of whether the prior approval of the authority will be required.

Prior Approval

When considering whether to grant PA the LPA is limited to assessing set subject matters; the subject matters which form part of PA assessment on this occasion are:

- (a) The method of demolition
- (b) Any proposed restoration of the site

The method of demolition

The application has been submitted with a covering letter (prepared by Stokes Morgan, dated 23.02.2026), and demolition plan (prepared by Q-works, dated 28.01.2026).

The covering letter indicates that *the demolition plan sets out a range of procedures relating to the method of demolition [...]*

The demolition plan includes the following detail:

- Management structure
- Management arrangements
- Fire risk and emergency arrangements
- Arrangements for controlling significant site health and safety risks
- Demolition sequencing and remediation

The Councils Public Protection Team have been consulted for their comment on whether the method of demolition would likely result in a risk to public safety; unfortunately, at the time of writing, no representation has been received.

Given the level of demolition proposed, and the location of the demolition site, PA for the method of demolition is necessary on this occasion. In the absence of any technical objection, however, the LPA have no significant concerns regarding the proposed method of demolition provided with this application.

Proposed restoration of the site

For the avoidance of doubt, whilst there is no requirement for redevelopment planning permission to be granted prior to making a PD demolition notification, it is noted that at the time of writing there is no viable acceptable redevelopment permission in place that would allow separate LPA assessment of the visual impacts of the post-demolition site. It is also noted that the 2007 permission relating to the wider 'Basil Hill Barracks' site required Pockeridge House to be retained as part of the approved masterplan. The description of development on that 2007 permission includes 'external alteration to retained buildings' which, based on detail provided under this notification, does not appear to have yet been undertaken at Pockeridge House.

As outlined under 'The Site' section of this report, the building to be demolished is a C18th building that was assessed for HE listing in 2010 and (whilst eventually not determined as meeting the necessary criteria) was identified by HE as clearly having local interest with historical associations to the Corsham mines. In the absence of a PA matter allowing for assessment that weighs heritage significance in the same way that a planning application would, notwithstanding that the building to be demolished has clear local heritage value, the lack of listed status means that there is no heritage PD restriction for the demolition.

The local heritage value that the building brings, along with the associated positive visual amenity benefits that the historic building brings to the setting, does not, therefore, justify any broad refusal of the proposed PD demolition; however, the LPA is entitled to require that the post-demolition site be restored to a visually acceptable condition as part of assessing the PA matter of 'proposed restoration of the site'. On this occasion, given that the scheme proposes complete demolition of the building and will therefore result in a significantly visually altered post-demolition site, PA for the proposed restoration of the site is required.

In addition to the submitted covering letter and demolition plan, the application has been submitted with a location/demolition site plan (QTX-PH-XX-XX-DR-A-1000) which includes the following extracted text:

The proposed application comprises the complete demolition of the existing building. all existing utility services shall be safely isolated, capped off and left in situ. all foundations, hardstandings and below-ground structures associated with the building shall be grubbed up and removed in their entirety.

Following demolition, the site shall be regraded and reinstated to form a stable and free-draining ground profile. Any remaining hard-surfaced areas, slabs or platforms associated with the former building shall be removed. The ground shall be made suitable for soft landscaping through the introduction of appropriate subsoil and topsoil layers, following which the area shall be returned to a wild seeded landscape using a seed mix appropriate to, and reflective of, the existing local habitat and surrounding fauna, to support natural regeneration.

The demolition plan elaborates on the post-demolition restoration at sections 5.1 and 5.2, indicating the following summarised intended works:

- Complete removal of all superstructure, foundations and below ground structures
- Removal of waste and surplus materials by licensed carriers
- Levelling the ground, backfilling excavation with inert materials
- Preparing the site for intended wild-seeding
- Provision of bat roosting opportunities

There have been no supporting plans, or further written clarification, to demonstrate whether there would be a change in levels across the site, or to otherwise specify what 'levelling the ground' would mean in practice. In addition, there has been no planting plan, landscaping plan, or further detail to demonstrate how the site would look after the demolition works have taken place and it is not therefore certain that the site would be left in a visually acceptable condition.

Furthermore, notwithstanding that the demolition plan says under 2.2 that *the site will be fully hoarded with fixed access gates in order to prevent unauthorised access* there has been no plans or further information which would demonstrate the height, material, or location of the hoardings. As such, it is also not certain that the site would be in a visually acceptable condition during the demolition phase. There is, however, reasonable certainty provided by the demolition plan that hoardings would be removed after demolition-phase, which is positive.

Protected species

In assessing whether PA is required, or should be granted, it is necessary to recognise that separate legislation (e.g. the Conservation of Habitats and Species regulations) operates as a higher legal tier than the GPDO; consequently, whilst not an explicit PA matter, the LPA must ensure that protected species will not be adversely affected by the proposed demolition. Failure to identify, mitigate, or otherwise safeguard protected species would constitute a valid basis for refusal as part of this application.

The application has been submitted with a bat survey report (prepared by HT ecology, dated February 2026); consultation with the councils Ecology team has therefore been duly carried out. Whilst no explicit comment on the content of the report was made within the ecology

teams' representation, it does confirm that the site is in a location where development has the potential to result in significant adverse impact on the special features of the Bath & Bradford on Avon Bats SAC. Their representation also provides general guidance that Article 3 of the GPDO requires development to comply with regulations 75 to 78 of the Conservation and Habitats Species Regulations.

Furthermore, whilst the ecology teams representation does not direct an outcome of any screening assessment to determine if there is a risk of significant effects to the SAC, the provided Bat Survey Report gives a clear indication that the proposed demolition is not likely to have a significant effect and, in the absence of any explicit objection from the ecology team an appropriate assessment is taken to have been screened out.

Officer assessment of the information provided indicates that the demolition impacts on protected species are manageable, licensable and fully mitigatable.

SUMMARY AND CONCLUSION

The LPA is not satisfied that the proposed restoration of the site following demolition has been sufficiently demonstrated. Whilst the provided detail indicates that the site would be levelled and returned to a wild-seeded landscape using a seed mix appropriate to, and reflective of, the existing local habitat and surrounding fauna, there has been no information provided regarding the proposed finish of the ground levels, the planting specifications or any aftercare measures to secure the statement restoration approach.

Part 11, Class B makes no provision for a decision maker to control any details of the demolition or restoration scheme through the imposition of conditions on PA; therefore, in the absence of this essential information, the LPA cannot be satisfied that the site would be reinstated to an appropriate condition in terms of visual impact and landscape character.

Whilst sufficient detail has been provided to allow for PA assessment on the method of demolition, and there are no explicit objections on that matter or on the matter of protected species, the detail provided as part of this notification is unfortunately not sufficient to confirm with any degree of certainty that the site would be left in a visually acceptable condition and the proposal therefore fails to demonstrate an acceptable scheme of site restoration and PA should be refused.

RECOMMENDATION: Prior Approval is REQUIRED and should be REFUSED for the following reason:

The provided detail indicates that the post-demolition site would be levelled and returned to a wild-seeded landscape; however, there has been no substantive information provided regarding the proposed finished ground levels, the planting specifications, or any establishment or aftercare measures.

Under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order, the Local Planning Authority has no power to impose

conditions on prior approval; as such, all necessary details on the method of demolition and any proposed restoration of the site must be provided upfront. In the absence of adequate information to show how the land will be restored, the Local Planning Authority cannot be satisfied that the proposed demolition would be acceptably restored to an appropriate condition in terms of visual impact and landscape character.