

Camden Planning Department
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London
WC1H 8EQ

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Lower Street
Barford St Michael
Banbury
Oxfordshire
OX15 0RH
29.11.2022

By Planning Portal only

Dear Sir/Madam,

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

Please find enclosed applications for Listed Building Consent and Advertisement Consent for the refurbishment, redecoration and the erection of non-illuminated signage at the Lock Keepers Cottage, 289 Camden High Street, London.

The building has planning permission, granted in 2012, for use as a Canal Information Centre and a coffee shop. It was previously occupied by Starbucks from 2002 onwards but was closed earlier this year following the Covid pandemic and resultant impact on the company's business through lack of customers.

My client, Black Sheep Coffee, wish to take on the lease of the property and continue to operate it as a Canal Information Centre and coffee shop. The outside of the building has been extensively tagged by graffiti artists and needs repainting, as does the existing railings and external staircase enclosing customer outside seating areas.

Internally Starbucks removed its ground floor customer service counters on termination of its lease. A new service is proposed in the same location together with the redecorating and refurbishing of the coffee shop areas. The existing Canal Information Centre with its informative panels on the building and history of the canal remains and will be refurbished.

The proposed external non illuminated lettering signing the Canal Information Centre and the coffee shop, together with a non-illuminated projecting sign are all in the same location that Starbucks obtained Listed Building and Advertisement Consent for.

The applicant is cognisant of the requirements of the existing Management Plan for the Canal Information Centre and Coffee Shop and the related legal agreement attached to the 2012 planning permission and has liaised with the local interested parties involved in the Canal Information Centre prior to submission of the application, seeking and noting their comments.

These comments are included within a Statement of Community Involvement that accompanies the application and forms part of a comprehensive Planning Support Statement that also includes a Design and Access Statement and a Heritage Impact Assessment.

I trust with the information contained within it and the drawings that accompany the respective applications they can both be validated and accepted.

Yours Faithfully.

Paul Semple.

Paul Semple BA(Hons) MRTPI
Freelance Planning Consultant.