

interest of the High Street as a whole. A reason for refusal on this basis could not therefore be sustained.

- 11.7 The proposed shopfronts are of a traditional design, appropriate to the building and will not adversely affect the character and appearance of the conservation area. The development is therefore in accordance with Policies DP2, SP16 and SP17 of the adopted Local Plan.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Development shall only be carried out in accordance with plans:
- 9810.110 Rev.P1 - Location and block plan
9810.111 Rev.P1 - Existing and proposed front elevations
- No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.
- Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 3 No windows/doors shall be installed until the following details, at a scale of 1:10 elevation and 1:5 section, have been submitted to, and approved in writing by, the New Forest National Park Authority.
- a) Typical joinery details including window/doors
b) Fascias
c) Paint colour
b) Fascia and sign lettering detailing
- Development shall only take place in accordance with those details which have been approved.
- Reason: To ensure an acceptable appearance of the building in accordance with Policies DP2, SP16, SP17 and DP18 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

