

**From:** Steffi Dance <[Steffi.Dance@camden.gov.uk](mailto:Steffi.Dance@camden.gov.uk)>  
**Sent:** 16 January 2025 10:46  
**To:** Neil McDonald <[Neil.McDonald@camden.gov.uk](mailto:Neil.McDonald@camden.gov.uk)>; Jane Wylie <[Jane.Wylie@camden.gov.uk](mailto:Jane.Wylie@camden.gov.uk)>  
**Cc:** Sam Margolis <[Sam.Margolis@camden.gov.uk](mailto:Sam.Margolis@camden.gov.uk)>; Bethany Cullen <[Bethany.Cullen@camden.gov.uk](mailto:Bethany.Cullen@camden.gov.uk)>; George Loureda <[George.Loureda@Camden.gov.uk](mailto:George.Loureda@Camden.gov.uk)>; Richard Wilson <[Richard.Wilson@camden.gov.uk](mailto:Richard.Wilson@camden.gov.uk)>  
**Subject:** RE: Princes Circus - Fountain

Hi Neil – see below for further Thames Water clarification – does that satisfy?

Kind regards

Steffi

RE: RE: RE: RE: RE: RE: Princes Circus Historic Fountain



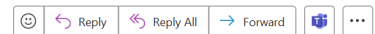
DEVELOPER.SERVICES@THAMESWATER.CO.UK <DEVELOPER.SERVICES@THAMESWATER.CO.UK>

To: Steffi Dance

Retention Policy London Borough of Camden email retention policy (7 years)

Expires 14/01/2032

To do



Wed 15/01/2025 08:31

**[EXTERNAL EMAIL]** Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Good Morning Steffi,

Whilst there are historical shared supplies on our network it is now Thames Water policy for all new service connections to be dedicated to a single property. With a shared supply there is potential for flow and pressure issues between the shared properties.

Regards

Simon

Steffi Dance

Transport Strategy Communications Engagement & Consultation Lead

Telephone: 020 7974 1285

**From:** Neil McDonald <[Neil.McDonald@camden.gov.uk](mailto:Neil.McDonald@camden.gov.uk)>  
**Sent:** 14 January 2025 17:51  
**To:** Steffi Dance <[Steffi.Dance@camden.gov.uk](mailto:Steffi.Dance@camden.gov.uk)>; Jane Wylie <[Jane.Wylie@camden.gov.uk](mailto:Jane.Wylie@camden.gov.uk)>  
**Cc:** Sam Margolis <[Sam.Margolis@camden.gov.uk](mailto:Sam.Margolis@camden.gov.uk)>; Bethany Cullen <[Bethany.Cullen@camden.gov.uk](mailto:Bethany.Cullen@camden.gov.uk)>; George Loureda <[George.Loureda@Camden.gov.uk](mailto:George.Loureda@Camden.gov.uk)>; Richard Wilson <[Richard.Wilson@camden.gov.uk](mailto:Richard.Wilson@camden.gov.uk)>  
**Subject:** RE: Princes Circus - Fountain

Hi Steffi, thanks for this I think we are getting there.

Can you think why Thames Water wouldn't allow a shared supply though in terms of what practical or legal problems this would raise. A fuller explanation for Members would really help

or this might just give rise to more follow-on questions or referral to committee which will want a full and clear explanation anyway to answer the inevitable deputation from residents groups.

Many thanks

Neil McDonald  
Planning Applications Team Manager

Telephone: 020 7974 2061

**From:** Steffi Dance <[Steffi.Dance@camden.gov.uk](mailto:Steffi.Dance@camden.gov.uk)>  
**Sent:** 13 January 2025 09:41  
**To:** Neil McDonald <[Neil.McDonald@camden.gov.uk](mailto:Neil.McDonald@camden.gov.uk)>; Jane Wylie <[Jane.Wylie@camden.gov.uk](mailto:Jane.Wylie@camden.gov.uk)>  
**Cc:** Sam Margolis <[Sam.Margolis@camden.gov.uk](mailto:Sam.Margolis@camden.gov.uk)>; Bethany Cullen <[Bethany.Cullen@camden.gov.uk](mailto:Bethany.Cullen@camden.gov.uk)>; George Loureda <[George.Loureda@Camden.gov.uk](mailto:George.Loureda@Camden.gov.uk)>; Richard Wilson <[Richard.Wilson@camden.gov.uk](mailto:Richard.Wilson@camden.gov.uk)>  
**Subject:** RE: Princes Circus - Fountain

Dear Neil – this is the response from Thames Water:

RE: RE: RE: RE: Re: Princes Circus Historic Fountain



DEVELOPER.SERVICES@THAMESWATER.CO.UK <DEVELOPER.SERVICES@THAMESWATER.CO.UK>

To Steffi Dance

Retention Policy London Borough of Camden email retention policy (7 years)

Expires 05/01/2032

Reply Reply All Forward

Mon 06/01/2025 08:50

**[EXTERNAL EMAIL]** Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Good Morning,

We are unable to connect into an existing service as this would then become a shared supply which we do not allow. All new connections must come directly from the main which in this case is in Shaftesbury Avenue.

