

**Class ZA – Part 20**

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**DO I NEED PLANNING PERMISSION FOR DEMOLITION OF BUILDINGS AND  
CONSTRUCTION OF NEW DWELLINGHOUSES IN THEIR PLACE**

This form will be useful if you plan to demolish a building and construct a dwellinghouse or purpose-built block of flats in its place. The table below asks a series of questions. If you answer 'yes' on **any** one of them then a full planning application will be required for the extension. If you answer 'no' to **all** the questions, then the demolition and new dwellinghouse will be permitted development **and** an application for Prior Approval **must** be submitted and approved before you can start work. Details of what should be submitted for both application types can be found on our [validation checklist](#).

You can submit an application and calculate the fee for a Planning Application or a Prior Approval application using the [Planning Portal](#).

If your property is listed, then Listed Building Consent will be required before any works can commence. You can also check whether your property is a [listed building](#) or in a [conservation area](#).

**A separate permission under Building Regulations may be required and you should obtain the appropriate consent before carrying out the work. Please call Building Control ph: 01892 602005 for further information.**

Town and Country Planning (General Permitted Development) Order 2015 (as amended)  
**Class ZA, Part 20, Sch2**

**PERMITTED DEVELOPMENT**

Demolition of a Building and Construction of New Dwellinghouse in its place

- (1) Development consisting of works for the demolition of one or other of—
- (a) any building comprising a single purpose-built detached block of flats, and
  - (b) any other single detached building, comprising premises established—
    - (i) for office use falling within Class B1(a) of the Schedule to the 1987 Order,
    - (ii) for research and development falling within Class B1(b) of the Schedule to the 1987 Order, or
    - (iii) for an industrial process falling within Class B1(c) of the Schedule to the 1987 Order, or for any combination of them,

existing on 12 March 2020, together with its replacement by a single building covered by sub-paragraph (2), involving operations listed in sub-paragraph (3).

- (2) The building in question is to comprise one or other of—
- (a) a purpose-built detached block of flats, or
  - (b) a purpose-built detached dwellinghouse.
- (3) The operations in question are—
- (a) operations reasonably necessary for the demolition and construction, which may

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- include the installation of a basement or cellar in the new building, whether or not there is one in the old building;
- (b) works for the removal of plant servicing the old building;
  - (c) works for the disconnection of services from the old building;
  - (d) works for the removal of any means of access to and egress from the old building;
  - (e) works for the removal of storage and waste from the old building;
  - (f) works for the installation of plant to service the new building;
  - (g) works for the installation of services to be connected to the new building;
  - (h) works to enable access to and egress from the new building, including means of escape from fire;
  - (i) works for the construction, within the new building, of storage, waste or other ancillary facilities to support the new building;
  - (j) the use of scaffolding and other temporary structures to support the operations listed in paragraphs (a) to (i) over a period—
    - (i) starting with their installation no earlier than one month before the beginning of those operations, and
    - (ii) ending with their removal no later than one month after the completion of those operations.

(4) In relation to Class ZA—  
“development” includes any change of use from the use of the old building to the use of the new building within Class C3 of the Schedule to the 1987 Order;

*To determine whether permission is required for your proposal please answer the following:-*

**ABOUT YOUR HOUSE**

		YES	NO
1	(i) Is the building occupied in any part under an agricultural tenancy and express consent of both the landlord and the tenant has not been obtained? (ii) Is the building listed or on land within the curtilage of a <a href="#">listed building</a> ? (iii) Does the existing building or land in its curtilage (boundaries) form part of a <a href="#">scheduled monument</a> ? (iv) Does the existing building or land in its curtilage form part of a safety hazard area? (v) Does the existing building or land in its curtilage form part of a military explosives storage area? (vi) Is the existing building or land in its curtilage within 3 kilometres of the perimeter of an aerodrome?		
2	Is your house or land in its curtilage located in a <a href="#">conservation area, an area of outstanding natural beauty or a site of special scientific interest</a> ?		
3	Was the old building, that you want to demolish, constructed after 31 December 1989;  <b>You can check the <a href="#">planning history</a> of your property to find out if this applies to your house.</b>		

