

Application ref: 2022/5230/L
Contact: Nick Baxter
Tel: 020 7974 3442
Email: Nick.Baxter@camden.gov.uk
Date: 19 January 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Paul Semple
Thimble Hall
Lower Street
Barford St Michael
Banbury
Oxfordshire
OX15 0RH

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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-E-01 rev B, 9608-P-03, 9608-P-05 rev A, 9608-P-06 rev A, 9608-P-02, 9608-001 rev A, 9608-101 rev B, 9608-P-04 rev B, BRS.0102_03-1b, 9608-SK-02 rev A, planning statement, BRS.0102_05-1

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning

(Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

9608-E-01 rev B, 9608-P-03, 9608-P-05 rev A, 9608-P-06 rev A, 9608-P-02, 9608-001 rev A, 9608-101 rev B, 9608-P-04 rev B, BRS.0102_03-1b, 9608-SK-02 rev A, planning statement, BRS.0102_05-1

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 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.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The site is a much altered and extended 19th-century former lock-keeper's cottage, listed grade II and making a positive contribution to the Regent's Canal Conservation Area.

Its interior appears largely free of historic fabric and has been equipped as a coffee shop.

The applicant wishes to renew the shopfittings and décor, and add modest external signage.

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

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

The application has been advertised in the press and by means of a site notice. Friends of Regent's Canal have written in support, with the additional support of Councillor Cotton. They have requested that they be consulted about new internal interpretation artwork. The discharge of planning conditions cannot be

put in the hands of third parties, so in practice this means that the artwork will have to be approved by Camden, and a condition has been applied to this effect.

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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer