

**EASTSUFFOLK  
COUNCIL**

**EIR request – FOI781472705  
Title: Demolition Decision Documents**

<b>Date received:</b>	<b>05/01/2026</b>	<b>Date closed:</b>	<b>02/02/2026</b>

## **Request**

Decision to demolish properties in North End Avenue, Thorpeness.

Please could you provide me with the written decision documents applicable to the demolition of The Red House in 2022, and both The Chantry and The Warren in 2025? Apologies if these are available on your website but I have been unable to find them.

## **Response**

**In accordance with regulation 12 of the Environmental Information Regulations 2004 this response acts as a Refusal Notice.**

Regulation 12(4) states that a public authority may refuse to disclose information to the extent that -

- (a) it does not hold information when an applicant's request is received.

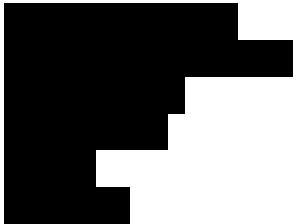
As the demolitions were carried out by the owners themselves and not requiring local authority decision, there are no demolition decision documents.

**In accordance with regulation 13 of the Environmental Information Regulations 2004 this response acts as a Refusal Notice.**

Regulation 13 exempts third party personal data (someone other than the applicant) within the meaning of the General Data Protection Regulation (GDPR) and Data Protection Act 2018 (DPA 2018) if disclosure would breach any of the six data protection principles in the GDPR and DPA 2018.

Releasing the data would breach the first Data Protection Principle which relates to fair and lawful processing of data held; "*1. Personal data shall be: (a) processed lawfully, fairly and in a transparent manner in relation to the data subject ('lawfulness, fairness, transparency')*"

In accordance with Regulation 9 and our duty to assist and advise, we have provided copies of the demolition notices. Third party data has been redacted in the supplied notices.



**Your ref:**

**Our ref:** DS/26/0004/DM

**Date:** 9 January 2026

**Please ask for:** Mr Mark Harvey

**Direct dial:** 07768 423887

**Email:** buildingcontrol@eastsuffolk.gov.uk

## **The Building Act 1984, Section 81 and 82**

### **Demolition of Buildings**

**Site:** 22 North End Avenue, Thorpeness, Aldringham Cum Thorpe, Leiston, Suffolk, IP16 4PD

In accordance with the Building Act you must take the action set out below within 28 days of completion of the demolition work:

- a) ~~Shore up the building(s) adjacent to the building to which this notice relates;~~
- b) ~~Weatherproof any surfaces of an adjacent building which are exposed by the demolition;~~
- c) ~~Repair and make good any damage to an adjacent building caused by the demolition or by the negligent act or omission of any person engaged in it;~~
- d) ~~Remove material or rubbish resulting from the demolition and clearance of the site;~~
- e) ~~Disconnect and seal, at such points as the Council may reasonably require, any sewer or drain in or under the building;~~
- f) ~~Remove any such sewer or drain and seal any sewer or drain connected with the sewer or drain to be removed;~~
- g) ~~Make good to satisfaction of the Council the surface of the ground disturbed by anything done under paragraphs (e) or (f) above;~~
- h) ~~Make arrangements for the disconnection of the supply of gas, electricity and water to the building;~~

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LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

i) ~~Make such arrangements with regard to burning of structures or materials on the site as may be reasonably required:~~

\_\_\_\_\_ (1) ~~If the building is or forms part of special premises, by the Health and Safety Executive and the Fire Authority; and~~

\_\_\_\_\_ (2) ~~In any other case, by the Fire Authority;~~

j) ~~The conditions subject to which the demolition is to be undertaken and the condition in which the site is to be left on completion of the demolition must protect the public and preserve public amenity.~~

**Specific Works:**

- **Demolition to begin 12<sup>th</sup> January 2026 for 3 weeks**

Yours faithfully,



**Ben Woolnough MRTPI | Head of Planning and Building Control**  
East Suffolk Council



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LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

## Notes

You have the right to appeal in accordance with the Building Act. Any appeal should be made to a Magistrates Court within 21 days from the date of this notice.

