

Delegated Report		Analysis sheet	Expiry Date:	19/11/2013
		N/A / attached	Consultation Expiry Date:	N/a
Officer		Application Number(s)		
Victoria Pound		1. 2013/5750/L 2. 2013/5716/A		
Application Address		Drawing Numbers		
Starbucks 289 Camden High Street London NW1 7BX		See decision letter.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<ol style="list-style-type: none"> 1. Reconfiguration of internal partition walls at ground and first floor levels. 2. Display of painted lettering to west elevation at ground floor level. 				
Recommendation(s):		<ol style="list-style-type: none"> 1. Grant listed building consent 2. Grant advertisement consent 		
Application Type:	Listed Building Consent Advertisement Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	N/a					
CAAC/Local groups* comments: *Please Specify	N/a					

Site Description

Former lock keeper's cottage, dating from the early C19 (with extensions, stucco finish and crenellation dating from 1975), now in use as the Regent's Canal Information Centre, and coffee shop.

Relevant History

None directly relevant.

Relevant policies

LDF Core Strategy and Development Policies

Town and Country Planning (Control of Advertisements) (England) Regulations 2007

Camden Planning Guidance 2011 (as amended)

CS5 – Managing the impact of growth

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's Heritage

DP26 – Managing the impact of development on occupiers and neighbours

Assessment

Listed building consent is sought for the reconfiguration of the layout of the interior at ground floor level, in order to house the Regent's Canal Information Centre function near the main doors, rather than within the general café area as it is at the moment.

Advertisement consent is sought for the display of painted lettering to the western elevation at ground level, which also relates to the Regent's Canal Information Centre function.

Listed building considerations:

A new partition will be formed and the existing coffee shop fit out reconfigured. The partition appears to be lined up against a window on plan but this window is already blocked from the inside, so there will be no additional impact from the new work. It is proposed to unblock the western elevation window from the inside, which is welcomed.

It is also proposed to slightly reconfigure the non-original partitioning within the first floor accommodation. This work will not have a detrimental impact on the building's special interest at this level.

Advertisement consent considerations:

Externally, it is proposed to apply painted lettering to the eastern elevation at ground floor level, to highlight the presence of the Regent's Canal Information centre. The size and positioning of the lettering is not considered to have a significant impact on the special interest of the building.

The Town and Country Planning (Control of Advertisements) Regulations 2007 permits the Council to only consider amenity and public safety matters in determining advertisement consent applications.

Amenity: the sign does not obscure any architectural features of the building and is considered acceptable in terms of proportions and design. It is not considered that the sign would be unduly obtrusive in the street scene or disturb adjoining residents or occupiers.

Public safety: The location of the signage is not considered harmful to either pedestrian or vehicle

traffic. The proposal therefore raises no public safety concerns.