

Delegated Report

Prior Approval: Demolition of Buildings Application

Planning Application No: 20260712

Location: Land Adjacent To 12 Darnley Road Gravesend Kent

Description: Application for determination as to whether prior approval is required for the demolition of building.

Applicant: Mr Jason Tuckey

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Drawing no. 43264-PCL-GRV00801-GF-DR-G-00001_Master-S6-P01 – Site Location Plan;
- Asbestos Survey Re-Inspection Report;
- Demolition Notice; and
- Photographs x3 of site notice displayed on site.

Relevant Planning History

None.

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 an e-mail confirming that the site notice was displayed on 10 July 2026 and has provided 3 photographs of the posted notice.

No comments were received on this application.

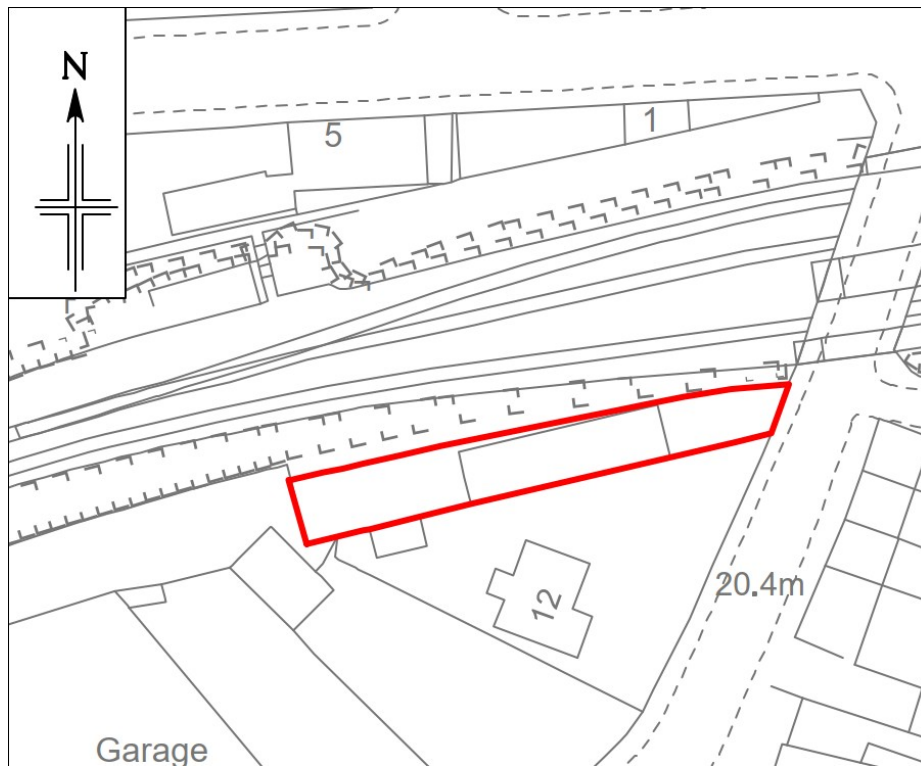
Officer's Analysis

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 a building adjacent to no. 12 Darnley Road is permitted development or requires the approval of the Local Planning Authority.

This building is a single storey detached industrial/workshop building said to be from the 1970s. The walls

are said to be rendered breezeblocks, the roof is steel lattice trusses and purlins clad with metal sheeting with rooflights and there are timber doors. Internally there is a concrete floor slab, breeze block and timber constructed rooms, timber panels to ceiling, remnants of a WC block in terms of redundant services and unlagged and foam lagged pipework. It is said there is very limited access due to stored items and overgrown vegetation.

The building is shown in the below map:



The building is shown in the below aerial photo:





The building is visible in the images:



The demolition of the building is proposed as it is said to be in a significantly deteriorated condition that has reached the end of its economic and functional lifespan, that is no longer weathertight or serviceable and would require extensive structural repairs and refurbishment works to bring it into a safe and useable condition.

It is stated that the structure exhibits extensive defects, including substantial deterioration of the roof covering, there are openings within the building envelope resulting in ongoing water ingress, there is vegetation growth through the roof structure and the degradation of internal elements and finishes.

The applicant considers that given the extent of the defects and the age and condition of the building, refurbishment is not considered to be a viable or proportionate option and demolition of the existing

structure is therefore necessary to remove a redundant and dilapidated building, which is currently not safe.

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.

Class B – demolition of buildings

Permitted development

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

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;	No - Although in a fairly poor state of repair, the building does not actually appear to be unsafe or need repair or works to afford temporary support.
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)	No - The building is not situated in a Conservation Area and is not a listed building, an ecclesiastical building, a scheduled monument and the building is not covered by a direction by the Secretary of State. As such 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;	No - The building is and has not been used as a drinking establishment, or a drinking establishment with expanded food provision.
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 - The building is and has not been used as a concert hall, venue for live music performance or a theatre.
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 - The demolition does not relate to a statue, memorial or monument.

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;	No - 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 -	No - The demolition does not fall within paragraph (a) and is not excluded demolition as defined in Class B.3 of Part 11.
	(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 a determination of whether prior approval is required and has provided a method of demolition. The proposed demolition would be undertaken in a controlled manner following the disconnection of services and removal of any hazardous materials (if they exist). The building would be soft stripped before the roof coverings, steel roof structure and masonry walls are progressively demolished using mechanical plant and manually where required. Materials would be segregated and recycled where practicable, with appropriate dust suppression and site safety measures maintained throughout the works. Proposed restoration of the site – it is stated that the site will be levelled and surfaced with MOT Type 3 aggregate to provide a stable, free-draining finish. Any existing services will be retained and located in a GRP kiosk. The site will then be secured with appropriate perimeter fencing (1.8m high) and gated access to prevent unauthorised entry and ensure the land remains safe, secure and suitable for future use.
	(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 is accompanied by a written description of the proposed development i.e. demolition of the building. The agent has confirmed by e-mail that the notice was displayed and the required fee of £249.00 has been

		paid.
	(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;	The agent has confirmed by e-mail that the notice was displayed on site on 10/07/2026 and has provided 3 photographs of the notice on the building.
	(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	The expiration of 21 days was 31/07/2026.
	(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;	The development has not begun.
	(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;	The whole of the building is being considered for demolition, not any part of it.
	(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)	Noted that the developer would need to be carried out within a period of 5 years from the date prior approval is granted (if it is granted).

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 buildings are 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 proposed to include a Works of Construction Informative.

In terms of the works proposed for the restoration of the site, the proposed levelling of the site, it's surfacing

with MOT Type 3 aggregate, locating of services in a GRP kiosk and the erection of 1.8m fencing and a gate do not fall to be considered under this Prior Approval application for demolition of the building, and should the applicant require confirmation on whether planning permission would be required for those elements then a Lawful Development Certificate would need to be submitted.

Recommendation

Prior Approval is not required for this development.

(See draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>F Walsh</i>
Dated:	5th August 2026	Dated:	07 August 2026