Demolition and Planning Control
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Introduction

This leaflet is one of a series that looks at different aspects of the planning system. Its purpose is to outline in basic terms the planning controls over demolition of buildings and other structures in Northern Ireland. It is intended simply as a guide and its contents should not be relied upon as an authoritative interpretation of the law.

In most circumstances, the demolition of buildings and other structures does not require the consent of the Department.

However, there are many historic buildings as well as areas of distinctive character where control over demolition is necessary. Accordingly, proposals for demolition of Listed Buildings, buildings in Conservation Areas and buildings in Areas of Townscape or Village Character are subject to demolition control.

It is recommended that before you carry out works to buildings, including demolition, you seek advice from your local Planning Office. Addresses and contact details for those offices are set out at the back of this leaflet.

If you demolish buildings without the required consent of the Department you will be liable to enforcement action. The unauthorised demolition of Listed Buildings or buildings in a Conservation Area is an offence. Persons found guilty of such an offence are liable on conviction to a fine and/or imprisonment. Unauthorised works to a Scheduled Monument is also an offence and persons found guilty are liable on conviction to a fine.
Types of Demolition Control

Listed Buildings
Listed Buildings are those listed by the Department as being of special architectural or historic interest. If you wish to demolish a Listed Building or to carry out works for its alteration or extension you will need to apply to the Department for Listed Building Consent. Forms for Listed Building Consent are available from your local Planning Office or at the Planning Service Website. The Department’s Environment and Heritage Service (EHS) can advise you on whether a building is listed. You can also visit the Northern Ireland Buildings database on the EHS Website. EHS can be contacted at 5-33 Hill Street, Belfast BT1 2LA. Phone (028)90 543145 The website can be found at www.ehsni.gov.uk

Buildings in Conservation Areas
Conservation Areas are those areas designated by the Department as being of special architectural or historic interest and whose character or appearance the Department wishes to preserve or enhance. If you wish to demolish a building in a Conservation Area you will need to apply to the Department for Conservation Area Consent. Forms for Conservation Area Consent are available from your local Planning Office who will also be able to tell you whether or not the building concerned is within the boundary of a Conservation Area.

Buildings in Areas of Townscape or Village Character
Areas of Townscape or Village Character are areas which exhibit a distinctive character and intrinsic qualities often based on their historic built form and layout.
They are designated by the Department mainly, although not exclusively, through the Development Plan process. They are designated in order to maintain or enhance their overall character and respect their built form. If you wish to demolish a building in an Area of Townscape or Village Character you will need to apply to the Department for planning permission. Demolition is also often part of proposals for redevelopment of a site and will therefore be included in a planning application as part of those proposals. Application forms are available from your local Planning Office who will also be able to tell you whether or not the building concerned is within the boundary of an Area of Townscape or Village Character.

Scheduled Monuments

Scheduled Monuments are monuments that come under the protection of the Department of the Environment because of their archaeological, historical, architectural, traditional or artistic interest. If you wish to carry out any works on or near to a Scheduled Monument you must apply to the Environment and Heritage Service. Staff in EHS will give you an application form and provide you with advice on the matter - phone (028)90 543145. You can also visit the Sites and Monuments database at the EHS Website www.ehsni.gov.uk

Gates, Walls, Fences and other means of enclosure

If you intend to demolish a gate, fence, wall or other means of enclosure 1 metre or higher adjacent to a road or public open space or 2 metres or higher in any other case and that structure is within a Conservation Area you will need to apply for Conservation Area Consent.
Similarly, if the gate, fence, wall or other means of enclosure is within an Area of Townscape or Village Character and exceeds the height restrictions set out above you will need to apply to the Department for planning permission.

Often works to or the demolition of walls or other means of enclosure to Listed Buildings may require Listed Building Consent.

In all cases it is recommended that you consult your local Planning Office with the details of the particular proposal and seek their advice.

**Planning Policy Statement 6**

Planning Policy Statement 6 (PPS6) ‘Planning, Archaeology and the Built Environment’ and its addendum ‘Areas of Townscape Character’, sets out the Department’s planning policies for the protection and conservation of archaeological remains and features of the built heritage. It includes the Department’s policies on demolition control for Listed Buildings, buildings in Conservation Areas and buildings in Areas of Townscape and Village Character. PPS6 and its addendum are available at local Planning Offices along with application forms for planning permission and other consents.

Addresses and contact details of local Planning Offices are set out at the back of this leaflet.
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<tr>
<th>Planning Office</th>
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| **Ballymena Division** | County Hall 182 Galgorm Road BALLYMENA Co Antrim BT42 1QF | Phone: (028) 2565 3333  
Fax: (028) 2566 2127  
E-mail: divisional.planning.office.ballymena.@nics.gov.uk |
| **Belfast Division** | Bedford House 16-22 Bedford Street BELFAST BT2 7FD | Phone: (028) 9025 2800  
Fax: (028) 9025 2828  
E-mail: divisional.planning.office.belfast.@nics.gov.uk |
| **Craigavon Division** | Marlborough House Central Way CRAIGAVON Co Armagh BT64 1AD | Phone: (028) 3834 1144  
Fax: (028) 3832 0004  
E-mail: divisional.planning.office.craigavon.@nics.gov.uk |
| **Downpatrick Division** | Rathkeltair House Market Street DOWNPATRICK Co Down BT30 6EA | Phone: (028) 4461 2211  
Fax: (028) 4461 8196  
E-mail: divisional.planning.office.downpatrick.@nics.gov.uk |
| **Londonderry Division** | Orchard House 40 Foyle Street LONDONDERRY Co Londonderry BT48 6AT | Phone: (028) 7131 9900  
Fax: (028) 7131 9777  
E-mail: divisional.planning.office.londonderry.@nics.gov.uk |
| **Omagh Division** | County Hall Drumragh Avenue OMAGH Co Tyrone BT79 7AE | Phone: (028) 8225 4000  
Fax: (028) 8225 4010  
E-mail: divisional.planning.office.omagh.@nics.gov.uk |
| **Coleraine Sub-Division** | County Hall Castlerock Road COLERAINE Co Londonderry BT51 3HS | Phone: (028) 7034 1300  
Fax: (028) 7034 1434  
E-mail: divisional.planning.office.coleraine.@nics.gov.uk |
| **Enniskillen Sub-Division** | 15 East Bridge Street ENNISKILLEN Co Fermanagh BT74 7BW | Phone: (028) 6634 6555  
Fax: (028) 6634 6550  
E-mail: divisional.planning.office.enniskillen.@nics.gov.uk |
| **Planning Service Headquarters** | Millennium House 19-25 Great Victoria Street BELFAST BT2 7BN | Phone: (028) 9041 6700  
Fax: (028) 9041 6802  
E-mail: planning.service.hq.@nics.gov.uk |