

# BUILDINGCONTROL

The Building Act 1984  
Building Regulations 2010



## BUILDING ACT 1984 - SECTION 80 NOTICE TO LOCAL AUTHORITY BY PERSON UNDERTAKING WORKS OF DEMOLITION

This form is to be filled in by the owner or agent. Please type or use block capitals.  
If you are unfamiliar with this form, please read the notes below or consult the office indicated above.

### ADDRESS OF BUILDING OR PART OF A BUILDING TO BE DEMOLISHED

Please provide an Ordnance site plan with property to be demolished outlined in red

.....  
.....  
.....

### NAME AND ADDRESS OF THE PERSON UNDERTAKING DEMOLITION

Name:

Address:

Postcode:

Tel:

Fax:

### DEMOLITION DATE

Demolition works due to commence on:

### DECLARATION

I confirm that a copy of this notice has also been sent to

THE OCCUPIER OF ANY BUILDING ADJACENT TO THE BUILDING TO BE DEMOLISHED  
BRITISH GAS  
EDF ELECTRIC  
THAMES WATER  
THE ENVIRONMENT AGENCY

### ASBESTOS

Does asbestos or asbestos cement form any part of the building? **YES / NO**

Is it a listed building? **YES / NO**      Is it in a conservation area? **YES / NO**

### OWNER / APPLICANT

Name:

Address:

Postcode:

Tel:

Fax:

### AGENT (if applicable)

Name:

Address:

Postcode:

Tel:

Fax:

**Statement:** I hereby give Notice of proposed works of demolition, as detailed above. I understand that the Works of demolition must not be commenced until I have either received Notice of the Council's requirements, or a period of six weeks has elapsed.

Postal address:  
Building Control  
London Borough of Lambeth  
PO Box 80771,  
London, SW2 9QQ

Telephone 020 7926 1150  
[www.lambeth.gov.uk](http://www.lambeth.gov.uk)

## Demolition works

If you are undertaking demolition works within Lambeth please see below to see whether you need permission from Lambeth Council.

### Do I need permission?

Not all demolition work requires a demolition notice to be submitted to Lambeth Council.

A demolition notice need **not** be served:

for the demolition of the internal part of a building, where the building is occupied and it is intended that it should continue to be occupied  
where the external volume is not greater than 50m<sup>3</sup>  
if the building is a greenhouse, shed, conservatory or prefabricated garage  
if the building is an agricultural building (as defined by section 26 of the General Rate Act 1967), unless it is against a building that is itself not an agricultural building.

### **Anyone intending to undertake the demolition of a building that is not in the above group must notify Lambeth Council Building Control.**

The appropriate form is available from Lambeth Building Control or you can download it using the link below. The form must be submitted at least **six weeks** before the demolition is to be carried out.

### What happens after we've received your notice?

Once Lambeth Building Control has received the demolition works notice and site plan with the site outlined in red, it will set out the steps to be followed to ensure that the building is demolished in a safe and satisfactory manner.

These may include:

- shoring up adjacent buildings;
- weatherproofing areas of adjacent buildings exposed by the demolition;
- repairing or making good damage caused to adjacent buildings by the demolition;
- removing rubbish and clearing the site;
- the disconnection, sealing or removal of any drainage under the building;
- making arrangements with the appropriate statutory authorities for the disconnection of water, gas and electricity from the building;
- informing the local fire authority if buildings or materials are to be burnt on site;
- ensuring that the site is adequately fenced or otherwise protected to prevent danger to those on or near the site.

### Who will be informed of the demolition?

Various individuals and organisations should be notified of the demolition works:

- Owners of premises adjoining the site.
- British Gas
- EDF electricity
- Thames Water Services
- Fire Safety Officer
- The Environment Agency
- The Health and Safety Executive
- Lambeth Council planning department

### **Other consent required**

In some cases, depending on the type of building being demolished or the area in which it is situated, consent may be required under the Town and Country Planning Act 1990 and Town and Country Planning (Listed Building and Conservation Areas) Act 1990, if:

- the building is a listed building;
- it is within a conservation area;
- the building is a dwelling house or is a building adjoining a dwelling house and certain other buildings where the volume exceeds 50m<sup>3</sup>.

Trees on the site may be protected by a **Tree Preservation Order (TPO)** and conditions on a planning permission may restrict the burning of rubbish.

Under Section 10(3) of the London Local Authorities Act 2004, Lambeth Council is entitled to recover any expenses reasonably incurred under Section 81 of the Building Act 1984. An invoice for the expenses, which will be incurred by the council in this matter, will be estimated when Section 80 notice is received.

An initial fee (for sites other than those classified as large\*) of £295 is payable and must be sent together with your application. An initial fee of £448 for Larger sites\* is required. The fee may be reassessed when Section 80 notice is received due to the size and complexity of the site.

*\*Large sites – identified as sites containing a building greater than 7,100m<sup>3</sup> or over 30m high)*