Where the building, which is subject to this notice, is a dwelling, a Scheduled Listed Building or is situated within a Designated Conservation Area, you will need to obtain the relevant consents under the Planning Acts before any demolition proceeds.

The requirements stated above maybe varied by this authority as deemed necessary during and after demolition and each requirement should be carried out at the relevant time in the demolition operation. Before complying with a requirement made under (e), (f) and (g) above you are required to give notice to this authority at least 48 hours before complying in respect of (e) and (f) and at least 24 hours before complying in respect of (g).

## Planning Regulations

Prior Notification Demolition Consent or prior Listed Building Consent will be required prior to the partial or complete demolition of some buildings, structures and means of enclosure. This includes:

- all Listed Buildings and/or curtilage Listed Buildings/structures,
- certain statues, buildings, walls, gates, fences and other means of enclosure within Conservation Areas, and
- some buildings, statues and monuments outside conservation areas (including but not limited to dwellings, pubs, wine bars etc).

Failure to obtain the correct demolition consent prior to commencing demolition works on unlisted buildings within Conservation Areas would be an offence under Section 196D of the Town and County Planning Act 1990. It is also an offence under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 to commence demolition without prior gaining the necessary Listed Building consents for demolition works to a Listed Building or a building/structure with its curtilage. Such offences may result in prosecution of both those who have undertaken the works (e.g. the builder) and those who instructed the works to be undertaken (e.g. the owner). Prosecutions for Listed Building offences carry a maximum 2 year imprisonment or an unlimited fine. Therefore, it is strongly recommended that guidance is sought on the potential need for Prior Notification Demolition Consent or Listed Building Consent before any works of demolition take place.

If the site/structure/building is a Scheduled Monument Prior Scheduled Monument Consent will also be required.

Guidance on the potential need for these consents can be obtained via the Pre-application Advice Service (<https://www.eastsuffolk.gov.uk/planning/planning-applications-and-enforcement/find-out-if-you-need-planning-permission/pre-application-advice-service/>)

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LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

## **Protected Species**

Where the proposals relate to the demolition of buildings or structures which may provide habitat for protected species, or there are features on or close to the site that could provide suitable habitat for protected species (including sites which have not been designated as wildlife sites), the requirements of the various Acts and Regulations relating to protected species and their habitats must be complied with, even if the above Planning Prior Notification/Listed Building/Scheduled Monuments consents are not required.

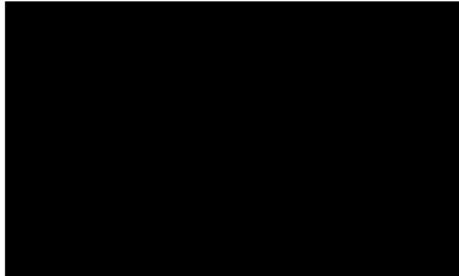
These acts/regulations include The Wildlife and Countryside Act 1981 (as amended), The Protection of Badgers Act 1992, and The Conservation of Habitats and Species Regulations 2017. They protect certain animals, plants and habitats, making it an offence to intentionally or recklessly kill, injure, or capture or obstruct access to, damage or destroy the habitats and resting places used by these species. Protected Species License(s) may be required from Natural England or Defra to allow for activities which would be otherwise illegal in relation to such species and habitats.

Where a Prior Notification for Demolition Consent and/or Listed Building Consent application is submitted, and there is potential for a protected species on or close to the proposed demolition works (including areas for storing materials, moving machinery etc as well as the building being removed), the applicant must include appropriate Protected Species Surveys undertaken at the appropriate time(s) of year. If a license has also been sought and/or granted, details should also be included within the application to ESC as Local Planning Authority.

