



**BASILDON DISTRICT COUNCIL**

**TOWN AND COUNTRY PLANNING ACT 1990**

**Town and Country Planning (General Development Procedure) Order 1995**

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This Permission does **not** constitute approval under the Building Regulations

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Please see notes at end of this letter

To: Swan Housing Association  
Pilgrim House  
High Street  
Billericay  
Essex  
CM12 9XY

In pursuance of the powers exercised by them as local planning authority this Council, having considered your application to carry out the following development:-

**Proposed erection of 5No. three and four storey blocks containing 133 flats, incorporating revisions to the external elevations and roofs from those previously approved under planning application 07/00002/REM (Phases 1a and 1b of Craylands redevelopment)**

On land at

**Craylands Estate And Former Fryerns School  
Craylands  
Basildon  
Essex**

In accordance with the plan(s) accompanying the said application, the Council do hereby give notice of their decision to **GRANT PERMISSION** for the said development subject to the compliance with the conditions set out overleaf:-

**Planning Services, Basildon Centre, St. Martin's Square, Basildon, Essex SS14 1DL**

Dated: 01.04.2010

A handwritten signature in black ink that reads 'C.D. Simpson'.

Clive Simpson  
Manager of Planning Services

- 1 The development to which this permission relates must be commenced not later than the expiration of three years beginning with the date on which this permission is granted.
- 2 The development hereby permitted shall be carried out only in accordance with proposed site plan numbered BIL-AL-101 revision E received at the Local Planning Authority's offices on 10 March 2010, and the drawings numbered A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, and A15 received at the Local Planning Authority's offices on 16 February 2010.
- 3 No development shall commence until details of the colour and types of materials to be used on the roof(s) and external walls of the proposed building(s) shall have been approved in writing by the Local Planning Authority.

The reasons for the above conditions are:

- 1 Pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Part 4 of the Planning & Compulsory Purchase Act 2004.
- 2 In the interests of the visual amenities of this locality, and to ensure a satisfactory development.
- 3 In the interest of visual amenity.

In accordance with Article 5 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 the reason for the Council's decision to grant permission for the development subject to the above conditions is:

1. This permission has been granted having regard to relevant national planning policy, the policies of the Regional Spatial Strategy for the East of England, the saved policies of the Basildon District Local Plan, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with the aforementioned policies and, in the opinion of the Local Planning Authority, there are no circumstances that would otherwise justify the refusal of permission.

**Planning Services, Basildon Centre, St. Martin's Square, Basildon, Essex SS14 1DL**

Dated: 01.04.2010



Clive Simpson  
Manager of Planning Services



## NOTES

- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Room 308A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
- (2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated, as the case may be, a Purchase Notice requiring that Council to purchase his interest in the land in accordance with the provision so Part V1 of the Town and Country Planning Act 1990.
- (3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
- (4) If consent under provisions of the Building Regulations is required, this should be obtained prior to commencement of work. You can contact our Building Services on telephone no 01268 294182, if in any doubt.
- (5) The provisions of Section 13 of the Essex Act 1987 (access for fire brigade) may apply to this development and will be determined at the Building Regulation stage.