



**City of Wakefield
Metropolitan
District Council
Building Control Services**

**THE BUILDING ACT 1984
SECTION 80**

FOR OFFICE USE ONLY

DATE RECEIVED	
DATE OF NOTICE UNDER SECTION 81	

**NOTICE OF INTENTION TO UNDERTAKE
WORKS OF DEMOLITION**

To: The Building Control Manager
Regeneration and Housing Services,
Newton Bar, Wakefield WF1 2TX
Tel: 01924 306557 Fax: 01924 306542

Copies of this notice must also be sent to:-
the occupier of any adjacent buildings
the public gas supplier for the area
the public electricity supplier for the area

1 I,*owner/*agent/*Demolition Contractor hereby give notice that demolition work is to be carried out at premises indicated below and intend to commence the work on (date)
Note You should allow not less than 6 weeks notice (Building Act 1984 see 81)

2 **Location of building to which work relates**
Address: _____

Postcode: _____

3 **Owner's details**
Name: _____
Address: _____

Postcode: _____ Tel: _____

4 **Demolition Contractor's details**
Name: _____
Address: _____

Postcode: _____ Tel: _____

5 **Description of building and extent of demolition works being carried out:**

6 **Name of Tenant if building is still occupied**

Tel: _____

7 **Are there any cellars or vaults belonging to the building which extend beneath the highway or adjacent building?** *YES/NO

8 **Is the building a listed building or a building within a conservation area** *YES/NO
If the answer is yes, see the advisory notes overleaf.

9 **Do you intend:**
to provide support to adjacent buildings *YES/NO
to weatherproof any surfaces of adjacent buildings exposed by the demolition *YES/NO
to use any explosives for the demolition *YES/NO
to use cranes or demolition ball *YES/NO

10 I have *made/intend to make arrangements with the relevant statutory undertakers for the disconnection of the supply of gas, electricity and water to the building.
I understand that the demolition work must not commence until the date indicated above or where necessary until Planning Approval has been granted, and I agree to comply with the Council's schedule of conditions relating to works of demolition.

Date _____ Signed _____



BUILDING ACT 1984 Section 80

Notice to local authority of intended demolition

- 80 - (1) This section applies to any demolition of the whole or part of a building except -
- a) a demolition in pursuance of a demolition order made under (Part IX of the Housing Act 1985) and
 - b) a demolition
 - i) of an internal part of a building, where the building is occupied and it is intended that it should continue to be occupied,
 - ii) of a building that has a cubic content (as ascertained by external measurement) of not more than 1750 cubic feet, or, where a greenhouse, conservatory, shed or prefabricated garage, or
 - iii) without prejudice to sub-paragraph ii) above, of an agricultural building (within the meanings of any paras 3 to 7 of schedule 5 to the Local Government Finance Act 1988), unless it is contiguous to another building that is not itself an agricultural building or a building of a kind mentioned in that sub-paragraph.
- (2) No person shall begin a demolition to which this section applies unless -
- a) he has given the local authority notice of his intention to do so, and
 - b) either -
 - i) the local authority have given a notice to him under section 81 below, or
 - ii) the relevant period (as defined in that section) has expired.
- (3) A notice under sub-section (2) above shall specify the building to which it relates and the works of demolition intended to be carried out, and it is the duty of a person giving such a notice to a local authority to send or give a copy of it to -
- a) the occupier of any building adjacent to the building,
 - b) any public gas supplier (as defined in Part 1 of the Gas Act 1986) in whose area the building is situated, and
 - c) the public electricity supplier (as defined in Part 1 of the Electricity Act 1989) in whose authorised area the building is situated and any other person authorised by a licence under that Part to supply electricity to the building.
- (4) A person who contravenes sub-section (2) above is liable on summary conviction to a fine not exceeding level 4 on the standard scale.

Note No. 1

This section requires a person intending to demolish the whole or part of a building, apart from one exempt under Subs (1) a) or b) to notify the local authority, the occupier of any adjacent buildings and the gas and electricity authorities of his intentions and to comply with the first terms of any notice served by the local authority under Sec 81(1). He is liable to a fine if he begins the demolition before he has received a notice under Sec 81(1) or the relevant period specified in Sec 81(4) has expired.

The definition of an agricultural building referred to in Subs (1) b) (iii) includes buildings, other than dwellings, occupied with agricultural land and used solely in connection with agricultural operation on the land or forming part of a market garden. Any building used for keeping or breeding livestock or bee-keeping also comes within the definition if it is used solely for that purpose and is surrounded by or contiguous to an area of agricultural land of not less than two hectares.

Note No. 2

Listed Buildings & Buildings in Conservation Areas.

- a) If the building is 'listed' or within the curtilage of a listed building, then listed building consent must be obtained and demolition must not be commenced until such consent is granted.
- b) If the building is within a conservation area, Conservation Area consent must be obtained and demolition must not be commenced until such consent is granted.

Application forms for consent can be obtained from **Regeneration and Housing Services,**

Newton Bar, Wakefield WF1 2TX or by telephoning **01924 306557.**

Fax: 01924 306542 E-mail: buildingcontrol@wakefield.gov.uk