

26<sup>th</sup> March 2024



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South Gloucestershire Council,  
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Bristol,  
BS37 0DD

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Dear Sir/Madam,

***Prior Approval for the demolition of buildings on the site in accordance with Class B – demolition of buildings, Former Storage Building, Land at Old Gloucester Road, Hambrook***

On behalf of our client, Bromford Housing Association, I submit this Prior Approval application for the demolition of a steel framed, former storage building, on land at Old Gloucester Road, Hambrook. The Prior Approval application is accompanied by a written description of the proposed works (City Demolition ref: T6136).

This letter sets out an overview of the proposed development, assessed against Schedule 2, Part 11, Class B of the General Permitted Development Order 2015.

***Permitted development***

***B. Any building operation consisting of the demolition of a building***

This proposal is for the demolition of a former storage building, at Land at Old Gloucester Road, Hambrook (Easting: 363740, Nothing: 179758).

***Development not permitted***

***B.1 Development is not permitted by Class B if—***

*(a) the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;*

The building has not been rendered unsafe or otherwise uninhabitable through the action or inaction of any person having an interest in the land on which the building stands.

*(b) the demolition is “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)*

The building is not located within a Conservation Area and as such the demolition does not fall under ‘relevant demolition’ for the purposes of section 196D of the Act (Demolition of an unlisted etc building in a conservation area).

*(c) the building is used, or was last used, for a purpose falling within—*

*(i) article 3(6)(p) (drinking establishments etc.) of the Use Classes Order; or*

*(ii) article 3(6)(q) (drinking establishments with expanded food provision) of that Order;*

The building was last used as a storage building, and as such does not fall under this provision.

*(d) the building is used, or was last used, for the purpose of—*

*(i) a concert hall;*

*(ii) a venue for live music performance; or*

*(iii) a theatre*

The building was last used as a storage building, and as such does not fall under this provision.

*e) the demolition relates to a statue, memorial or monument (“a commemorative structure”) in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure—*

*(i) that is a listed building;*

*(ii) that is a scheduled monument;*

*(iii) within a cemetery, on consecrated land, or within the curtilage of a place of public worship;*

*(iv) within the grounds of a museum or art gallery; or*

*(v) within the curtilage of a dwellinghouse*

The building was last used as a storage building, and as such does not fall under this provision.

### **Conditions**

#### **B.2 Development is permitted by Class B subject to the following conditions—**

*(a) where demolition is urgently necessary in the interests of safety or health and the measures immediately necessary in such interests are the demolition of the building the developer must, as soon as reasonably practicable, give the local planning authority a written justification of the demolition;*

This criterion is not relevant.

*(b) where the demolition does not fall within paragraph (a) and is not excluded demolition—*

*(i) the developer must, before beginning the development, 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;*

*(ii) an application described in paragraph (b)(i) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid;*

The Proposed Development seeks the demolition of a former storage shed at Land at Old Gloucester Road, Hambrook. A Demolition Method Statement is submitted as part of this application detailing the method of demolition, and a site notice has been posted in accordance with the provisions of paragraph(b)(iv).

*(iv)subject to paragraph (b)(v), the applicant must display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority;*

A site notice has been displayed on publicly accessible land at the entrance to the site, this will remain on site for a period of not less than 21 days. A copy of the site notice is enclosed within this submission.

*(v)where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in paragraph (b)(iv) has elapsed, the applicant is treated as having complied with the requirements of that paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement;*

*(vii)the development must not begin before the occurrence of one of the following—*

*(aa)the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;*

*(bb)where the local planning authority give the applicant notice within 28 days following the date of receiving the application of their determination that such prior approval is required, the giving of such approval; or*

*(cc)the expiry of 28 days following the date on which the application was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;*

This Prior Approval has been submitted in accordance with the required provisions, and the applicant awaits confirmation from the local planning authority of prior approval within 28 days of submission.

The information submitted as part of this application demonstrates that the proposed demolition of a former storage building falls within permitted development for demolition under Schedule 2, Part 11, Class B of the General Permitted Development Order 2015 and as such a written notice confirming lawfulness of the proposed demolition.

The site is subject to an outline consent for 158no. dwellings (ref: PT/17/5873/O), with a subsequent Reserved Matters Application (ref: P23/02709/RM) and a Discharge of Conditions Application (ref: DOC23/00300) currently under consideration. Demolition is not included as part of this consent, and therefore it is considered that there is no overlap or conflict.

Yours sincerely,



**Elizabeth Bisp**  
Planner

**SITE NOTICE OF APPLICATION FOR PRIOR APPROVAL FOR  
DEMOLITION OF A BUILDING**

**APPLICATION TO DEMOLISH A BUILDING UNDER PART 11  
OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
ORDER 2015 SCHEDULE 2**

I give notice that:

**Bromford Housing Association**

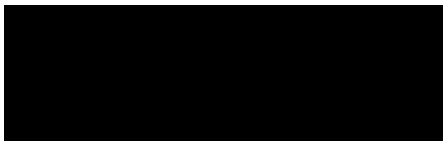
is applying to the **South Gloucestershire Council (Council Offices, Badminton Rd, Yate, Bristol BS37 5AF)** for determination as to whether the prior approval of the Local Planning Authority is required for the method of demolition and any proposed restoration of the site in respect of the following building(s):

**Steel Framed Former Storage Building, Land of Old Gloucester Road, Hambrook**

The date on which the applicant proposes to carry out the demolition is:

**07/05/2024 - 02/06/2024**

Signed:

A solid black rectangular box used to redact the signature of Elizabeth Bisp.

Elizabeth Bisp  
(on behalf of the applicant)

Date 26/03/2024