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LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ



**Your ref:**

**Our ref:** DS/25/0019/DM

**Date:** 15 October 2025

**Please ask for:** Mr Mark Harvey

**Direct dial:** 07768 423887

**Email:** buildingcontrol@eastsuffolk.gov.uk

## **The Building Act 1984, Section 81 and 82**

### **Demolition of Buildings**

**Site:** The Warren, North End Avenue, Thorpeness, Aldringham Cum Thorpe, Leiston, Suffolk, IP16 4PD

In accordance with the Building Act you must take the action set out below within 28 days of completion of the demolition work:

- a) ~~Shore up the building(s) adjacent to the building to which this notice relates;~~
- b) ~~Weatherproof any surfaces of an adjacent building which are exposed by the demolition;~~
- c) ~~Repair and make good any damage to an adjacent building caused by the demolition or by the negligent act or omission of any person engaged in it;~~
- d) ~~Remove material or rubbish resulting from the demolition and clearance of the site;~~
- e) ~~Disconnect and seal, at such points as the Council may reasonably require, any sewer or drain in or under the building;~~
- f) ~~Remove any such sewer or drain and seal any sewer or drain connected with the sewer or drain to be removed;~~
- g) ~~Make good to satisfaction of the Council the surface of the ground disturbed by anything done under paragraphs (e) or (f) above;~~
- h) ~~Make arrangements for the disconnection of the supply of gas, electricity and water to the building;~~

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LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

i) ~~Make such arrangements with regard to burning of structures or materials on the site as may be reasonably required:-~~

\_\_\_\_\_ (1) ~~If the building is or forms part of special premises, by the Health and Safety Executive and the Fire Authority; and~~

\_\_\_\_\_ (2) ~~In any other case, by the Fire Authority;~~

ii) ~~The conditions subject to which the demolition is to be undertaken and the condition in which the site is to be left on completion of the demolition must protect the public and preserve public amenity.~~

**Specific Works:**

Property to be demolished by [REDACTED] between 20<sup>th</sup> October and 3<sup>rd</sup> November 2025.

Yours faithfully,



**Ben Woolnough MRTPI | Head of Planning and Building Control**  
East Suffolk Council



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LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

## Notes

You have the right to appeal in accordance with the Building Act. Any appeal should be made to a Magistrates Court within 21 days from the date of this notice.

Where the building, which is subject to this notice, is a dwelling, a Scheduled Listed Building or is situated within a Designated Conservation Area, you will need to obtain the relevant consents under the Planning Acts before any demolition proceeds.

The requirements stated above maybe varied by this authority as deemed necessary during and after demolition and each requirement should be carried out at the relevant time in the demolition operation. Before complying with a requirement made under (e), (f) and (g) above you are required to give notice to this authority at least 48 hours before complying in respect of (e) and (f) and at least 24 hours before complying in respect of (g).

## Planning Regulations

Prior Notification Demolition Consent or prior Listed Building Consent will be required prior to the partial or complete demolition of some buildings, structures and means of enclosure. This includes:

- all Listed Buildings and/or curtilage Listed Buildings/structures,
- certain statues, buildings, walls, gates, fences and other means of enclosure within Conservation Areas, and
- some buildings, statues and monuments outside conservation areas (including but not limited to dwellings, pubs, wine bars etc).

Failure to obtain the correct demolition consent prior to commencing demolition works on unlisted buildings within Conservation Areas would be an offence under Section 196D of the Town and County Planning Act 1990. It is also an offence under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 to commence demolition without prior gaining the necessary Listed Building consents for demolition works to a Listed Building or a building/structure with its curtilage. Such offences may result in prosecution of both those who have undertaken the works (e.g. the builder) and those who instructed the works to be undertaken (e.g. the owner). Prosecutions for Listed Building offences carry a maximum 2 year imprisonment or an unlimited fine. Therefore, it is strongly recommended that guidance is sought on the potential need for Prior Notification Demolition Consent or Listed Building Consent before any works of demolition take place.

If the site/structure/building is a Scheduled Monument Prior Scheduled Monument Consent will also be required.

