

Delegated Report

Planning Application

Planning Application No: 20250508

Location: Vehicle Repair Workshop, Hardys Corner, 2 Vale Road, Northfleet
DA11 8BZ

Description: Application for determination as to whether prior approval is required for the demolition of existing single storey industrial shop structure and large vehicle workshop.

Applicant: Mr Ranj Singh, BRT Properties Ltd

Site Visit Date: Desktop

Submitted Documents/Plans

Application form
Covering letter
Demolition Method Statement
Refurbishment and Demolition Asbestos Survey
Drawing no. 7474-PL-01 (location plan)
Drawing no. 7474-PL-02 (block plan)

Relevant Planning History

20171140	Application for determination as to whether prior approval is required for the demolition of existing single storey industrial shop structure.	Prior approval granted	22.11.2017
20170943	Application for determination as to whether prior approval is required for the demolition of the metal sheet fabricated outbuilding.	Prior approval refused	27.09.2017

Development Plan

The nature of this application is such that adopted plan and national planning policies are not relevant, since it relates to whether the proposed demolition requires prior approval from the Local Planning Authority. This is assessed under the parameters of; Class B (demolition of buildings) under Part 11 (Heritage and demolition) of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Consultations, Publicity and Representations

In accordance with Paragraph B.2 (b) (iv) the applicant must display a site notice on or near the land on which the building to be demolished is sited. The notice must be 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.

The applicant has provided a photo of the notice which they say was displayed on 21 May 2025 and was there until 9 June 2025. It was noticed that it has been removed when attending site on 12 June 2025 and was subsequently replaced.

Additional Consultations

In addition to the statutory publicity required by the applicant, the following consultees were invited to comment.

Regulatory Services

The submitted documents have been reviewed. There is no objection to the application providing the demolition is undertaken in accordance with the submitted details.

Neighbouring properties

Neighbour consultation is not required as part of the prior notification process.

Officer's Analysis

Proposal

This application is seeking a determination Under Class B of Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) as to whether the proposed demolition of existing single storey industrial shop structure and large vehicle workshop is permitted development or requires the approval of the Local Planning Authority.

Analysis

Under Class B of Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), any building operation consisting of the demolition of a building is permitted development, providing limitations and conditions set out in Class B are met. The assessment of the proposal against those limitations and conditions is set out below.

Limitations

B1 Development is not permitted 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 by the action or inaction of any person having an interest in the land. The reason given on the application form is that the building is surplus to requirements.
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); or	The building is not located in a conservation area and therefore the demolition is not relevant demolition.

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;	There is no planning history that indicates the land has been used for drinking establishments of any kind.
d	The building is used, or was last used, for the purposes of - (i) a concert hall; (ii) a venue for live music performance; or (iii) a theatre or	No
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	No

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;	Demolition is not urgently necessary in the interests of safety or health.
b	where the demolition does not fall within paragraph (a) and is not excluded demolition -	The demolition does not fall within paragraph (a) and is not excluded demolition as defined in Class B.3
	(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;	This application requests such a determination and has provided a Demolition Method Statement by Black Oak Developments.
	(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 application was accompanied by a written description of the proposed, a covering letter confirming that the site notice has been displayed and a fee.
	(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	A site notice was not displayed on site at the time of the site visit on 11 June 2025 however

	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;	the applicant's agent explained it had been displayed on 21 May 2025 and was still displayed on 9 June 2025. It was replaced on 12 June 2025. A photograph has been taken to confirm this.
	(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;	See above
	(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;	Not applicable
	(viii) the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out— (aa) where prior approval is required, in accordance with the details approved; (bb) where prior approval is not required, in accordance with the details submitted with the application;	Not applicable
	(ix) the development must be carried out— (aa) where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given; (bb) in any other case, within a period of 5 years from the date on which the local planning authority were given the information referred to in paragraph (b)(ii)	Not applicable

Conclusion

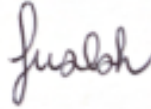
In the light of the information submitted, it is not considered that the proposed demolition works will have a significant impact on the surrounding area or local residential amenity. On this basis, the demolition of the building is considered to be permitted development and will not require the prior approval of the local planning authority.

In order to ensure the amenity of neighbouring residential properties is safeguarded during the demolition works, it is also proposed to include a Works of Construction Informative.

Recommendation:

Prior Approval is not required for this development.

See draft Decision

Case Officer:	Mrs Alison Webster	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	18 June 2025	Dated:	18 June 2025