



**NOTES relating to Section 80 of the Building Act 1984  
Notice to Local Authority of Intended Demolition**

<b>Notice type</b>	<b>Total Charge</b>
Standard charge	£422.00
Complex – up to 6 hours	£804.00
Complex – over 6 hours, per hour or part thereof	£134.00

**80 (1)** This section applies to any demolition of the whole or part of a building except:

- (a) a demolition in pursuance of demolition order made under Part IX of the Housing Act 1985, and
- (b) a demolition:
  - (i) of an internal part of a building, where the building is occupied and is intended that it should continue to be occupied
  - (ii) of a building that has a cubic content (as ascertained by external measurement) of not more than 1750 cubic feet or approximately 50m<sup>3</sup>, where a greenhouse, conservatory, shed or prefabricated garage forms part of a larger building, of that greenhouse, conservatory, shed or prefabricated garage, or
  - (iii) without prejudice to sub-paragraph (iv) above, of an agricultural building (within the meaning of any paragraphs 3 to 7 of Schedule 5 to the Local Government Finance Act 1988), unless it is contiguous to another building that is not itself an agricultural building or a building of a kind mentioned in that sub-paragraph.

**80 (2)** No person shall begin a demolition to which this section applies unless:

- (a) he has given the local authority notice of intention to do so, and
- (b) either:
  - (i) the local authority has given a notice to him under section 81 below or
  - (ii) the relevant period (as defined in that section) has expired.

**80 (3)** A notice under subsection (2) above shall specify the building to which it relates and the works of demolition intended to be carried out, and it is the duty of a person giving such a notice to a Local Authority to send or give a copy of it to:

- (a) the occupier of any building adjacent to the building.
- (b) any public gas supplier (as defined in Part 1 of the Gas Act 1986) in whose authorized area (as so defined) the building is situated and
- (c) the public electricity supplier (as defined in Part 1 of the Electricity Act 1989) in whose authorized area (as defined) the building is situated and any other person authorized by a license under that Part to supply electricity to the building.

**80 (4)** A person who contravenes subsection (2) above is liable on summary conviction to a fine not exceeding level 4 on the standard scale.  
Complaints regarding noise, dust, hours of work or site safety should be referred to the Council's Environmental Pollution team on telephone number 020 7974 2090 or write to 5 Pancras Square, London, N1C 4AG.