

Application Number:	2019/0846/PAD
Site Address:	Ermine West Methodist Church, Trelawney Crescent, Lincoln
Target Date:	16th November 2019
Agent Name:	None
Applicant Name:	City of Lincoln Council
Proposal:	Determination as to whether or not Prior Approval is required for the demolition of disused church building

Background - Site Location and Description

The application site is that of the former Ermine West Methodist Church on Trelawney Crescent. The building has been unused for some time and the application before us proposes the demolition of the building pending the redevelopment of the site for residential purposes.

The application is made by the Council and this is the reason that it is being reported to Planning Committee.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 24th October 2019.

Policies Referred to

There are no relevant policies that address the specifics of this application for demolition – the site is however situated in a predominantly residential area.

Issues

The Local Planning Authority, in considering applications for demolition such as this, is only able to take account of the method of demolition and the manner in which the site will be left after demolition.

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

Public Consultation Responses

No responses received.

Consideration

The Town and County Planning General Development Order grants permitted development rights for the demolition of all buildings but, by a direction from the Secretary of State, those buildings which are either a dwellinghouse, or adjoining a dwellinghouse are excluded and can benefit from these rights only following a prior approval procedure in

respect of the method of demolition and subsequent restoration of the application site.

Such a determination will not be necessary in some circumstances, for example in case of urgent necessity in the interests of health or safety, or where planning permission has been granted for redevelopment.

Part 11, Class B of the 'The Town and Country Planning (General Permitted Development) (England) Order 2015' requires applicants to 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. Under this procedure the developer must post a site notice. The Local Planning Authority will then have 28 days to consider whether they wish to their prior approval to the method and restoration. If the Local Planning Authority do not notify the developer within the 28 day period that prior approval of these details is required, demolition may proceed according to the details submitted to the authority in the application for determination or to those otherwise agreed.

This process gives Local Planning Authorities the means of regulating the details of demolition in order to minimise its impact on local amenity. Demolition should be carried out in accordance with the details agreed by the authority; demolition undertaken in breach of those details may be the subject of enforcement action.

In this case the applicant seeks to demolish all of the buildings on the site. As the regulations deal with demolition of whole buildings, it is considered that the demolition should be classed as development and therefore that prior approval is required for the demolition with regard to the method of demolition and the restoration of the site.

There is no requirement as part of this application process for the applicant to demonstrate why retention is not possible.

The demolition of the buildings has the potential to impact upon the amenity of nearby residents and as such should be subject to the usual hours of work condition that would be applied to other building operations in the vicinity of residential properties.

The building would be demolished by an approved demolition contractor and following the completion of the works the site is proposed to be laid to grass pending redevelopment.

Conclusion

The means of demolition will be via a conventional contractor – this is not a large building and then the site will be laid to grass.

Application Determined within Target Date

Yes.

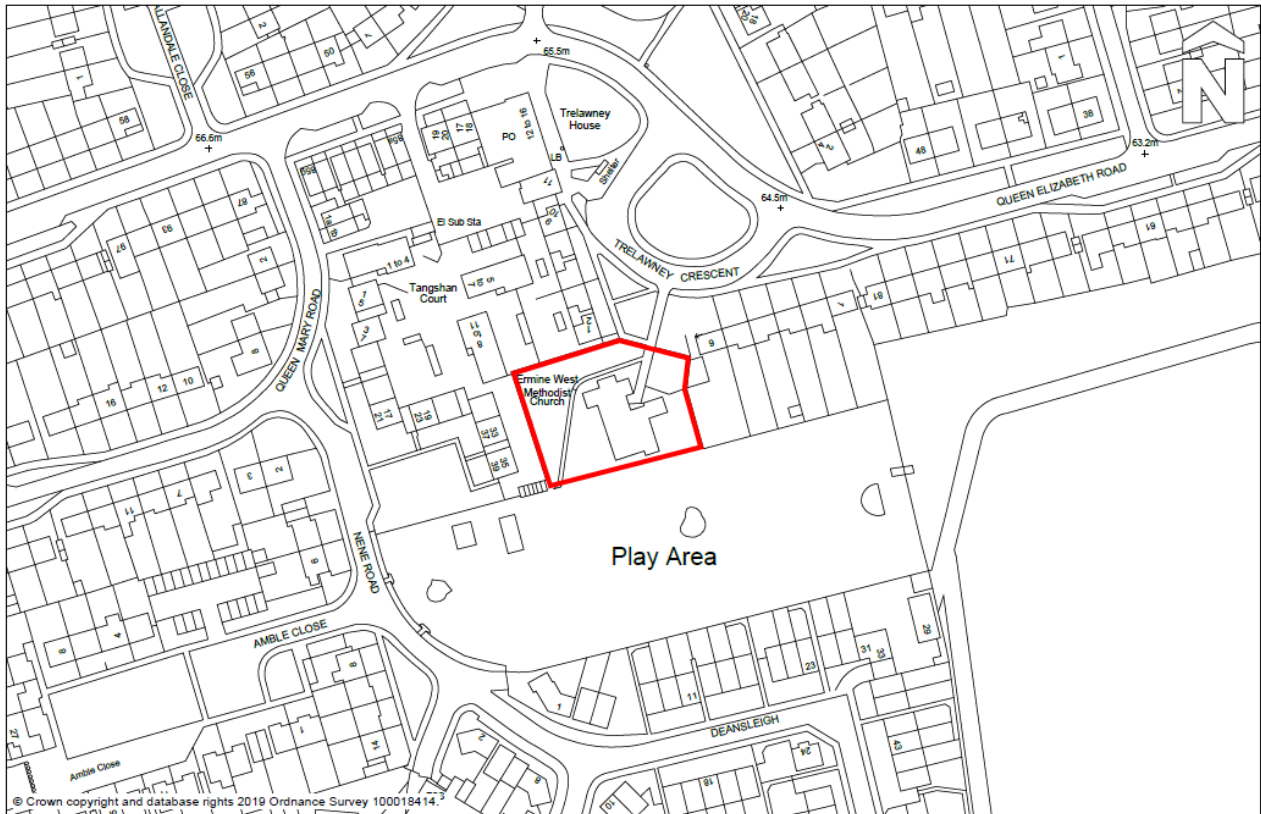
Recommendation

That prior approval is needed for the works and that it is GRANTED.

Standard Conditions

1. The works hereby approved shall only be undertaken between the hours of 7.30am

and 6.00pm Monday to Friday, 7.30am to 1.00pm on Saturday and not at all on a Sunday or Bank Holiday.



Site Location Plan

Scale: 1:1250 at A4

Version 1: 03-Oct-2019



