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London Borough of Bexley,  
Planning Department,  
Bexleyheath,  
DA6 7AT

07 February 2024

Dear Sir / Madam

**PLANWELL HOUSE, LEFA BUSINESS PARK, EDGINGTON WAY, SIDCUP, DA14 5BH (“THE SITE”)  
APPLICATION FOR PRIOR NOTIFICATION FOR DEMOLITION UNDER CLASS B, PART 11, SCHEDULE 2 OF THE  
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS  
AMENDED)**

On behalf of our clients, for ALIF Nominee 1 Ltd and ALIF Nominee 2 Ltd (*“the Applicants”*), we hereby enclose an application for prior notification for demolition (*“the/this application”*) under Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (As Amended) at Planwell House, LEFA Business Park, Edgington Way, Sidcup, DA14 5BH (*“the Site”*).

The application for Prior Approval has been submitted to London Borough of Bexley for consideration via the online Planning Portal (online reference number PP-12786878) and the requisite application fee of £184.00 has been paid via the online payment system (including a service charge of £64.00).

The application for Prior Approval submission comprises the following:

1. Completed Application Form for Prior Notification;
2. Cover Letter (this letter) prepared by Montagu Evans LLP;
3. Existing Site Layout Plan 22598-UMC-SI01-SI-DR-0001(P01)
4. Proposed Site Layout Plan 22598-UMC-SI01-SI-DR-A-0002(P02)
5. Demolition Method Statement Risk Assessments Plan prepared by Lawmens;

### THE APPLICATION SITE

The Site comprises Planwell House, a three-storey detached office building extending to approximately 1,360 sq m of internal floorspace. The Site is located on the wider LEFA Business Park in Sidcup, which comprises five other buildings, the majority of which are in industrial use. Planwell House is the only office building situated within the Business Park and is also the tallest building, surrounded by surface level car parking.

The site is well situated, with access from both the North A211 Main Road, Maidstone Road and A223 Edgington Way.

## **PRIOR APPROVAL FOR DEMOLITION**

The purpose of this submission is to allow for the demolition of the currently vacant office building. Planwell House is the only office building within the wider business park.

Any building operation consisting of the total demolition of a building is permitted development, subject to exclusion criteria, and requires the prior approval of the method of demolition, as per Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 ('the GPDO'), as amended.

A Demolition Method Statement and Risk Assessment Plan prepared by Lawmens is submitted in support of this application and sets out the method of demolition as required by Class B of the Order. The demolition plan that outlines the sequence of demolition activities equipment to be used and safety measures, it further considers factors such as access to the site, neighbouring properties, and environmental concerns.

Where possible, during the removal of fixtures, fittings and equipment from the office space, any reusable items will be salvaged. Prior to demolition, an asbestos survey is to be undertaken to identify if the building is at risk, with mitigation and removal procedures to be put in place if necessary.

During demolition de-misting cannons will be put in place in the vicinity of works to spray a fine water mist over works area to suppress dust, alongside dust monitoring equipment to measure and monitor dust levels. Waste materials will be segregated into different categories such as concrete, metal, and general waste for recycling or disposal, the removal and disposal of demolition debris in compliance with environmental regulations. Alongside the use of licensed waste disposal facilities or recycling centres.

Once demolition is complete the site will be thoroughly cleaned to remove any remaining debris, dust and hazardous materials, with excavated areas filled and compacted any as necessary.

We can confirm that a Notice will be displayed on the Site, which will remain in place for a continuous 21-day period whilst the application is considered by the Council.

## **CLOSING**

Written notice is respectfully requested from LBB that prior approval to the proposed demolition at Planwell House, LEFA Business Park, Edgington Way, Sidcup, DA14 5BH constitutes permitted development as per Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

We trust that the above and attached are satisfactory and that you are in a position to register and progress the application for Prior Approval. We will await formal confirmation from the Council in this respect.

However, should you require any further details please do not hesitate to contact Kirill Malkin on 07984 458484 (kirill.malkin@montagu-evans.co.uk), James Huish (james.huish@montagu-evans.co.uk) or Nathan Wilson (nathan.wilson@montagu--evans.co.uk) should you require any clarification.

Yours sincerely,

**MONTAGU EVANS LLP**