

Conservation Area Consent for Demolition in a Conservation Area

The following information is required to enable the application to be accepted and considered :

National Requirements

- Completed form (3 copies plus original to be supplied unless the application is submitted electronically).
- A location plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies plus original to be supplied unless the application is submitted electronically).
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies plus original to be supplied unless the application is submitted electronically) including :
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries;
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100);
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990.
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990 must be given and/or published in accordance with this Regulation.

Local Requirements

- *Biodiversity survey and report*
- *Heritage Statement* - including an analysis of the character of the building and its contribution to the character of the surrounding part of the Conservation Area, referring where appropriate to any existing Conservation Area Appraisal and Management Plan that may have been published by the Council. The Statement should also justify the need for demolition having regard to :
 - The condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use;
 - Efforts made to retain the building in use; and,
 - The merits of alternative proposals for the site.
- *Full photographic survey* – internal and external.
- *Structural survey* where the application proposes demolition of a historic building which would normally be retained or re-used.