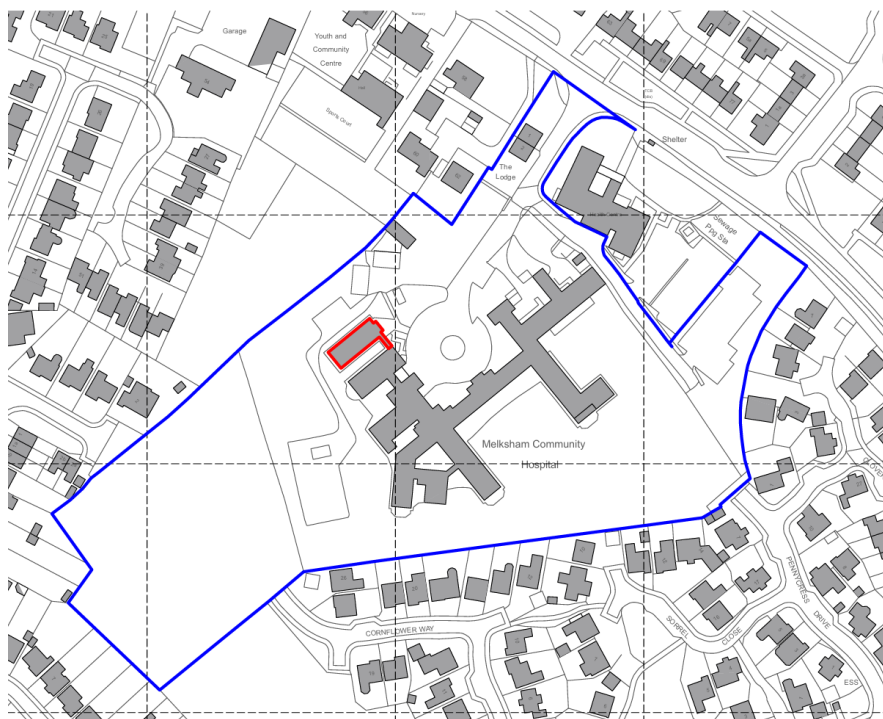


APPLICATION FOR PRIOR NOTIFICATION – DEMOLITION (PART 11 CLASS B GPDO)
CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01530
APPLICATION TYPE:	Prior notification: Demolition
SITE ADDRESS:	St Damians Block, Melksham Community Hospital, Spa Road, Melksham, SN12 7NZ
DEVELOPMENT DESCRIPTION:	Demolition of St Damian's Block, Melksham Community Hospital
RECOMMENDATION:	Prior Approval Approved

SITE DESCRIPTION/CONTEXT

Melksham Community Hospital is located within the settlement limits of Melksham and consists of mainly one and two storey red brick buildings with access off Spa Road. There are no relevant constraints on the site.



Location plan

PROPOSAL

Demolition of St Damian's Block, a single storey building, located as detailed on the aerial photo below. The hospital will remain operational throughout the works. The building due to be demolished is currently vacant.



Location of St Damian's Block within hospital grounds



Northeast elevation



Northwest elevation

Demolition works comprise the following –

- Demolition site to be secured with Heras fencing and debris netting.
- Careful removal of the roof top Plant Room in accordance with Precautionary Working Method Statement for Bats (please refer to Appendix B of the Ecology Report).
- Isolation and disconnection of all utilities in strict accordance with M&E Consultant design.
- Soft-strip of non-structural internal elements.
- Controlled removal of asbestos containing materials by an Accredited Asbestos Removal Specialist and disposed of in accordance with Control of Asbestos Regulations 2012 (CAR 2012).
- Controlled demolition of building super structure disposal/recycling of demolition arisings. No explosive or high impact demolition techniques will be used.
- Ground levelled and compacted using clean Type 1 level with existing surface finishes.
- External structural opening on existing building will be made good and infilled to match existing arrangement and existing external finish.
- Dust Control and noise control measures to be implemented.
- Asbestos containing materials will be safely removed and disposed of by an accredited asbestos removal specialist in accordance with the asbestos consultant's advice.
- Working hours will be Monday to Friday: 09:00 – 16:00.

Following demolition, the site will be reinstated to a safe, tidy and visually appropriate condition.

RELEVANT PLANNING HISTORY

Proposal / Summary
W/00/01943/FUL - Full planning permission Decision - Approve with Conditions Date: 3/1/2001 – Change of use from residential flat to offices

W/09/02753/FUL - Full planning permission Decision - Approve with Conditions Date: 2/3/2010 – Enlargement of existing public car park at Melksham Community Hospital
W/99/01871/FUL - Full planning permission Decision - Approve with Conditions Date: 2/2/2000 – Provide 24 car parking spaces
W/88/01445/GOV - Circular 18/84 notification - Crown Decision - NOOBJECT Date: 13/9/1988 – Extension to house linen and treatment room
W/90/00736/GOV - Circular 18/84 notification - Crown Decision - NOOBJECT Date: 31/7/1990 – Alterations to casualty department
W/95/00854/FUL - Full planning permission Decision - Approved Date: 24/8/1995 – New external lighting and replacement of existing columns and lanterns
PL/2025/09349 - Full planning permission – Reconfiguration and resurfacing of the designated car parking area for the main entrance at Melksham Community Hospital, and the replacement and installation of associated external lighting.
PL/2026/01530 - Prior notification: Demolition – St Damian's Block, Melksham Community Hospital, Spa Road, Melksham, SN12 7NZ

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

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.

Is Prior Approval Required?

1. Method of Demolition

The demolition will be undertaken in a controlled and environmentally considerate manner. Adequate measures are in place to manage dust, noise, traffic, ecological impact and health and safety.

2. Proposed Restoration of the Site

The site will be fully restored upon completion.

- All debris are to be removed from site.
- Ground levelled and compacted using clean Type 1 or similar.
- Any voids infilled and compacted to prevent subsidence.
- Surfaces finished to a neat, even standard suitable for safe interim use.
- Any disturbed soft-landscaped areas will be reinstated.
- All road surfaces affected by the works and transportation of removed materials will be reviewed and any remedial works actioned.

CONCLUSION

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.

RECOMMENDATION:

That Prior Approval is Approved

APPENDIX 1 – PERMITTED DEVELOPMENT CHECKLIST

	Permitted Development	Yes / No
B	Does the proposal involve the demolition of a building?	Yes
Criteria (B.1) – Development not permitted by Class 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.