

London Borough of Lewisham Validation Checklist: Prior Notification of Proposed Demolition



The following tables set out what information **must** be submitted with your application to be made valid and what information may be required. If an application is submitted without meeting these requirements it will not be made valid and you will be informed that you have 21 days to provide the necessary information before it is withdrawn.

NB – This local list does not limit the council’s ability to request additional information in the event that further issues arise during the determination period.

Pre-application Service

The Council offers a pre-application service through which you can discuss your proposals, including validation requirements, with a planning officer and receive written advice. For further information please see the council’s website here.

National List of Requirements (required for all applications)

No.	Validation Requirement	What is required?	Statutory Basis, Development Plan Policy, National Policy and/or Guidance
1.	<i>Appropriate Fee</i>	Payment should be made online at time of submission through the Planning Portal.	The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended)
2.	<i>Completed application form or written description of proposed development</i>	It is strongly advised that the application is made through the Planning Portal, where an application form will be generated upon the application's submission.	The General Permitted Development Order 2015 (as amended) Schedule 2, Part 11, Class B, paragraph (b)(ii)
3.	<i>A statement that notice has been posted</i>	Evidence must be provided that notice has been served in the format required by the GPDO.	The General Permitted Development Order 2015 (as amended) Schedule 2, Part 11, Class B, paragraph (b)(ii)
4	Method of demolition and any proposed restoration of the site	<p>A method statement detailing:</p> <ul style="list-style-type: none"> • what the works comprise of • how the building(s) would be demolished • the proposed hours of working • HGV routing, swept path analysis and a site layout plan • Measures to minimize dust <p>A ground contamination assessment for the proposed restoration:</p> <ul style="list-style-type: none"> • In accordance with Lewishams' 'guide to dealing with contaminated land through the planning regime' 	The General Permitted Development Order 2015 (as amended) Schedule 2, Part 11, Class B, paragraph (b)(i)

Local List of Requirements

No.	Validation Requirement	What is required?	Statutory Basis, Development Plan, National Policy and/or Guidance
5.	<i>Site location plan</i>	The site location plan must: <ul style="list-style-type: none"> • be at a scale of 1:1250 or 1:2500 (or larger if appropriate) • show sufficient roads and buildings adjacent to the application site to identify it exactly • show the direction of North • show the boundaries of the application site edged in red (including sufficient land to carry out the development i.e. access, landscaping, visibility splays and parking) • show any other land within the applicant's control edged in blue 	In order to be able to accurately assess the proposals.

The Wildlife and Countryside Act 1981 gives special protection to bats because of their roosting requirements and many buildings have the potential to have bat roosts in them. If the building has the potential to house bats, a bat survey would be required. It is recommended that you get in touch with the council's ecologist as soon as possible to discuss what survey requirements are necessary.

If the building is found to contain bats, a license will be required from Natural England before any works can take place.

Unless it is known that there is no asbestos present in the building, prior to demolition, applicant will need to have an asbestos survey undertaken by a trained specialist. If asbestos is present, a demolition survey and appropriate measures will be required. For more information please see the HSE website.

Whilst the Council cannot require them as part as a Prior Approval for Demolition application it is strongly advised that they are submitted alongside the document and drawings set out above in order not to delay the commencement of demolition.