

Application ref: 2023/2444/L
Contact: Nick Baxter
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Date: 20 July 2023

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Thimble Hall
Lower Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**Lock Keepers Cottage
289 Camden High Street
London
Camden
NW1 7BX**

Proposal:

External repainting of building and railings to ground and first floor and replacement of damaged tiles to outside seating areas. Internal redecoration and provision of new servery. Non illuminated lettering to entrance to Coffee Shop and Canal Information Centre Non illuminated projecting sign and non illuminated lettering for Canal Information Centre on north east elevation

Drawing Nos: 9608 001 E BSC Camden revised internal elevations, Regent's Canal westbound, Regent's Canal west to east, Regent's Canal CIC boards early years, Regent's Canal CIC boards post war years, Regent's Canal CIC boards railway years, Regent's Canal CIC boards diagrammatic course and photos, Regent's Canal CIC boards construction

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 The applicant wishes to discharge condition 4 (Before the relevant part of the work is begun, the internal interpretative artwork shall be submitted to and approved in writing by the local planning authority) of 2022/5230/L (External repainting of building and railings to ground and first floor and replacement of damaged tiles to outside seating areas. Internal redecoration and provision of new servery. Non illuminated lettering to entrance to Coffee Shop and Canal Information Centre Non illuminated projecting sign and non illuminated lettering for Canal Information Centre on north east elevation)

The applicant has supplied a suitable scheme of internal material.

Any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

The scheme has been accepted by the Canals & Rivers Trust and the Friends of Regent's Canal. The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021.

- 2 The applicant is advised that all works should be formally agreed with the Canal & River Trust as Landowner, and they should refer to the Code of Practice for Works Affecting the Canal & River Trust when carrying out the works hereby permitted.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer