



## Notes for filling in your application

### **A. When to use a Section 80 demolition notice**

Demolition of any building greater than 50m<sup>3</sup> in volume (some exceptions apply) requires notification to the Council. This is approximately the size of a two storey residential rear extension. The relevant legislation document may be found here: [Building Act 1984](#), and an excerpt is provided in the following 'Notes on Section 80 of the Building Act 1984' below.

### **B. Description of Work and the information we need**

Briefly describe the planned demolition on the form. Provide a site plan and a more detailed method statement separately. The details provided should include the extent of demolition at or to below the slab level where applicable. We may also require from you, where relevant and not already addressed through the planning system, documents such as a Demolition Management Plan (covering noise and dust abatement), reports addressing potentially contaminated land and a Construction Logistics Plan (covering traffic management).

### **C. Commencement of demolition**

Under Section 80 you may not begin demolition until you have given this notice, and either: (a) the Council has issued a counter notice under Section 81 of the Act, or (b) six weeks expires from the service of this notice.

### **D. Charges**

The London Borough of Hammersmith and Fulham is entitled to charge for the reasonable expenses of preparing a notice under Section 81 of the Building Act 1984 and supervision of work on any site. Charges will be made to the person on whom the notice is served and will be a minimum of £160.

### **E. Signatures**

You need to sign the relevant sections of the form and the statement.

### **F. Other permissions**

You may also need permission under the Town and Country Planning Acts for your scheme. You should be aware that if the building is listed, or in a Conservation Area, special consent may be needed for any demolition work proposed, even where notice is not needed under Section 80 of the Building Act 1984. For more information, contact the Planning Applications Team, Planning Division, Environment Services Department, Town Hall Extension, King Street, Hammersmith, W6 9JU; or email your enquiry to: [planning@lbhf.gov.uk](mailto:planning@lbhf.gov.uk)

### **G. Contacting us**

Once you have filled in this form, send it to the following email address with your plans and any other pertinent documentation: [environmental.quality@lbhf.gov.uk](mailto:environmental.quality@lbhf.gov.uk) or via letter to: Environmental Quality, Transport and Technical Services, 6th floor Hammersmith Town Hall Extension, King Street, London, W6 9JU. You may also call us on 0208 753 1081 and ask for the Environmental Quality Team.

## **NOTES ON SECTION 80 OF THE BUILDING ACT 1984**

- (1) This section applies to any demolition of the whole or part of a building except:-
  - (a) a demolition in pursuance of 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 continued to be occupied;
    - (ii) of a building that has a cubic content (as ascertained by external measurement) of not more than 50m<sup>3</sup>, or where a greenhouse, conservatory, shed or prefabricated garage forms part of a larger building, of that greenhouse, conservatory, shed or prefabricated garage; or
    - (iii) without prejudice to sub-paragraph (ii) above, of an agricultural building (within the meaning of any paragraphs 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) A plan to a scale of not less than 1:1250 is required showing the size and position of the building to be demolished and its relationship to adjoining boundaries.
- (3) No person shall begin a demolition to which this section applies unless:-
  - (a) he has given the local authority notice of intention to do so; and,
  - (b) either:-
    - (i) the local authority has given a notice to him under section 81; or,
    - (ii) the relevant period of 6 weeks has expired.
- (4) A person who contravenes subsection (2) above is liable on summary conviction to a fine not exceeding level 4 on the standard scale.
- (5) A notice under subsection (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 authorised area (as so defined) the building is situated; and,
  - (c) the public electricity supplier (as defined in Part 1 of the Electricity Act 1989) in whose authorised area (as defined) the building is situated and any other person authorised by a licence under that Part to supply electricity to the building.
- (6) Section 10(3) of the London Local Authorities Act 2004 allows the Council to recover from a person on whom notice is served under Section 81 of the Act 1984 any reasonable expenses incurred by them under that section. A fee of £160.00 is payable on submission of this Notice to cover all administrative and inspection costs. Payment methods accepted included cheque, postal order, BACS and Credit/Debit card. To pay by credit/debit card please telephone 020 8753 2568. Please make cheques payable to "London Borough of Hammersmith and Fulham". We cannot accept cash payments.