

Guidance Notes

1. Section 80 to 83 of the Building Act 1984 * gives details of the procedures to be followed by a person intending to demolish a building, and the powers of a local authority to serve notices on that person requiring that certain obligations are met. It also describes those penalties on summary conviction for contravening or failing to comply with the requirements.
2. No person shall begin a demolition of a building described in the Act **UNLESS** notice of intention has been given to the local authority **AND** a minimum period of six weeks from the giving of that notice has subsequently elapsed. The demolition can only commence sooner if the local authority has served its notices in accordance with section 81 and 82 of the Act before the expiration of the six-week time period.
3. Section 81 notices from the local authority may require a person to carry out certain works, including those intended to ensure the stability and weather resistance of any adjacent building, the condition in which the site is to be left, the sealing or disconnection of drainage and other services and conditions subject to which the demolition is to be undertaken. Section 81 notices will also state the requirement for a person to notify the local authority before certain operations are carried on site. Further information regarding these matters may be obtained by contacting Building Control at the address overleaf.
4. The attention of persons giving notice is also drawn to the necessity to obtain any planning permission, listed building or conversion area consent before starting work. Further information regarding these matters may be obtained by contacting Development Control at Civic Centre, Silver Street.
5. The attention of persons giving notice is also drawn to the requirements of the Control of Pollution Act 1974 regarding the control of noise from demolition operations, the Clean Air Act 1993 regarding the emission of dark smoke, and Act 1990 concerning the disposal of waste material (i.e. to a licensed site). Further information regarding these matters may be obtained from the Environmental Health Service at Mercury House.
6. Safe working practices on site are a requirement of the Construction, Design and Management Regulation and
7. The Construction (Health, Safety and Welfare) Regulations. Further details regarding these matters may be obtained from the Health and Safety Executive.
8. Highways should be contacted with regard to obtaining road-opening permits, scaffolding, hoarding or skip licences, or any other matter affecting the highways.
9. **Party Wall etc. Act 1996** Your attention is drawn to the Party Wall etc Act 1996, which came into force on the 1st July 1997. Independent (legal) advice should be sought on its implication in relation to the works detailed within this notice.
10. Further information and advice concerning the Building Regulations and Planning matters may be obtained from Building Control or Planning Control respectively at Civic Centre Silver Street.

*Certain Exemptions are given in the Act:

- a. Demolition made under the order of the Housing Act 1985 part 9
- b. An internal part of an occupied building
- c. A building not more than 1750 cubic feet (50m²) or any greenhouse, conservatory, shed, or prefabricated garage.
- d. Certain agricultural buildings

For further information, go to www.enfield.gov.uk/buildingcontrol