Demolition that is DEVELOPMENT but NOT "relevant demolition"

Is EITHER of the following statements true?
- PD rights have been removed (by article 4 direction or condition on previous PP)
- The demolition is "EIA development" (see article 3(10) of the GPDO)

YES →

NOT permitted development

Note: LBC (etc) are separate requirements

NO ↓

Is the structure a gate, wall , fence or means of enclosure?

YES →

NO ↓

Is EITHER of the following statements true?
- The building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land and it is practicable to secure safety or health by works of repair or works for affording temporary support.
- If A4 building: The building is a specified building and the development is undertaken during the specified period (see B3 of Pt 11 Class B of the GPDO)

YES →

PERMITTED DEVELOPMENT
Subject to written justification

See B2(a) of Pt 11 Class B of the GPDO
Note: LBC (etc) are separate requirements

NO ↓

Is the demolition urgently necessary for safety or health?

YES →

NO ↓

Is the demolition ANY of the following?
- Demolition that's permitted by a listed building consent;
- Demolition that's permitted by a scheduled monument consent;
- Demolition on land that's the subject of a PP for the redevelopment of the land;
- Demolition that's required by a section 106 agreement (or section 299A if Crown).
- Demolition that's required or permitted by any other enactment.

NO →

PERMITTED DEVELOPMENT
Subject to PRIOR APPROVAL

See B2(b) of Pt 11 Class B of the GPDO
If A4 building: Also needs written request
Note: LBC (etc) are separate requirements

YES →

PERMITTED DEVELOPMENT

No limitations or conditions
See Pt 11 Class C of the GPDO
Note: LBC (etc) are separate requirements