

**Validation Checklist - Prior Approval Procedure –
Part 20 Class ZA – Demolition of Building and Construction of
New Dwellings in their place (PAZA)**

Your application **MUST** include the following:

DOCUMENT	Req'd? Yes/No
A written description of the proposed development, which must include details of the building proposed for demolition, the building proposed as replacement and the operations proposed under paragraph ZA(3) of The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 3) Order 2020	
A plan, drawn to an identified scale and showing the direction of North, indicating the site of the proposed development	
Drawings prepared to an identified scale and showing external dimensions and elevations of— <ul style="list-style-type: none"> (i) the building proposed for demolition, (ii) the building scheduled as replacement, and, in the direction of North, the positioning of each, together with the applicable information called for by sub-paragraph (1B) of The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 3) Order 2020 .	
A written statement specifying— the number of dwellinghouses in the building proposed for demolition, and the number of new dwellinghouses proposed in the building proposed as replacement,	
Where sub-paragraph (6) requires the Environment Agency(5) to be consulted, a site-specific flood risk assessment;	

A written statement in respect of heritage and archaeological considerations of the development .	
The developer's contact address; and the developer's email address if the developer is content to receive communications electronically	
The Relevant Fee Required	
Where applicable, details of any assistance or advice sought from a planning officer prior to submitting your application - please indicate dates of any correspondence or discussion, reference number and name of officer	
In addition to the requirements specified above, further information may be requested by the case officer in order to assist with the processing of the application.	

Class ZA

The information required under Paragraph ZA(3) referred to above are;

- (a) operations reasonably necessary for the demolition and construction, which may 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.

The information required by sub-paragraphs 1(B) referred to above is;

The information referred to in sub-paragraph (1A)(c), which so far as practicable, is to be presented in the direction of North and to show elevations is—

- (a) where the building proposed as replacement is a block of flats—
 - (i) the position and dimensions of windows, doors and walls in the block and in each dwellinghouse in it, and

(ii) the dimensions and use of all habitable and other rooms in each dwellinghouse in it;

(b) where the building proposed as replacement is a single dwellinghouse—

- (i) the position and dimensions of the windows, doors and walls in it, and
- (ii) the dimensions and use of all habitable and other rooms in it.