



NORTH TYNESIDE BUILDING CONTROL

The Killingworth Site, Block A, Station Road, Killingworth, NE12 6QQ

Email: building.control@northtyneside.gov.uk

Telephone: (0191) 643 2200

Demolition Application Form (England)

The Building Act 1984, Section 80(2)

1 Applicant details

Name	<input type="text"/>
Address (incl postcode)	<input type="text"/>
Phone	<input type="text"/>
Email	<input type="text"/>

2 Demolition Contractor's details

Company Name	<input type="text"/>
Contact Name	<input type="text"/>
Address (incl postcode)	<input type="text"/>
Phone	<input type="text"/>
Email	<input type="text"/>

3 Location of demolition work

Address of site (including postcode)

4 Description of proposed demolition works

6 Charges – We require a payment of £275 for this application, which will be invoiced to you on receipt and validation of the application.

7 Declaration

I/we understand that it is an offence to commence the demolition of the above building(s) before either:

- a) The Council has served a Counter Notice under Section 81 of the Act in respect of any conditions, as are relevant, and are contained within Section 82 of the Act, appertaining to the manner of the demolition or
- b) The expiry of 6 weeks from the date on which I/we notified the Council of intention to demolish the above building(s).

I / we confirm that a copy of this Notice of Intent has been sent to the owner/occupier of adjacent buildings, NEDL and Northern Gas.

Name

Signature

On behalf of (Insert applicants name where the declaration is made by an agent)

Date

Guidance Notes

1. A scaled plan is required showing the extent of the demolition in relation to roads and adjoining buildings
2. A suitable Method Statement indicating the method and best practices of the demolition process must be submitted prior to commencement of work.
3. Notice to the adjoining owners under the Party Wall Act may also be required.
4. A separate application is required for the erection of any hoarding/scaffold over a public footpath/highway – please contact the Highways team Tel: 0191 643 8515 E-mail: highways.environment@northyyneside.gov.uk
5. You are reminded that Planning Permission may also be required.
6. The controls for demolition work are given in Section 80-83 of the Building Act 1984 (The Act).
7. If you intend to carry out demolition operations you must give notice in writing to the Council under Section 80 of the Act, generally this section applies to all

Demolition Application Form

demolition operations whether in whole or in part of a building. The application must be submitted at least six weeks before the work is due to start.

8. Certain exemptions are given in the Act:
 - A demolition made under the order of the Housing Act
 - An internal part of an occupied building
 - A building not more than 1750 cubic feet (50m³) or any greenhouse, conservatory, shed or prefabricated garage
 - Certain agricultural buildings
9. No demolition operation should commence unless the Council has given a notice under Section 81 or six weeks has elapsed since the giving of notification to the Council as to the intention to commence a demolition operation. This period is required to allow time for the Council to consult other interested parties. The Council will endeavour to consult as quickly as possible and in many cases will be able to give a notice within seven to fourteen days.
10. It is also the responsibility of the person carrying out the demolition to consult occupiers of adjacent buildings and the Gas and Electricity Boards.
11. The local authority may give notice under Section 81 to:
 - People who intend to carry out a demolition operation to which Section 80 applies
 - A person who is in receipt of a demolition order under the Housing Act 1957
 - A person not intending to comply with a Court order under Section 77 of The Act or not complying with a notice served under Section 79 of The Act
12. Where a local authority gives notice under Section 81 they must also give a copy to the owners and occupiers of any building adjacent to the demolition site, the statutory undertakers. The Fire Service and the Health and Safety Executive must also be given a copy if it is proposed to burn material on the site.
13. Such a notice given by the local authority may contain the following conditions:
 - Shore up adjacent buildings
 - Weatherproof surfaces of adjacent buildings
 - Repair and make good damage to an adjacent building caused by the demolition
 - Remove material or rubbish from the site resulting from the demolition
 - Disconnect and seal any drain or sewer
 - Remove any drain or sewer
 - Make good the surface of the ground disturbed
 - Make arrangements for the disconnection of gas, water and electricity into the building
 - Make arrangements with regards to the burning of materials on site with The Health and Safety Executive
 - Fire Authority
 - Take such steps as the local authority consider necessary for the protection of the public and the preservation of public amenity

Demolition Application Form

14. There is a right of appeal against what has been imposed in any Demolition Notice. Reference needs to be made to Section 83 of The Act for the full grounds on which an appeal can be made.
15. It is a criminal offence for a person to fail to give the requisite notice to the Local Authority – punishable by a fine not exceeding Level 4 on the standard scale (currently £2500)

Applications for building work to higher-risk buildings can be made [here](#). Form created in October 2023.

Contact us on 0191 643 2200 Address: The Killingworth Site, Block A, Station Road, Killingworth, NE12 6QQ