

**LOCK KEEPERS COTTAGE, 289 CAMDEN HIGH STREET,  
LONDON, NW1 7BX.**

**EXTERNAL REPAINTING, INTERNAL ALTERATIONS AND  
ERECTION OF NON-ILLUMINATED SIGNAGE.**

**CLIENT: BLACK SHEEP COFFEE LTD**



**PLANNING SUPPORT STATEMENT, INCORPORATING HERITAGE  
IMPACT ASSESSMENT AND DESIGN AND ACCESS STATEMENT.**

**Paul Semple BA(Hons) MRTPI, Freelance Planning Consultant**

**November 2022**

## **1.0 INTRODUCTION**

1.1 This Planning Support Statement, incorporating a Design and Access Statement and Heritage Impact Assessment, has been prepared to accompany and support applications, submitted on behalf of Black Sheep Coffee Ltd, for Listed Building Consent and Advertisement Consent for the external redecoration of the former Lock Keepers Cottage at 289 Camden High Street, London and internal alterations and external non illuminated signage. The applications are submitted in the context of retention of the building's continued mixed use as a Canal Information Centre and coffee shop.

1.2 The Statement is in eight sections and comprises:

- 1.0 Introduction
- 2.0 Site Description and Surrounding Area
- 3.0 Planning History
- 4.0 Proposals/Design and Access Statement
- 5.0 Heritage Impact Assessment
- 6.0 Statement of Community Involvement
- 7.0 Planning Considerations
- 8.0 Summary.

1.3 The applications are accompanied by the requisite drawings showing the existing and proposed elevations of the building and the existing and proposed internal layouts, proposed signage, together with the approved ground and first floor layouts when the building was last occupied as a Canal Information Centre and a coffee shop until recently by Starbucks.

## 2.0 SITE DESCRIPTION AND SURROUNDING AREA

- 2.1 Lock Keepers Cottage is located on the south west side of Camden High Street, adjacent to Hampstead Road Bridge and the Regent's Canal. It is a grade II, part two storey/part one storey listed building that is currently vacant having been, until recently, occupied by Starbucks as one of its coffee shops and used as a Canal Information Centre.
- 2.2 It is within the Regent's Canal Conservation Area and sits on the Canal's towpath, opposite Hampton Road locks, also a Grade II listed structure and one of a number centred around the canal in the immediate surrounding area.
- 2.3 The Lock Keepers Cottage was originally a plain two storey dwelling with a single storey office, a small yard and attached garden area, occupied by a lock keeper and family. It has however been extensively remodelled and extended since first built in the early nineteenth century and now has a castellated appearance with an off-white painted stucco finish.
- 2.4 It has an open terrace, facing onto Camden High Street, which is enclosed by railings and was previously used by Starbucks as a customer outside seating area. There is a metal staircase from this area up to a roof terrace, also previously used as a customer outside seating area.
- 2.5 As well as the public towpath on its north west side, the building abuts public footpaths on its north east and south west sides. The lower parts of the walls on these three elevations, together with the building's doors and windows, have been extensively tagged by graffiti artists. It is evident that the lower section of the building has been repainted in the past, presumably to cover up previous graffiti, as there is a tonal difference between the building's upper and main off-white colouring to that of the lower sections of the building. With vegetation now growing out of guttering at first floor terrace level and above, the building presents a

superficially run down and unattractive appearance when viewed from street level and in the context of the surrounding Conservation Area.

2.6 To the immediate south east of the building is a modern three-five storey curved fronted building finished in a mid-grey colour with grey granite panels at and above pavement level that comprises a mix of shops, restaurants/pubs at ground and first floor level with offices above.

2.7 Internally Starbucks, on terminating their lease of the former Lock Keepers Cottage, removed their service counters, furniture and related catering fixtures and fittings on both the ground and first floor, save customer and staff toilets on the latter. The Canal Information Centre (CIC) boards, giving the history of the canal, its construction and evolving use, remain within the designated CIC area adjacent to the entrance to the building. A hand painted mural on sections of wallpaper of the length of the canal, highlighting some features of note along it, remains on the majority of the ground floor walls, but is suffering from damp and is peeling away in places.

2.8 The double entrance doors into the building, located on the north east side are accessed from within the enclosed outside seating area and are approached from the Canal towpath by a ramped access. Above the entrance doors are the remnants of the Starbucks brand lettering, advertising its presence within the building.