Regards

Simon

Original Text

Steffi Dance  
Transport Strategy Communications Engagement & Consultation Lead

Telephone: 020 7974 1285

**From:** Steffi Dance  
**Sent:** 02 January 2025 15:15  
**To:** Neil McDonald <[Neil.McDonald@camden.gov.uk](mailto:Neil.McDonald@camden.gov.uk)>; Jane Wylie <[Jane.Wylie@camden.gov.uk](mailto:Jane.Wylie@camden.gov.uk)>  
**Cc:** Sam Margolis <[Sam.Margolis@camden.gov.uk](mailto:Sam.Margolis@camden.gov.uk)>; Bethany Cullen <[Bethany.Cullen@camden.gov.uk](mailto:Bethany.Cullen@camden.gov.uk)>; George Loureda <[George.Loureda@Camden.gov.uk](mailto:George.Loureda@Camden.gov.uk)>; Richard Wilson <[Richard.Wilson@camden.gov.uk](mailto:Richard.Wilson@camden.gov.uk)>  
**Subject:** RE: Princes Circus - Fountain

Ok Let me see what I can do – I am not sure there is much more to be said from them but I will come back to you.

Kind regards

Steffi

Steffi Dance

Transport Strategy Communications Engagement & Consultation Lead

Telephone: 020 7974 1285

**From:** Neil McDonald <[Neil.McDonald@camden.gov.uk](mailto:Neil.McDonald@camden.gov.uk)>

**Sent:** 02 January 2025 15:09

**To:** Steffi Dance <[Steffi.Dance@camden.gov.uk](mailto:Steffi.Dance@camden.gov.uk)>; Jane Wylie <[Jane.Wylie@camden.gov.uk](mailto:Jane.Wylie@camden.gov.uk)>

**Cc:** Sam Margolis <[Sam.Margolis@camden.gov.uk](mailto:Sam.Margolis@camden.gov.uk)>; Bethany Cullen <[Bethany.Cullen@camden.gov.uk](mailto:Bethany.Cullen@camden.gov.uk)>; George Loureda <[George.Loureda@Camden.gov.uk](mailto:George.Loureda@Camden.gov.uk)>; Richard Wilson <[Richard.Wilson@camden.gov.uk](mailto:Richard.Wilson@camden.gov.uk)>

**Subject:** RE: Princes Circus - Fountain

I think we need a more definitive/specific response to address this:

*The report states that “Other options to connect to the water mains had been considered but were not possible.” These options are not listed in the report and the reasons why are not provided. We are unclear if Thames Water have been asked. The only option for which a reason from Thames Water is given, is that the pipe to the East (which comes from the marked T junction) is private. There is no other comment from Thames Water on any of the other options. Given the number of businesses that surround Princes Circus and are supplied by Thames Water, it would be extraordinary if there were no other possible options to connect the Fountain to a water supply without digging up Shaftesbury Avenue.... Therefore, we are going to need additional information that all of the potential connection points have been looked at and an explanation in greater detail why the only feasible one of those is Shaftesbury Avenue.*

Would Thames Water be saying that all these other businesses would be served from the mains the other side of Shaftesbury Avenue and if any new connection were required ,e.g. to a new residential or business unit created within the block the only available option would be an entire new pipe connection from that mains going under Shaftesbury Avenue? If you have that evidence with an explanation of why this is the case please can it be forwarded? Otherwise can you go back to Thames Water and clarify *in greater detail why the only feasible [option] is Shaftesbury Avenue?*

Thanks

Neil McDonald  
Planning Applications Team Manager

Telephone: 020 7974 2061

**From:** Steffi Dance <[Steffi.Dance@camden.gov.uk](mailto:Steffi.Dance@camden.gov.uk)>  
**Sent:** 02 January 2025 14:32  
**To:** Neil McDonald <[Neil.McDonald@camden.gov.uk](mailto:Neil.McDonald@camden.gov.uk)>; Jane Wylie <[Jane.Wylie@camden.gov.uk](mailto:Jane.Wylie@camden.gov.uk)>  
**Cc:** Sam Margolis <[Sam.Margolis@camden.gov.uk](mailto:Sam.Margolis@camden.gov.uk)>; Bethany Cullen <[Bethany.Cullen@camden.gov.uk](mailto:Bethany.Cullen@camden.gov.uk)>; George Loureda <[George.Loureda@Camden.gov.uk](mailto:George.Loureda@Camden.gov.uk)>; Richard Wilson <[Richard.Wilson@camden.gov.uk](mailto:Richard.Wilson@camden.gov.uk)>  
**Subject:** RE: Princes Circus - Fountain

Ah sorry that is what they are saying – there is that only point of connection – it's a long and tedious chain but hopefully the below is enough?

