

**Suggested Conditions**

- 01.** The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

**Reason:** In the interest of certainty and the proper planning of the area, and to comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.

- 02.** All external colours shall be approved in writing by the planning authority before they or any relevant materials are used on the site. All external fittings, including vents and grilles, shall be factory finished or painted out to match the colour of the background to which they are attached.

**Reason:** In order to protect the appearance of both the property itself and the surrounding area

- 03.** Unless approved in writing by the Planning Authority, no vinyls or other manifestations shall be applied to or internal partitions erected in front of the shopfront windows. Clear, untinted and unfrosted glazing shall be used on all shopfront windows.

**Reason:** In order to protect the appearance of both the property itself and the surrounding area.

- 04.** If security shutters are proposed, they shall be of an open lattice (brickbond) type and not be solid roller shutters. Full details of the proposed shutters shall be submitted for the written approval of the Planning Authority prior to works commencing on this aspect of the development and thereafter implemented in the approved manner.

**Reason:** To safeguard the character of the surrounding conservation area.

**Advisory Notes**

01. The applicant is advised that the granting of planning permission does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build or maintain this approved development. Such consent should be obtained prior to the commencement of works on site.
02. It is recommended that the applicant should consult with Building Services Operations and Safety (Development and Regeneration Services) as a Building Warrant may be required for the development.
03. Any advertisement, other than that deemed within the terms of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, to be the subject of an application for express consent.