### **3.0 PLANNING HISTORY**

- 3.1 The Lock Keepers Cottage was included within proposals for a mixed-use Suffolk Wharf four storey redevelopment scheme submitted for planning permission in the late 1990's that incorporated a former Council recycling centre to the immediate south of the building.
- 3.2 This development was granted permission in March 1999 under Council Ref: PE700702R3 and permitted the use of the former Lock Keepers Cottage as a Canal Information Centre. The planning permission was accompanied by a Section 106 agreement between the developers and the Council that restricted the usable floorspace of the Lock Keepers Cottage to 51% for a Canal Information Centre and 49% to ancillary use. A clause within the agreement stated that the ancillary use was for the sale of retail goods, non-alcoholic drinks and hot and cold food for consumption on and off the premises. A further clause in the agreement required the developer to provide information to the general public about the history of the Canal and the Cottage within the building.
- 3.3 Revised plans for the substantive and approved part of the Suffolk Wharf redevelopment scheme were subsequently submitted and a Variation to the March 1999 Section 106 Agreement sat alongside the new planning permission.
- 3.4 At the same time Listed Building Consent was granted for alterations to the former Lock Keepers Cottage for its use as a Canal Information Centre with ancillary retail/café.
- 3.5 The building was initially occupied by Soho Coffee for approximately 2 years but was vacant when Starbucks began operating from it in 2002.
- 3.6 Following submission of an application by Starbucks in March 2012 (subsequently withdrawn) for change of use from Canal Information Centre/Café to a mixed use of

retail and coffee shop with ancillary Canal Information Centre, the Council served an Enforcement Notice. It was aware through the application that the Canal Information Centre was no longer operating as the main use and the whole premises was being used as a coffee shop with a few information boards displayed on its walls. The Enforcement Notice was appealed, and a Public Inquiry programmed.

3.7 To seek to regularise matters and avoid a Public Inquiry, Starbucks submitted a further application (Council ref: 2012/5726/P) for change of use of the building from Canal Information Centre with ancillary coffee shop/café to mixed use Canal Information Centre and coffee shop. The application was accompanied by a Management Plan for the Canal Information Centre and Coffee Shop. Planning Permission was granted for the change of use in September 2013, following the sealing of Section 106 Agreement between the Canal and River Trust, owners of the property, the Council and Starbucks.

3.8 The Planning Permission was conditional on the internal layout plans that accompanied the application, the Management Plan and hours of use.

3.9 The Management Plan set out terms for:

1. The permitted use of the property.
2. The approved ground floor layout plan and its intended use.
3. Education and training needs of staff regarding information on the Canal.
4. Provision of retail display shelves for retail products and local guides etc.
5. Wall displays to be agreed with interested parties and Council.
6. Monitoring progress of terms of Management Plan.
7. External Signage to the building.
8. Storage requirements.
9. Music limitations.
10. Public toilets provision for customers and Information Centre users.

## **4.0 PROPOSALS/DESIGN AND ACCESS STATEMENT**

4.1 The proposals for the Lock Keepers Cottage involve works to both the exterior of the building and its interior.

### **Proposed External Works**

4.2 The stark off-white colour of the building has made it a target for graffiti artists and the majority of its walls, doors and windows have been tagged. Originally the view was taken that painting the external walls a darker colour will prove less attractive as a blank canvas for graffiti artists and it was therefore proposed to repaint them in a mid-grey colour with the windows, doors and plinth to the building painted black. Following consultations with interested parties (see Section 6 Statement of Community Involvement) it has been decided to retain and repaint the whole building in its main off-white colour and repaint doors to the bin stores beneath the external staircase black.

4.3 If repainting and occupation of the building does not stop it being tagged and results in the need to continue repaint the affected areas, Black Sheep Coffee would look to commission some art work for the external walls that reflects the significance of the building, the canal, the general surrounding area and its occupation and use of it. Such artwork would form the basis of separate Listed Building Consent and Planning Permission applications in the future. Another option suggested by the Canal and river trust could be putting planters and trellises on the sides of the building, but again this would be the subject of further applications.

4.4 The railings around the ground and first floor outside seating areas and external railings to the staircase between them will be cleaned and repainted black. Existing cracked tiles to both outside seating areas will be replaced and vegetation that has established itself on the upper parts of the building removed.

4.5 Starbucks originally had non-illuminated signage to its coffee shop above the entrance doors into the building, but these individual letters have been removed. It is proposed to fix fret cut black “Black Sheep Coffee” acrylic letters on spacers above these entrance doors. Similar lettering will be used to advertise the building as the Regent’s Canal Information Centre to the right hand side of these doors and on the wall fronting the canal footpath.

4.6 A non-illuminated projecting sign is proposed above the canal footpath, in the same location that Starbucks had its.

4.7 Drawing No. 9608-P-04AA shows the proposed external appearance of the building and Drawings No.9608-P-05A and 9608-P-06A shows details of the proposed signage.

### **Proposed Internal Works.**

4.8 At present the interior of the building has been stripped of the former Starbucks servery counter and back counter and all furniture etc has been removed. The existing internal walls remain on the ground floor and the separate preparation/storage areas and staff/customers toilets remain on the first floor.

4.9 It is proposed to lay out the ground floor very much as Starbucks had it, retaining the area set aside for the Canal Information Centre immediately adjacent to the entrance into the building, with a new servery counter beyond. Bar height seating is proposed opposite the new servery, with the majority of customer seating provided by way of fixed or free standing seats and free standing tables at the far end of the building. The seating arrangement in this area, with a central community table, has been laid out so that it can be used by Community groups for any meetings.



- 4.10 The preparation area and toilets at first floor level will be refurbished and external free-standing tables and chairs for customers, some under umbrellas, will be provided on the ground and first floor terraces.
- 4.11 The proposed internal layout is shown on accompanying drawing 9608-101, which also shows the outdoor customer seating areas. No structural alterations are proposed to existing walls etc on either the ground or first floor are proposed. The walls would be replastered and left with a new textured skim coat and tiled behind the back servery counter.
- 4.12 The Canal information boards describing, with photographs etc. the building and on-going history of the Canal within the dedicated Canal Information Centre will remain, but the plain walls below will be clad in reclaimed timber panels with black painted timber skirting boards. The Canal and River Trust have forwarded to Black Sheep Coffee an electronic copy of the media artwork that are printed on the information boards so it will be possible to print and replace any that have become worn.
- 4.13 Opposite the Information Centre and to the immediate left hand side of the entrance doors a dedicated Canal Information Centre leaflet and local information display unit is proposed that can be used for general leaflets on the canal and the local area.
- 4.14 The proposed servery will consist of a front and rear counter housing the machines and apparatus to make and contain the ingredients for coffees, teas, smoothies, waffles etc. As with the back servery previously installed by Starbucks, three windows and a door facing onto the canal towpath have been blocked off internally to provide a full height part tiled back board to the servery.
- 4.15 The floors to the retail area and Canal Information Centre will be finished in vinyl tiles and that to the seating areas finished in wood effect vinyl tiles. The floor to the service counter and first floor storage and preparation area will also be finished in hard wearing vinyl tiles. The existing ceiling's will be painted and have track lighting

fitted within them to the Canal Information Centre, the customer retail area, the servery area and the customer siting area.

4.16 An elongated wall mural of the canal, painted onto wallpaper has become part detached, condensation damaged and faded in some places and will have to be removed. As evidenced by responses (see Section 6 of the Planning Support Statement) to pre application consultations with interested parties, the mural provided by Starbucks was not popular. Discussions with these Interested parties have been requested on alternative art work.

4.17 The ground floor seating and table arrangement has been laid out so that it is available for booking by local interest groups and can accommodate up to 10 people.

4.18 It is intended that the building be open as per the conditioned hours of 07.00 to 21.00 during the week and at weekends.

## 5.0 HERITAGE IMPACT ASSESSMENT.

5.1 The Lock Keepers Cottage was listed Grade II in May 1974. The listing details were subsequently amended in January 1999 when its statutory address was changed to Regent's Canal Information Centre, 289 Camden High Street, Camden. They state:

*TQ2884SE CAMDEN HIGH STREET 798-1/65/149 (West side) 14/05/74 No.289  
Regent's Canal Information Centre (Formerly Listed as: GRAND UNION CANAL  
Lock Keeper's Cottage (No.289 Camden High Street))*

*GV II*

*Lock keeper's cottage, now the Regent's Canal Information Centre. Early C19 with additions and alterations c1975. Stucco. 2 storeys, 1 window with single storey 3-window entrance wing. Segmental arched doorway and panelled door facing canal; left return with similar doorway and double glazed doors. Segmental arched sashes; 1st floor in large shallow rectangular recess. Plain stucco band at cornice level. Crenellated parapet and 2 tall slab chimney-stacks. INTERIOR: not inspected. The building was extended, stuccoed and crenellated c1975.*

5.2 The cottage was originally a plain two storey brick dwelling with a single storey office, and a small attached yard and garden built around 1816. It formed part of a symmetrical development at the side of the lock with a similar cottage to its south west, the two separated by a single storey stable range. It is not known when or why the cottage was given its first castellations and off-white painted render coat, but it is assumed to be in the late 1950's or 1960's.

