

Application ref: 2016/0631/P  
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Date: 21 June 2018

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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**The Broad Walk**  
**Regents Park**  
**Outer Circle**  
**London**  
**NW1 4HJ**

Proposal: Installation of a new public drinking fountain. [Retrospective]

Drawing Nos: Quadrennial Survey 2014 (Rev Feb 15); PP0100 - Operation and Maintenance Manual; Maintenance Regimes; [HK 2139 01.] 100, 101, 103; Design and Access/Heritage Statement (17/11/2015).

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

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Quadrennial Survey 2014 (Rev Feb 15); PP0100 - Operation and Maintenance Manual; Maintenance Regimes; [HK 2139 01.] 100, 101, 103; Design and Access/Heritage Statement (17/11/2015).

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting permission:

The proposal is seeking permission for the retention of a low level/easy access modern fountain within the circular landscape of the historical Grade II listed Readymoney Fountain on the Broad Walk. The new fountain would take over the provision of water to park users from the Readymoney Fountain whose water supply has now been switched off. The low level of the new fountain would enable easy access to wheelchair users. The feature is made of metal and would measure no more than 1m in height with a base measuring approximately 0.34m in diameter where ground level water is provided for dogs and further circular landscaping stone surround of 0.74m in diameter. Its chosen location - in close proximity to the listed fountain - would ensure good visibility of its presence as a substitute to the Readymoney Fountain that - due to cost of repairs and maintenance - is no longer able to continue with its historical 'duty' of providing clear water to the public. Although the plumbing is to be retained within the structure, the water supply has been switched off. This being easily reversible, should the opportunity arise in the future, the water supply could be re-instate.

Concerns were raised with regards the impact of the modern fixture on the setting of the Readymoney Fountain, mainly the visual clutter the structure would create within the clear circular landscape surrounding the Readymoney Fountain - with the exception of vegetation found in the beds edging the surrounding landscape and benches. All these being set back sufficiently not to detract from the focal point the historical fountain provides. However, the public benefits of the new fountain were found to outweigh any negative impact the presence of the modern fountain would have on the setting of the listed fountain. It was therefore felt that, on balance, the new fountain, in terms of its discrete size, minimalist design, location and materials to be used would be acceptable and would preserve the character and appearance of the locale, Regent's Park and the conservation area. The very slight harm to the setting of the adjacent Grade II listed Readymoney Fountain, causing less than substantial harm to heritage asset is on the basis of the above considerations, particularly the public benefit of providing easy access to water to wheelchair users and anyone with mobility issues, considered acceptable.

The site's planning and appeal history has been taken into account when coming to this decision. An objection from Historic England was received following the statutory consultations. See the above as the Officer's Response.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, A2, C1, C6, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework.

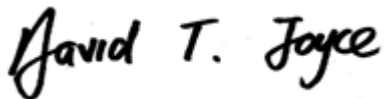
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning