

Emma Macwilliam,
Emac-Planning,
37 Clarendon Road,
Christchurch,
BH23 2AB.

Head of Planning Services,
BCP Council,
Town Hall Annexe,
St Stephen's road,
Bournemouth,
BH2 6EA.

8th December 2023

Dear Sir / Madam,

On behalf of the applicant, Lisette Maurer, please find attached a Prior Approval application for the demolition of the building at 41 Bournemouth Road, Poole, BH14 0EF which is made under Class B of Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The site is not located in a conservation area and nor is the property a designated listed building. Class B only precludes listed buildings or buildings that are sited within a conservation area. As this site is outside the conservation area and the building is not statutory listed then this procedure is appropriate, and the Local Planning Authority should therefore be able to approve this application without delay.

According to Class B, there are several clauses that indicate whether the application to demolish should not be approved. After reviewing section B.1, it is confirmed that the proposed demolition is not prevented by any test of a-c.

The demolition works constitute Permitted Development providing they do not constitute "relevant demolition" for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area), or the building is a 'specified building' and the development is undertaken during the specified period, regardless of whether, in relation to the development, a prior approval event has occurred. Neither restriction applies in this instance, so the works are permitted.

It is noted that before works can commence in all cases, the applicant must apply to the Local Planning Authority for a determination as to whether the prior approval of the Authority will be required as to the method of demolition and any proposed restoration of the site.

The proposed method of demolition will be to strip out the internal fixtures and fittings by hand and using hand tools. All carpets, doors, skirting boards, kitchen units and bathroom fittings shall be removed and the debris placed into skips.

Roof tiles shall be manually removed and placed into the skip. The external walls shall be removed by use of the excavator used by trained operating professionals. Scaffolding shall be erected around the building with safety boarding and netting to prevent debris falling to the ground and endangering personal on the site and on adjacent land. Dust arising from the demolition of the buildings will be suppressed by way of an operative spraying the demolition area with hose pipes.

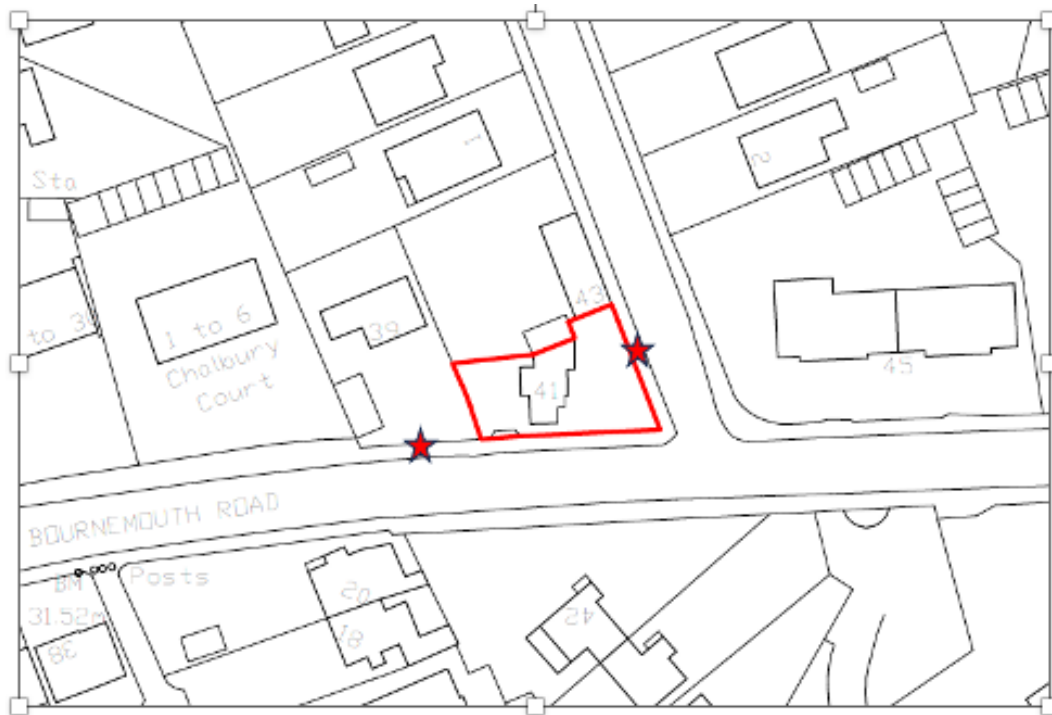
Once the building has been demolished to ground level, an excavator bucket shall be used to load rubble and remaining material into skips and will be removed in a safe, sustainable and responsible manner by rubbish disposal staff. The voids created by the removal of the foundations will be filled using spoil from the site. The footprint of the building shall be levelled.

To prevent unauthorised access to the site and to ensure safety the site will be screened at the frontage by hoarding. Gates will be locked, and keys held by the applicant's site manager.

To conclude, the building is not a designated asset of community value, it is not listed and nor is it located within a conservation area. As such the applicant wishes to exercise their right to demolish the building under Part 11 of the General Permitted Development Order.

As the works constitute Permitted Development, local and national planning policies cannot form part of the decision-making process. The method of demolition is considered to be acceptable and therefore the Prior Approval of the Local Planning Authority is not required.

I can advise that site notices will be displayed in accordance with the regulations. Their anticipated locations are identified on the plan below. I will forward date stamped photographic evidence showing their display at these locations separately once displayed.



I look forward to receiving your confirmation that the Local Planning Authority's Prior Approval is not necessary, in due course.

Yours faithfully,

Handwritten signature of Emma Macwilliam in blue ink.

Emma Macwilliam PGCert MSc MRTPI