5.3 The exact date of the demolition of the attached stable range and further cottage is not clear but they were present on an OS National Grid Map surveyed in 1952 and

published in 1954 and it is therefore it can be assumed to occurred in the following years.

5.4 The Lock Keepers Cottage was however subsequently radically remodelled, extended and modernised for British Waterways Board to its present appearance in 1975, the work winning the Board a European Architectural Heritage Year Award. The building was listed in May 1974, following its remodelling.

5.5 These works resulted in the original two bay single storey extension, previously used as the lock keeper's office, being extended by a further two bays with entrance doors facing towards Camden High Street. The building then served as a British Waterboard Information Centre, before its conversion to a café in the early 2000's, with a bespoke Canal Information Centre incorporated into the ground floor of the building in 2012/2013.

5.6 Whilst externally the building has remained as extended in the mid 1970's (and as listed in May 1974) the ground floor of the original 1815 cottage, having been incorporated into the extended and modernised café/Canal Information Centre, has none of the original architectural of historic references to internal walls etc of the former cottage, Similarly in adapting the first floor of the original cottage to a preparation area for the café and customer/staff toilets no historic references of the past use of it remain.

5.7 The building's original small yard and garden facing onto Camden High Street have been lost thorough the erection of the two bay extension to the building and the creation of an outside seating area. The flat roof above the extended single-storey element of the building has been adapted and used as an outside seating area, accessed by an external metal stair case.

5.8 The impact of the current proposals on the external appearance of the building are considered minimal in that the signage proposals replicate the location of the signage that was granted Listed Building and Advertisement Consent when Starbucks

operated from the building – namely a non-illuminated projecting sign above the canal towpath near the ramped access into to the building and individual non illuminated letters above the entrance door, advertising the presence of Black Sheep Coffee as the operator of the coffee shop. Individual non-illuminated letters advertising the presence of the Regent’s Canal Information Centre within the building are proposed adjacent to the entrance into the building and also on the building’s frontage to the canal towpath.

5.9 The National Planning Policy Framework (NPPF) requires an applicant to describe the significance of any heritage asset affected by a proposal and to assess the impact of the proposed development on its significance, great weight being given to the building’s conservation.

5.10 It is considered that the signage proposed will lead to less than substantial harm to the building’s significance and whatever harm that is deemed to be identified should be assessed, as advised in Paragraph 202 of the NPPF, by having regards to the public benefits of the proposals including, where appropriate, securing its optimum viable use. It can be clearly demonstrated that in bringing the Lock Keepers Cottage back into its authorised permitted use as a mixed-use information centre and coffee shop, the redecoration and refurbishment of the building’s exterior and removal of the current graffiti from all its walls, will be of public benefit in improving its current appearance and visual prominence in the Regent’s Canal Conservation Area.

5.11 The impact of the proposals on the internal layout and appearance of the ground and first floor are low key in that they involve the redecoration of the interior, removal of an unpopular wall mural, upgrading, where required of the Canal Information Centre display panels and the provision of a new servery counter in the same location that Starbuck’s occupied. The ground and first floors of the building have been extensively remodelled by previous occupiers and therefore it is considered that with no original historic or architectural features remaining of the building’s past use as a lock keepers’ cottage, the proposed internal refurbishment works will result in less than substantial harm to the listed building.

## 6.0 STATEMENT OF COMMUNITY INVOLVEMENT

6.1 The approved Regent's Canal Information Centre and Coffee Shop Management Plan and the related Section 106 legal Agreement attached to the 2012 planning permission for change of use from Canal information Centre with ancillary coffee shop/café to mixed use Information Centre and coffee shop identifies "interested parties" that the Council and the owner should be involved in the running of the Canal Information Centre.

6.2 These parties are listed as the Regent's Canal Conservation Area Advisory Committee, Inland Waterways Association, Friends of Regent's Canal, Camden Railway Heritage Trust, Canal and River Trust, Regent's Network and London Waterways Commission and other such parties in the Camden Lock area with an interest in the centre's running.

