

BILLERICAY CONSERVATION AREA SHOP FRONT AND DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT

Adoption Statement

TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012

This Adoption Statement has been prepared in accordance with Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and gives notice that Basildon Borough Council has adopted the Billericay Conservation Area Shop Front and Design Guide Supplementary Planning Document (SPD) with effect from 13 August 2015.

The Billericay Conservation Area Shop Front and Design Guide SPD seeks to maintain and enhance the special architectural and historical qualities of the Conservation Area by providing advice to residents, property owners, landlords and tenants on shop fronts, advertisements and alterations to buildings within the Billericay Conservation Area.

Following consultation on the draft document, a number of minor modifications were made to the SPD and these are summarised below in accordance with the requirements of Regulation 11(2)(b) of the Town and Country Planning (Local Planning) (England) Regulations 2012:

- Section 1. Introduction and Section 2. Billericay Conservation Area were expanded to provide greater detail on the benefits of having a high quality shop front and to give background information on Billericay including its designation as a Conservation Area.
- Building style descriptions in Section 3 were amended to provide more clarity on different architectural features associated with each period.
- Section 4. Design Principles, Section 5. Shop Fronts and 6. Signs and Advertisements were amended to provide greater clarity on when permission or consent would be required for new developments, alterations to existing development and for instances when signs and advertisements are used.
- Annotations on the diagrams on pages 6 and 12 were amended to ensure they matched with the relevant feature and to provide additional information.
- A new section on Alfresco Eating was included to ensure that the placing of table and chairs outside business premises do not restrict the safe movement of pedestrians.
- Reference to Historic England published guidance was included within Section 10. Windows and Doors.
- Consideration on the use of colours in doorways to assist those with visual impairment was included in Section 10. Windows and Doors.
- Information on when enforcement action may be taken was inserted at the end of Section 19. Applying for Permission.

The full schedule of all representations received and the Basildon Borough Council's response to these are set out within the Consultation Statement which accompanies the SPD.

Any person with sufficient interest in the decision to adopt the SPD may apply to the High Court for permission to apply for judicial review of that decision. Any such application must be made promptly and in any event not later than 3 months after the date on which the SPD was adopted.

Copies of this Adoption Statement, the adopted Billericay Conservation Area Shop Front and Design Guide SPD, the Consultation Statement, and the Strategic Environmental Assessment Screening Determination are available for inspection on Basildon Borough Council's website at <http://www.basildon.gov.uk/billericaysdg>.

Copies of these documents are also available for inspection at the Council Offices, Billericay library and the Billericay Town Council Offices during normal opening hours.

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