

Guidance notes for Site Notices for prior notification of Demolition

The applicant of an application for prior notification for demolition is required to 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 submitted to the local planning authority. The notice should contain the following information :-

- a) The name of the applicant
- b) The description, including the address, of the building or buildings which it is proposed to be demolished
- c) A statement that the application 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;

“Specified building” means a building used for a purpose falling within class (A4) drinking establishments of the schedule to the use class order-

- a) Which is a community asset: or
- b) In relation to which the local planning authority has notified the developer of a nomination under paragraph B.2(b)(vi); and

“specified period” means

- A) In relation to a building which is subject to a nomination of which the local planning authority have notified the developer under paragraph N.2(b)(vi), the period from the date of the nomination to the date on which the building is entered into-
 - (i) A list of assets of community value, or
 - (ii) A list of land nominated by unsuccessful community nominations under section 93 of the Localism Act 2011;
- B) In relation to a building which is a community asset –
 - (i) 5 years beginning with the date on which the building was entered on to the list of assets of community value; or
 - (ii) where the building was removed from that list-
 - (aa) under regulation 2© of the Assets of Community Value (England) Regulations 2012 following a successful appeal against listing or because the local authority no longer consider the land to be land of community value; or
 - (bb) under section 92 (4)(a) of the Localism Act 2011 following the local authority’s decision on a review that the land concerned should not have been included in the local authorities list of assets of community value,

The period from the date on which the building was entered onto the list of assets of community value to the date on which it was removed from the list.