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<b>4</b>	Does the footprint of the old building, that you want to demolish, exceed 1,000 square metres?		
<b>5</b>	Would the height of the highest part of the roof of the old building (that you want to demolish) above ground level (not including plant, radio masts and antennae) be greater than 18 metres at any point?		
<b>6</b>	Has the old building, that you want to demolish, been vacant for a period of at least 6 months immediately prior to the date of the application for prior approval?		
<b>7</b>	(i) Has the old building, that you want to demolish, been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the old building stands <b>and</b>  (ii) In such circumstances it is practicable to secure safety or health by works of repair or works for affording temporary support  (for this purpose keeping the old building vacant does not of itself count as action or inaction);		
<b>8</b>	Is the building unlisted but in a conservation area and its demolition is not required by:- (i) A condition of a planning permission (section 70 or 177(1) of the TCPA 1990). (ii) A section 106 agreement (section 106 of the TCPA 1990). (iii) An enforcement notice (s172 of the TCPA 1990 or s38/46 of the LBCA Act 1990). (iv) A discontinuance (etc) order (section 102 of the TCPA 1990). (v) A proper maintenance of land notice (section 215 of the TCPA 1990). (vi) A demolition order or compulsory purchase order (Pt 9 of the Housing Act 1985)?		
<b>9</b>	Is the building in a conservation area and closed for regular public worship?		
<b>ABOUT THE NEW BUILDING?</b>			
<b>10</b>	Would any of the footprint of the new building falls outside the footprint of the old building that you intend to demolish?		
<b>11</b>	Would any part of the exterior wall of the new building be closer to a highway than any the part of the exterior wall nearest the highway of the old building?		
<b>12</b>	Would the height (not including plant, radio masts and antennae) of the new building at any point be greater than whichever is the lower of following— (i) 7 metres above the height (not including plant) of old building; or (ii) 18 metres,		

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	above ground level?		
<b>13</b>	Would the new building result in 3 + storeys more than the number of storeys in the old building?		
<b>14</b>	If the new building has more storeys than the old building, would the floor to ceiling height of any additional storey in the new building, measured internally, be greater than the lower of— (i) the floor to ceiling height, measured internally, of any storey in the old building; or (ii) 3 metres; or		
<b>15</b>	Would the height of any plant on the roof of the new building be greater than any plant on the old building, as measured from the lowest surface of that roof?		

**CONDITIONS**

The following conditions **must be complied with** for all development within **Class ZA – demolition of a building and construction of a dwellinghouse in its place**

<b>A</b>	Any new dwellinghouse created under Class ZA is to remain in use as a dwellinghouse within the meaning of Class C3 of the Schedule to the 1987 Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse
<b>B</b>	You must apply for and be granted Prior Approval before development commences
<b>C</b>	Before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which is acceptable to the authority and sets out the method of demolition, the proposed development hours of operation and how any adverse impact of noise, dust and vibration and traffic on occupiers of the new building and adjoining owners or occupiers will be mitigated, the proposed use of materials, and the plans for the disposal and recycling of waste generated by the development and that in carrying out the development the developer must comply with the report.
<b>D</b>	The development must be completed within a period of 3 years starting with the date Prior Approval is granted;
<b>E</b>	You must notify the local planning authority of the completion of the extension as soon as reasonably practicable after completion; Notification must be in writing and include— (i) the name of the developer; (ii) the address or location of the development; and (iii) the date of completion.

This fact sheet provides advice on demolitions and construction of a dwellinghouse in its place. If your proposal relates to other types of work to your property then you may need to look at other [self-certification forms](#).

**Disclaimer:** The information and advice contained within this form is **NOT** a formal determination under **s192 of the Town and Country Planning Act 1990**. If you wish to obtain such a legal determination you must apply for a 'Prior



## Prior Approval Permitted Development Check.

### Class ZA – Part 20

Development Management Team  
Muriel Matters House,  
Breeds Place,  
Hastings, TN34 3UY

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**Approval** for which the relevant application forms are available to download [here](#) where you can also make an online application through the **Planning Portal**.