6.3 Pre application drawings and information on the Black Sheep Coffee proposals for the Lock Keepers Cottage were sent to representatives of the above organisations inviting comment before submission of the applications. These included drawings showing the building painted a mid-grey colour.

6.4 The responses received are summarised as follows:

1. **Regent's Canal Conservation Area Advisory Committee** – (Comments awaited and to be forwarded separately)
2. **Inland Waterways Association** – Welcomes reuse of distinctive building and retention of CIC display, the information boards and leaflet shelving, which IWA will wish to continue using. Consider having the building back in active use and cleaning graffiti off, when necessary, will make greatest contribution to controlling problem. Feel existing colour makes the building stand out better than proposed mid grey. Will there be full access for disabled users including toilet facilities?

3. **Friends of Regent's Canal** – Support pre application proposals but awaits applications and any conditioned Management Plan and Section 106 agreement. Display boards in CIC area should be reprinted. Don't anticipate a demand for annual community events - last one was in 2016 to celebrate 200<sup>th</sup> anniversary of buildings construction - and regular committee meetings have never been held. Proposed sign to CIC facing Camden High Street should be higher. Never happy with loud and inappropriate murals provided by Starbucks and want to agree with proposed occupier on how to make better use of the wall surfaces with a modest collection of displays that blend Canal history with coffee house environment. Information chalkboard not needed now as most events advertised on social media platforms but bookable community table should be retained and suggest lockable cupboard replace lower shelves of local pamphlets display unit.
4. **Camden Railway Heritage Trust** – Glad the wallpaper murals could come down – they may have been pretty but a disaster in terms of factual information and hope they are not going to be repeated.
5. **Canal and River Trust** – No objection to proposed continued use of this important canal side building as café. Further details needed if jumbrellas proposed for outside seating areas. Whilst the render and white paint is a relatively recent alteration to what was originally a fairly modest brick built building the existing colour should be retained for a historic context perspective- redecoration in a dark grey would fundamentally alter its distinctive character and architectural associations. Planters and associated trellising could be an effective strategy for deterring graffiti. Any replacement wall mounted mural should make reference to the canal and canal related features.

6.5 In response to these comments it is noted that there have been no community events since 2016 and that regular committee meetings have never really taken place. The proposed Regent's Canal Information Centre non-illuminated sign has been raised to be more visible from Camden High Street. There is no room on the ground floor to provide disabled toilets given the need to provide space for the Canal

Information Centre, sufficient seats required by the Management Plan for Community Groups and a new coffee shop servery. The original proposal to paint the building in a mid-grey colour has been dropped.

6.6 The now damaged wall mural is noted as being relatively unpopular and not required to be replaced, but additional information boards/art work can be provided on the coffee shop walls instead, in consultation with the interested parties. As pointed out by the Friends of Regent's Canal, the idea for its building was conceived in a coffee house, so canal and coffee themes go hand in hand.



## **7.0 PLANNING CONSIDERATIONS**

7.1 The Lock Keepers Cottage has planning permission for a mixed use as a canal information centre and coffee shop, granted in 2012. A Management Plan was submitted with the approved planning application and a Section 106 Agreement sits alongside the planning permission.

7.2 The terms of the Management Plans are set out in Paragraph 3.8 of this Planning Support Statement and Black Sheep Coffee's proposed mixed use of the building will comply with the permitted use and its proposed ground floor layout will ensure that sufficient floor space still remains for visitors to the Canal Information Centre without intruding on the Coffee Shop use.

7.3 The Management Plan requires the ground floor layout to be based on the general principles shown on the approved 2012 Starbucks Ground Floor layout plan and any significant amendment to it would require prior approval of the Council. The Starbucks approved drawing (BRS.0102\_03-1B) accompanies the Listed Building Consent application. It can be clearly seen that the Black Sheep Coffee proposed layout is almost identical to that of Starbucks, with the Canal Information Centre retained in the same area, the coffee shop servery also in the same area and the same amount of space set aside for customers and community group meetings for up to 10 people,

7.4 A dedicated Canal Information Centre leaflet and local information display unit is proposed that can be used for general leaflets on the canal and the local area. A chalk board has not been provided however, based on comments made by the Friends of Regents Canal that it is no longer needed.

7.5 Responses from the interested parties consulted on the proposed applications showed that the extensive Canal wall mural pasted onto the walls by Starbucks in the

coffee shop area was not overwhelmingly popular and factually inaccurate. The mural is coming away from the walls in several places and will have to be removed for redecoration. It has been requested by interested parties that discussions be held to agree more modest displays with Black Sheep Coffee.