**[EXTERNAL EMAIL]** Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Good Morning Steffi,

I can confirm hypothetically that the connection point would be from the Thames Water main on the far side of Shaftesbury Avenue.

Regards

Simon

Original Text

**From:** Steffi Dance <[Steffi.Dance@camden.gov.uk](mailto:Steffi.Dance@camden.gov.uk)>  
**To:** [DEVELOPER.SERVICES@THAMESWATER.CO.UK](mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK)  
**CC:**  
**Sent:** 30.12.24 09:14:51  
**Subject:** RE: RE: RE: Re: Princes Circus Historic Fountain

This e-mail originated from outside of Thames Water. Do not click links, open attachments or reply, unless you recognise the sender's e-mail address and know the content is safe. If in doubt, contact the Digital Service Desk. Report Phishing via the Report Message option.

Thanks Melanie – so what I am looking for is only the confirmation in writing where the hypothetically appropriate connection points are – previously as per the letter we were told only on the other side of Shaftesbury Avenue – so that is the confirmation I am looking for,

Kind regards

Steffi

Steffi Dance

Transport Strategy Communications Engagement & Consultation Lead

Telephone: 020 7974 1285

**From:** Neil McDonald <[Neil.McDonald@camden.gov.uk](mailto:Neil.McDonald@camden.gov.uk)>

**Sent:** 02 January 2025 14:18

**To:** Steffi Dance <[Steffi.Dance@camden.gov.uk](mailto:Steffi.Dance@camden.gov.uk)>; Jane Wylie  
<[Jane.Wylie@camden.gov.uk](mailto:Jane.Wylie@camden.gov.uk)>

**Cc:** Sam Margolis <[Sam.Margolis@camden.gov.uk](mailto:Sam.Margolis@camden.gov.uk)>; Bethany Cullen  
<[Bethany.Cullen@camden.gov.uk](mailto:Bethany.Cullen@camden.gov.uk)>; George Loureda <[George.Loureda@Camden.gov.uk](mailto:George.Loureda@Camden.gov.uk)>;  
Richard Wilson <[Richard.Wilson@camden.gov.uk](mailto:Richard.Wilson@camden.gov.uk)>

**Subject:** RE: Princes Circus - Fountain

Hi Steffi,

I'm afraid this doesn't really move us very far at all. From your email below Thames Water have said "hypothetically the connection point would be from the Thames Water main on the far side of Shaftesbury Avenue". This Shaftesbury Avenue option was already noted and addressed in the Members Briefing Report from last July. Jane made it clear in her email of the 29<sup>th</sup> July further down this chain what additional information was needed so we should to be able to answer more specifically on other options that may be considered and why those can't be progressed. You are saying Thames Water have said that the mains on the other side of Shaftesbury Avenue is the "only" connection available but this isn't what Thames Water are saying in the extract you have provided. Is there a longer chain of email exchanges with Thames Water that you could provide us with which does make this clearer?

Neil McDonald

Planning Applications Team Manager

Telephone: 020 7974 2061

**From:** Steffi Dance <[Steffi.Dance@camden.gov.uk](mailto:Steffi.Dance@camden.gov.uk)>  
**Sent:** 02 January 2025 08:51  
**To:** Neil McDonald <[Neil.McDonald@camden.gov.uk](mailto:Neil.McDonald@camden.gov.uk)>; Jane Wylie <[Jane.Wylie@camden.gov.uk](mailto:Jane.Wylie@camden.gov.uk)>  
**Cc:** Sam Margolis <[Sam.Margolis@camden.gov.uk](mailto:Sam.Margolis@camden.gov.uk)>; Bethany Cullen <[Bethany.Cullen@camden.gov.uk](mailto:Bethany.Cullen@camden.gov.uk)>; George Loureda <[George.Loureda@Camden.gov.uk](mailto:George.Loureda@Camden.gov.uk)>; Richard Wilson <[Richard.Wilson@camden.gov.uk](mailto:Richard.Wilson@camden.gov.uk)>  
**Subject:** RE: Princes Circus - Fountain

Dear all – to confirm – I have been in contact with Thames Water and they have confirmed that should the fountain need to be reinstated that, that is the only connection available (see screen shot below). There are no other water connection points in their opinion to be considered hence why I cant provide a list with reasoning as requested. This is their statement.

