

Prior Notification Application for Demolition of Building under The Town and Country Planning (General Permitted Development) (England) Order GDPO 2015, Schedule 2, Part 11, Class B at Blazegate Kennels, Orchard Lea, Blazegate, Luton, Spading, PE12 9HJ

Relevant Planning History

The building proposed for demolition was erected following approval under application HO6/1376/88, a copy of which is submitted with this application.

The Proposal

The applicant has recently purchased the application site and seeks approval to demolish the cattery building located in the south-west corner of the site, which is not required for the future running of the business. No subsequent re-development is proposed for the area of the building to be demolished.

In terms of the method of demolition, the nature of the building (primarily wood and wire netting, with felt covered roof) means that the process would be better described as a systematic dismantling than demolition in the true sense. As such, a professional demolition contractor will not be required, and the work will be undertaken by the applicant.

Following demolition, the materials are to be removed from the site and recycled where practicable. The building has no footings, therefore ground levels will not change.

With regard to neighbouring amenity, there are no adjacent residential dwellings, and the form of demolition proposed (non-explosive manual dismantling of the timber building) will not result in any noise or other nuisance affecting neighbours.

The Town and Country Planning (General Permitted Development) (England) Order GDO 2015, Schedule 2, Part 11, Class B

Class B permits the demolition of a building, subject to the criteria below being met.

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 remains safe and is simply not required by the applicant, who has recently purchased the application site.

(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 site is not within 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 is not, and has never been, used for this purpose.

(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 is not, and has never been, used for this purpose.

(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 is not a statue, memorial, nor monument

Summary

The applicant believes that all relevant criteria under the GPDO 2015 are met and seeks a determination as to whether Prior Approval of the authority will be required.