Guidance on the potential need for these consents can be obtained via the Pre-application Advice Service (<https://www.eastsuffolk.gov.uk/planning/planning-applications-and-enforcement/find-out-if-you-need-planning-permission/pre-application-advice-service/>)

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LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

## **Protected Species**

Where the proposals relate to the demolition of buildings or structures which may provide habitat for protected species, or there are features on or close to the site that could provide suitable habitat for protected species (including sites which have not been designated as wildlife sites), the requirements of the various Acts and Regulations relating to protected species and their habitats must be complied with, even if the above Planning Prior Notification/Listed Building/Scheduled Monuments consents are not required.

These acts/regulations include The Wildlife and Countryside Act 1981 (as amended), The Protection of Badgers Act 1992, and The Conservation of Habitats and Species Regulations 2017. They protect certain animals, plants and habitats, making it an offence to intentionally or recklessly kill, injure, or capture or obstruct access to, damage or destroy the habitats and resting places used by these species. Protected Species License(s) may be required from Natural England or Defra to allow for activities which would be otherwise illegal in relation to such species and habitats.

Where a Prior Notification for Demolition Consent and/or Listed Building Consent application is submitted, and there is potential for a protected species on or close to the proposed demolition works (including areas for storing materials, moving machinery etc as well as the building being removed), the applicant must include appropriate Protected Species Surveys undertaken at the appropriate time(s) of year. If a license has also been sought and/or granted, details should also be included within the application to ESC as Local Planning Authority.

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LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ



**Your ref:** DS/25/0025/DS

**Our ref:** DS/25/0025/DM

**Date:** 1 December 2025

**Please ask for:** Mr Mark Harvey

**Direct dial:** 07768 423887

**Email:** buildingcontrol@eastsuffolk.gov.uk

## **The Building Act 1984, Section 81 and 82**

### **Demolition of Buildings**

**Site:** The Chantry, North End Avenue, Thorpeness, Aldringham Cum Thorpe, Leiston, Suffolk, IP16 4PD

In accordance with the Building Act you must take the action set out below within 28 days of completion of the demolition work:

- a) Shore up the building(s) adjacent to the building to which this notice relates;
- b) Weatherproof any surfaces of an adjacent building which are exposed by the demolition;
- c) Repair and make good any damage to an adjacent building caused by the demolition or by the negligent act or omission of any person engaged in it;
- d) ~~Remove material or rubbish resulting from the demolition and clearance of the site;~~
- e) ~~Disconnect and seal, at such points as the Council may reasonably require, any sewer or drain in or under the building;~~
- f) ~~Remove any such sewer or drain and seal any sewer or drain connected with the sewer or drain to be removed;~~
- g) ~~Make good to satisfaction of the Council the surface of the ground disturbed by anything done under paragraphs (e) or (f) above;~~

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LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

- h) Make arrangements for the disconnection of the supply of gas, electricity and water to the building;
- i) Make such arrangements with regard to burning of structures or materials on the site as may be reasonably required:
  - (1) If the building is or forms part of special premises, by the Health and Safety Executive and the Fire Authority; and
  - (2) In any other case, by the Fire Authority;
- j) The conditions subject to which the demolition is to be undertaken and the condition in which the site is to be left on completion of the demolition must protect the public and preserve public amenity.

**Specific Works:**

Demolition Commencement 01/12/2025 (2 Week Program)

Yours faithfully,



**Ben Woolnough MRTPI | Head of Planning and Building Control**  
East Suffolk Council



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LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

## Notes

You have the right to appeal in accordance with the Building Act. Any appeal should be made to a Magistrates Court within 21 days from the date of this notice.

Where the building, which is subject to this notice, is a dwelling, a Scheduled Listed Building or is situated within a Designated Conservation Area, you will need to obtain the relevant consents under the Planning Acts before any demolition proceeds.

The requirements stated above maybe varied by this authority as deemed necessary during and after demolition and each requirement should be carried out at the relevant time in the demolition operation. Before complying with a requirement made under (e), (f) and (g) above you are required to give notice to this authority at least 48 hours before complying in respect of (e) and (f) and at least 24 hours before complying in respect of (g).