There was no pipework within the fountain previous to us adding in the feed pipe which now adds the possibility of further pipe work being added in the future. I am afraid I do not know when any historical pipe work was removed but as the fountain has been moved many times previously I would guess it was taken out in one of those moves.

Is this enough now to move on with the application?

Kind regards

Steffi



DEVELOPER.SERVICES@THAMESWATER.CO.U <DEVELOPER.SERVICES@THAMESWATER.CO.UK>

To: Steffi Dance

Retention Policy London Borough of Camden email retention policy (7 years)

Expires 01/01/2032



**[EXTERNAL EMAIL]** Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to

Good Morning Steffi,

I can confirm hypothetically that the connection point would be from the Thames Water main on the far side of Shaftesbury Avenue.

Regards

Simon

Original Text

Steffi Dance  
Transport Strategy Communications Engagement & Consultation Lead

Telephone: 020 7974 1285

**From:** Steffi Dance  
**Sent:** 20 December 2024 18:02  
**To:** Neil McDonald <[Neil.McDonald@camden.gov.uk](mailto:Neil.McDonald@camden.gov.uk)>  
**Cc:** Sam Margolis <[Sam.Margolis@camden.gov.uk](mailto:Sam.Margolis@camden.gov.uk)>; Bethany Cullen <[Bethany.Cullen@camden.gov.uk](mailto:Bethany.Cullen@camden.gov.uk)>; George Loureda <[George.Loureda@Camden.gov.uk](mailto:George.Loureda@Camden.gov.uk)>; Richard Wilson <[Richard.Wilson@camden.gov.uk](mailto:Richard.Wilson@camden.gov.uk)>  
**Subject:** RE: Princes Circus - Fountain

Hi Neil – I am in contact with Thames Water so hopefully will have what is needed in writing early in the new year – it's just proved a bit difficult getting their response but I am making some progress.

I will come back to you soon as I have news.

Kind regards

Steffi

Steffi Dance  
Transport Strategy Communications Engagement & Consultation Lead

Telephone: 020 7974 1285

**From:** Neil McDonald <[Neil.McDonald@camden.gov.uk](mailto:Neil.McDonald@camden.gov.uk)>  
**Sent:** 16 December 2024 17:01  
**To:** Steffi Dance <[Steffi.Dance@camden.gov.uk](mailto:Steffi.Dance@camden.gov.uk)>  
**Cc:** Sam Margolis <[Sam.Margolis@camden.gov.uk](mailto:Sam.Margolis@camden.gov.uk)>; Bethany Cullen <[Bethany.Cullen@camden.gov.uk](mailto:Bethany.Cullen@camden.gov.uk)>; George Loureda <[George.Loureda@Camden.gov.uk](mailto:George.Loureda@Camden.gov.uk)>; Richard Wilson <[Richard.Wilson@camden.gov.uk](mailto:Richard.Wilson@camden.gov.uk)>  
**Subject:** RE: Princes Circus - Fountain

Hi Seffi,

Is there any news on this one? It would be great to see this resolved for the start of the New Year.

Regards

Neil McDonald  
Planning Applications Team Manager

Telephone: 020 7974 2061

**From:** Steffi Dance <[Steffi.Dance@camden.gov.uk](mailto:Steffi.Dance@camden.gov.uk)>  
**Sent:** 25 October 2024 15:01  
**To:** Neil McDonald <[Neil.McDonald@camden.gov.uk](mailto:Neil.McDonald@camden.gov.uk)>  
**Cc:** Sam Margolis <[Sam.Margolis@camden.gov.uk](mailto:Sam.Margolis@camden.gov.uk)>; Bethany Cullen  
<[Bethany.Cullen@camden.gov.uk](mailto:Bethany.Cullen@camden.gov.uk)>; George Loureda <[George.Loureda@Camden.gov.uk](mailto:George.Loureda@Camden.gov.uk)>  
**Subject:** RE: Princes Circus - Fountain

Hi Neil – I am just waiting for the confirmation from Thames Water – soon as I have that I should be able to provide that back to you and we can close this one up (hopefully).

Kind regards

Steffi

Steffi Dance  
Transport Strategy Communications Engagement & Consultation Lead

Telephone: 020 7974 1285