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For Official use

App No:

Date Rec:

Fee:



Application to determine if prior approval is required for a proposed: Demolition of Buildings
The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Ms

First name

Fern

Surname

Whiles

Company Name

Bellway Homes Ltd (South London)

Address

Address line 1

First Floor

Address line 2

Regent House

Address line 3

1-3 Queensway

Town/City

Redhill

County

Surrey

Country

United Kingdom

Postcode

RH1 1QT

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Proposed Demolition Works

Please describe the building(s) to be demolished

Lowlands Farm Barn. This barn previously formed part of the former Lowlands Farm. It is located to the east of Freeks Lane, a public right of way on the northern edge of the built-up area of Burgess Hill, approximately 250m to the north of the junction of Freeks Lane with Eastbridge Avenue. The Barn is of 19th Century date although in the 20th Century the Barn was extended and converted to use as a kennel. It was a timber framed structure, externally timber boarded with clay tile roofing. It contained 3 internal primary frames comprising a cross beam supporting raking purlin props, supporting main purlins with cross brace, supporting rafters.

Please state the reasons why demolition needs to take place

The barn has suffered extensive fire damage and very little of the Barn remains standing. All of the internal frame has perished along with the roof, external timber boarding and the majority of the walls.

Please describe the proposed method of demolition

Dismantling of the remaining walls followed by removal of the foundations and general site clearance. Due to the very limited amount of the building that remains standing and the isolated context of the site away from any existing buildings, there will be no need to provide dust control measures for the demolition works. Heras fencing is currently in place around the perimeter of the site and this will remain in place during the demolition works.

How and where would spoil/rubble be disposed of?

This will be taken off site to an appropriate facility according to the form of the waste, although it should be noted that the majority of this waste is low quality masonry.

Please provide details of the proposed restoration of the site

The site will be levelled off following demolition. There is no permanent restoration planned as the site is proposed to be re-developed to provide two new dwellings with pre-application negotiations currently taking place with the local planning authority on the proposed re-development. Also, there is no known contamination at the site.

When do you expect the works to commence (date must be post application submission)?

21/04/2025

When do you expect the works to be completed (date must be post application submission)?

09/05/2025

Are there any public Rights of Way within the site or immediately adjoining the site?

☒ Yes

☐ No

Is redevelopment or rebuilding proposed at a later date?

☒ Yes

☐ No

Does the proposal involve the felling or pruning of any tree(s)?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Lowlands Farm barn

Date (must be pre-application submission)

11/12/2024

Details of the pre-application advice received

E-mail recommending that the demolition of the barn is carried out via a prior notification under Part 11 Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Declaration

I/We hereby apply for Prior Approval: Demolition of building as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

James McConnell

Date

27/03/2025