## Planning Regulations

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If the site/structure/building is a Scheduled Monument Prior Scheduled Monument Consent will also be required.

Guidance on the potential need for these consents can be obtained via the Pre-application Advice Service (<https://www.eastsuffolk.gov.uk/planning/planning-applications-and-enforcement/find-out-if-you-need-planning-permission/pre-application-advice-service/>)

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LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

## **Protected Species**

Where the proposals relate to the demolition of buildings or structures which may provide habitat for protected species, or there are features on or close to the site that could provide suitable habitat for protected species (including sites which have not been designated as wildlife sites), the requirements of the various Acts and Regulations relating to protected species and their habitats must be complied with, even if the above Planning Prior Notification/Listed Building/Scheduled Monuments consents are not required.

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Where a Prior Notification for Demolition Consent and/or Listed Building Consent application is submitted, and there is potential for a protected species on or close to the proposed demolition works (including areas for storing materials, moving machinery etc as well as the building being removed), the applicant must include appropriate Protected Species Surveys undertaken at the appropriate time(s) of year. If a license has also been sought and/or granted, details should also be included within the application to ESC as Local Planning Authority.

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**LEGAL ADDRESS** East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

**POSTAL ADDRESS** Riverside, 4 Canning Road, Lowestoft NR33 0EQ



**Your ref:**

**Our ref:** DS/22/0020/DM

**Date:** 18 October 2022

**Please ask for:** Mr Mark Harvey

**Direct dial:** 07768 423887

**Email:** buildingcontrol@eastsuffolk.gov.uk

**The Building Act 1984, Section 81 and 82**

**Demolition of Buildings**

**Site:** Red House, North End Avenue, Thorpeness, Aldringham Cum Thorpe, Leiston, Suffolk, IP16 4PD

In accordance with the Building Act you must take the action set out below within 28 days of completion of the demolition work:

- a) ~~Shore up the building(s) adjacent to the building to which this notice relates;~~
- b) ~~Weatherproof any surfaces of an adjacent building which are exposed by the demolition;~~
- c) ~~Repair and make good any damage to an adjacent building caused by the demolition or by the negligent act or omission of any person engaged in it;~~
- d) Remove material or rubbish resulting from the demolition and clearance of the site;
- e) Disconnect and seal, at such points as the Council may reasonably require, any sewer or drain in or under the building;
- f) Remove any such sewer or drain and seal any sewer or drain connected with the sewer or drain to be removed;
- g) Make good to satisfaction of the Council the surface of the ground disturbed by anything done under paragraphs (e) or (f) above;
- h) Make arrangements for the disconnection of the supply of gas, electricity and water to the building;
- i) Make such arrangements with regard to burning of structures or materials on the site as may be reasonably required:-

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LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

(1) If the building is or forms part of special premises, by the Health and Safety Executive and the Fire Authority; and

(2) In any other case, by the Fire Authority;

j) The conditions subject to which the demolition is to be undertaken and the condition in which the site is to be left on completion of the demolition must protect the public and preserve public amenity.

#### **Specific Works: Demolition of House**

- Disposal plan to be provided by demolition contractor
- Method Statement to be provided by Demolition contractor
- Site security and safety during and after working hours
- Asbestos Survey undertaken and provided by the demolition contractor

Yours faithfully,



**Philip Ridley BSc (Hons) MRTPI | Head of Planning & Coastal Management**  
East Suffolk Council



#### **Notes:**

You have the right to appeal in accordance with the Building Act. Any appeal should be made to a Magistrates Court within 21 days from the date of this notice.

Where the building, which is subject to this notice, is a dwelling, a Scheduled Listed Building or is situated within a Designated Conservation Area, you will need to obtain the relevant consents under the Planning Acts before any demolition proceeds.

The requirements stated above maybe varied by this authority as deemed necessary during and after demolition and each requirement should be carried out at the relevant time in the demolition operation. Before complying with a requirement made under (e), (f) and (g) above you are required to give notice to this authority at least 48 hours before complying in respect of (e) and (f) and at least 24 hours before complying in respect of (g).

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