

Application to determine if prior approval is required for a proposed: Demolition of Buildings
The Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 11, Class B

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

8

Suffix

Property Name

Address Line 1

Downley Road

Address Line 2

Address Line 3

Hampshire

Town/city

Havant

Postcode

PO9 2JD

Description of site location must be completed if postcode is not known:

Easting (x)

472809

Northing (y)

107615

Description

Applicant Details

Name/Company

Title

Mr

First name

Tom

Surname

Hughes

Company Name

Royal London Property Fund (C/O Canmoor Projects)

Address

Address line 1

Royal London Property Fund (C/O Canmoor Projects)

Address line 2

34 Dover Street

Address line 3

Town/City

London

County

Country

Postcode

W1S 4NG

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Proposed Demolition Works

Please describe the building(s) to be demolished

The site is currently made up of an existing warehouse and office, with associated plant rooms and loading bay. The two storey flat roof office building is constructed from brickwork and concrete panels at the front of the site facing the road. The warehouse is attached at the rear again made from brickwork, concrete and metal cladding with a corrugated concrete sheet roof. The warehouse has a sawtooth roof design. There is hardstanding surrounding the unit which was used as yard area and car parking. There is a small area of soft landscaping to the front of the existing unit along Downley Road.

Please state the reasons why demolition needs to take place

It is clear though the current building has been deteriorating for some time, especially in the main factory areas to the rear where the sawtooth roof is failing. There are large areas that have been poorly repaired in the past and it is clear large areas of the roof are leaking. The building is poorly insulated and highly inefficient, reflecting a building of its time. All of the buildings are proposed to be demolished in readiness for redevelopment.

Please describe the proposed method of demolition

The contractor carrying out the works has provided details in relation to the method of demolition in the accompanying Construction Management Plan. All buildings will be soft stripped in full prior to demolition of each building structure, including asbestos removal in accordance with HSE requirements and Control of Asbestos Regulations 2012. The report indicates that the demolition will involve 360-degree tracked excavators with attachments, Powerscreen Crusher, Diesel Bowsers, Mobile Decontamination Unit for any asbestos removal (as detailed within subcontractors RAMS), skips for the sorting of materials and dampening Down/De-dust Equipment. More details are provided in the submission documents, namely within the Construction Management Plan prepared by Metro Deconstruction Services which lists the equipment and plant to be used, all of which form part of the prior approval application.

How and where would spoil/rubble be disposed of?

Upon completion of the demolition, the site will be left level and clean, with all crushed material to be left stockpiled on site for use in the development project. Please see the Construction management Plan for further details.

Please provide details of the proposed restoration of the site

Upon completion of the demolition, the site will be left level and clean, with all crushed material to be left stockpiled on site for use in the development project.

When do you expect the works to commence (date must be post application submission)?

20/09/2024

When do you expect the works to be completed (date must be post application submission)?

13/12/2024

Are there any public Rights of Way within the site or immediately adjoining the site?

- ☐ Yes
☒ No

Is redevelopment or rebuilding proposed at a later date?

- ☒ Yes
☐ No

Does the proposal involve the felling or pruning of any tree(s)?

- ☒ Yes
☐ No

If Yes, please show details on a plan and provide the reference number of the plan(s):

Please see supporting Tree Information and method statement prepared by BEA.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

GEN/23/01036

Date (must be pre-application submission)

26/01/2024

Details of the pre-application advice received

In principle of redevelopment (which includes the demolition of the existing premises) for employment use is acceptable, bringing back the site in economic use.

Declaration

I/We hereby apply for Prior Approval: Demolition of building as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Natalie Fellows

Date

01/08/2024