

DELEGATED FILE NOTE

CASE OFFICER: ...Sam Dicocco.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00943/DD	Demolition of existing building	Starwood House Avenue One Letchworth Garden City Hertfordshire SG6 2HB

Submitted Plan Nos

Location plan

2.0 **Site History**

2.1 Extensive site history, none relevant to this application.

3.0 **Representations**

3.1 None undertaken.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is Starwood House, a large commercial building located on the east side of Avenue One, Letchworth.

4.2 **Proposal**

4.2.1 Demolition of existing building.

4.3 **Key Issues**

4.3.1 Part 11 of the Town and Country Planning (General Permitted Development) (Order) 2015 concerns the demolition of buildings. It states:

PART 11 – Heritage and Demolition

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;

(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)

- (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;]*
- (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*
- (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]*

4.3.2 The development does not conflict with any of these criteria.

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;*
- (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;*

- 4.3.3 These requirements are complied with. The demolition is not urgently necessary in the interests of safety or health and as such, the applicant has applied to the LPA for a determination as to whether prior approval will be required as to the method of demolition and any proposed restoration of the site.

(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;

(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;

- 4.3.4 A site notice has been posted on site within the required timeframes and a copy provided to the LPA. The fee has been paid and this application sets out the existing building is to be demolished.

(vi) where the building is used for a purpose falling within Class A4 (drinking establishments) of the Schedule to the Use Classes Order and the building is nominated, whether at the date of request under paragraph (b)(i)(bb) or on a later date, the local planning authority must notify the developer as soon as is reasonably practicable after it is aware of the nomination, and on notification development is not permitted for the specified period;

- 4.3.5 Not applicable.

(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;

(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;

(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); and

- 4.3.6 The demolition of the building is considered to fall under Part 11, Class B. B2. The applicant has set out a need to demolish the building and given a new planning application has been submitted to redevelop the site, there is no further requirement the developer needs to submit with regards to land repair works following the demolition. The Demolition Environmental Management Plan submitted with this application is considered acceptable and as such, there is no need for the applicant to require the prior approval of the LPA as to the method of demolition.

4.4 **Conclusion**

- 4.4.1 Prior Approval Not Required.

4.5 **Alternative Options**

- 4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

- 4.6.1 None applicable.

5.0 **Recommendation**

- 5.1 That the applicant be advised that Prior Approval is **Not** Required.

Proactive Statement:

1. North Hertfordshire District Council, as local planning authority, hereby confirm that their Prior Approval is NOT required for the proposed demolition which is in compliance with the limitations and conditions under Schedule 2, Part 11 of the Town and Country Planning (General Permitted Development) Order 2015 at the address shown above subject to the condition that the demolition occurs in accordance with the particulars set out within this application and within 5 years from the date the application was submitted to the LPA.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 20 May 2025	