7.6 The Management Plan in its section on Monitoring refers to the requirement to monitor and review the Canal Information Area and the wall displays on an annual basis and gives the flexibility to update them as necessary following a meeting between the Coffee Shop Operator and one or more nominated representatives of the interested parties, such meetings to be attended by representatives of the Canal and River Trust and the London Borough of Camden as witnesses/observers.

7.7 The non-illuminated external signage proposed is clear but discrete, as required by the Management Plan and of similar proportions for both the Canal Information Centre and the Coffee shop. The Canal Information Centre sign fronting onto Camden High Street has been raised slightly to address visibility concerns raised by the Friends Of Regent's Canal. The Management Plan also wanted a Canal Information Centre side erected on the canal sign elevation. This was not provided by Starbucks, but now forms part of the submitted Advertisement Consent application.

7.8 It is intended that the building be open during the week and at weekends as per the conditioned hours of 07.00 to 21.00.

7.9 Policy A2 of the adopted Camden Local Plan seeks protection of open spaces like those on and around the Regent's Canal and the proposals for the Lock Keepers Cottage do not impinge on those around the building.

7.10 Policy D2 on Heritage and designated heritage assets such as listed buildings and Conservation Area requires them to be preserved and where appropriate enhanced. The policy states that development will not be permitted that results in harm that is

less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh the harm.

7.11 It has been argued in the Heritage Impact Assessment within this Statement that the minor proposed external alterations to the building, comprising non illuminated signage and its repainting, would result in less than substantial harm to a heritage asset, and that in removing the current graffiti and repainting it will actually enhance its appearance and that of the Conservation Area. Similarly, the proposed internal works will have less than substantial harm on what is already a previously modernised interior with no architectural or historical fixtures or fittings of any note remaining from its days as a modest lock keepers' cottage.

7.12 The proposed non illuminated signage is discrete, respects the requirements of Local Plan Policy D1 on Design and D4 on Advertisements to preserve the character of the building, whilst informing the general public of the function and use of the building. They do not obscure or damage any specific architectural features of the building, nor detract from the overall appearance of the building.

## **8.0 SUMMARY**

8.1 The former Lock Keepers Cottage is a Grade II listed building situated within the Regent's Canal Conservation Area and occupies a visual prominent location within the street scene of Camden High Street and in views along the Canal towpath.

8.2 It is currently vacant and its external wall's, ground floor windows and doors have been comprehensively tagged by graffiti artists, presenting an unattractive, tired and run down appearance.

8.3 It has planning permission for mixed use as a Canal Information Centre and coffee shop. Black Sheep Coffee wish to take a lease of the building from the Canal and River Trust to continue this mixed use.

8.4 It intends to repaint the outside of the whole building in its current off-white colour, advertise its function as a Canal Information Centre and coffee shop with discreet non illuminated lettering and a projecting sign above the canal towpath, remove vegetation from the building, refurbish the existing railings to the outside seating areas at ground and first floor level and the open stairs connecting the two and replace broken tiles to both areas.

8.5 Internally it will redecorate and refurbish the ground floor and retain the designated Canal Information Centre area and information panels within, provide a new coffee shop servery counter and provide a seating area for customers and community groups.

8.6 None of these proposed external or internal works are considered to lead to less than substantial harm to the significance of the listed building or the Regent's Canal Conservation Area in which it is located. In reopening it as a Canal Information

Centre and coffee shop it is securing its optimum viable permitted use and noticeably improving its external appearance.

8.7 Black Sheep Coffee are cognisant of the requirements of the Management Plan that sits alongside the planning permission for the use of the Lock Keepers Cottage and the related section 106 legal agreement and have engaged with local organisations/interested parties involved in the Regent's Canal area and the setting up and running of the original Canal Information Centre, together with the owners of the building, the Canal and River Trust.

8.8 Details of the proposed internal and external changes have been forwarded to these interested parties and comments made on them and the art work that Starbucks commissioned to run around the whole inside of the coffee shop have been taken on board. The latter was found wanting in terms of presentation and historic accuracy and it has been suggested by interested parties that they work together with Black Sheep Coffee to agree more sympathetic art work that gives better information on the canal within a coffee shop environment.

8.9 It is therefore respectfully requested that the submitted Listed Building Consent and Advertisement Consent applications are approved so that this unique building can be brought back into its authorised use as a Canal information Centre and coffee shop.