

Via Planning Portal Only

20th January 2026

Dear Sir/Madam

**PRIOR NOTIFICATION UNDER SCHEDULE 2, PART 11, CLASS B OF THE TOWN AND COUNTRY PLANNING
(GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)**

**PROPOSED DEMOLITION OF REAR SINGLE-STOREY WAREHOUSE ELEMENT (FRONT TWO-STOREY BUILDING
RETAINED)**

INTERNATIONAL HOUSE, TARIFF ROAD, LONDON N17 0DY

This statement is submitted on behalf of FPF Holdings Ltd in support of an application under Schedule 2, Part 11, Class B of the GPDO (as amended) seeking the Local Planning Authority's determination as to whether prior approval is required for the method of demolition and any proposed restoration of the site.

The Site

The application site comprises International House, Tariff Road, London N17 0DY, located on the western side of Tariff Road within an established industrial area within Brantwood Strategic Industrial Location (SIL). The site contains a part one-storey / part two-storey industrial/warehouse building with an external storage yard and is bounded by commercial premises to the north/east/west, with residential gardens (Gillham Terrace) to the south. There are no trees on the application site, with trees located only adjacent to site boundaries.

The Proposal

The proposal is for the part-demolition of the single-storey rear warehouse/industrial element of the existing building. The front two-storey building is to be retained and used temporarily for ancillary office/storage purposes. Demolition is confined to the rear element as shown on the submitted demolition plans.

The demolition will be undertaken by a competent contractor and will follow a sequenced approach comprising:

- site set-up and hoarding / welfare;

- soft strip of the demolition area;
- disconnection of services where required;
- controlled mechanical dismantling/demolition of the rear structure;
- removal of arisings to licensed facilities with segregation for recycling; and
- making safe / restoration of the cleared area (leaving a safe, level surface and secure boundary treatment).

The rear warehouse comprises a lightweight steel portal frame structure with metal roof sheeting and cladding. The structure is supported by concrete pad foundations beneath the steel columns. It is proposed that the pads will be left in situ following demolition, with the site made good through reinstatement of a level concrete hardstanding within the footprint of the demolished structure, leaving the area safe, secure and suitable for continued industrial yard use.

A Demolition Environmental Management Plan (DEMP) is submitted which sets out the proposed controls for dust, noise, working hours, waste management, and site safety

GPDO Assessment – Schedule 2, Part 11, Class B

Development consisting of the demolition of a building is permitted under Part 11 Class B subject to the limitations and conditions set out in the GPDO. This submission is made in accordance with paragraph B.2(b)(i) (determination as to whether prior approval is required for method of demolition and restoration).

Limitations – Development is not permitted by Class B if:

a) The building has been rendered unsafe/uninhabitable by action/inaction and temporary works are practicable

The building has not been deliberately rendered unsafe. The demolition is proposed for site management purposes and to facilitate interim operation, and will be carried out in a planned and controlled manner.

b) demolition is “relevant demolition” for the purposes of s196D (conservation area demolition)

The site is not located within a conservation area.

c) The building is/was last used as a drinking establishment etc (Use Classes Order restrictions)

Not applicable. The site is industrial/warehouse in character and use.

d) The building is/was last used as a concert hall, live music venue or theatre

Not applicable.

e) The demolition relates to a commemorative structure in place for 10+ years

Not applicable.

Conditions / Prior Approval Process

The demolition is not urgently necessary in the interests of safety/health. Accordingly, the developer applies for a determination under B.2(b)(i) as to whether prior approval is required in respect of the method of demolition and restoration of the site.

The application is accompanied by:

- a written description of the proposed development (above);
- confirmation that a site notice has been displayed in accordance with B.2(b)(iv); and
- the requisite fee.

The development will not commence until one of the events set out in B.2(b)(vii) has occurred (written notice that prior approval is not required; or written approval; or expiry of 28 days without determination).

Demolition Method, Environmental Controls and Neighbour Amenity

The submitted DEMP includes (amongst other matters):

- proposed working hours;
- dust suppression and air quality controls (AQDMP) aligned with the GLA SPG Dust and Emissions Control;
- plant and machinery;
- waste segregation and disposal procedures;
- community liaison arrangements.

Given the residential receptors to the south, particular emphasis will be placed on dust suppression, controlled working hours and maintaining a secure site perimeter.

Trees and Boundary Protection (Demolition Controls)

There are no trees on the application site. As a precautionary measure, demolition activities will be confined to the rear warehouse footprint and will not require lifting of surrounding hardstanding and no fires will take place on-site. Storage of materials, refuelling and maintenance will be controlled within designated areas, with spill kits and bunding as set out in the DEMP.

Proposed Restoration of the Site

Following demolition, the site will be cleared of all demolition arisings and left in a safe condition. The retained two-storey building will be made secure and weather-tight at the point of separation.

Concrete pad foundations associated with the demolished warehouse will be retained in situ, and the area will be made good through reinstatement of a level concrete hardstanding within the footprint of the demolished structure. No deep excavation is proposed, and ground disturbance will be confined strictly to the demolition footprint. The cleared area will remain behind secure boundary treatment.

Conclusion

For the reasons above, the proposed part-demolition falls within the scope of Schedule 2, Part 11, Class B. The Local Planning Authority is respectfully requested to issue its determination as to whether prior approval is required in respect of the method of demolition and proposed restoration of the site.

Yours faithfully

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