

Application ref: 2020/0946/P  
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Date: 23 February 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Phone: 020 7974 4444

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The Heritage Practice  
10 Bloomsbury Way  
London  
WC1A 2SL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Princes Circus Drinking Fountain**  
**Princes Circus**  
**Shaftesbury Avenue**  
**London WC2**

Proposal:

Dismantling and relocation of the drinking fountain to a site in front of Shaftesbury Theatre, as part of wider West End Project relandscaping scheme.

Drawing Nos: 5622\_210; 5622\_PL\_001; 5622\_PL\_003; 5622\_SK201123; Design and Heritage Statement prepared by The Heritage Practice dated November 2019; Design and Heritage Statement - Addendum prepared by The Heritage Practice dated October 2020; Public Realm Proposals prepared by LDA Design; Report in connection with a drinking fountain on Shaftesbury Avenue prepared by Chichester Stoneworks.

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 must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 5622\_210; 5622\_PL\_001; 5622\_PL\_003; 5622\_SK201123; Design and Heritage Statement prepared by The Heritage Practice dated November 2019; Design and Heritage Statement - Addendum prepared by The Heritage Practice dated October 2020; Public Realm Proposals prepared by LDA Design; Report in connection with a drinking fountain on Shafetsbury Avenue prepared by Chichester Stoneworks.

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

Informative(s):

- 1 Reasons for granting permission.

The principle of the relocation of the fountain has been subject of extensive pre-application discussions as part of the wider West End Project. There are no issues to the principle of the relocation of the fountain and it would not harm the setting of the adjacent grade II listed Shaftesbury Theatre or the surrounding Bloomsbury Conservation Area.

It is noted that the fountain was moved a short distance in 2003 as part of a previous landscaping and highways project, so it is acknowledged that the fountain is made up of a number of parts which should be capable of dismantling and reassembly. Therefore the principle of its relocation is accepted and would preserve the character and appearance of the surrounding Bloomsbury Conservation Area.

The proposal is satisfactory in terms of its new location and raises no transport issues.

Special regard has been attached to the desirability of preserving the setting of the listed building and of preserving or enhancing the character or appearance of the conservation area, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Due to the nature of the works the proposal would not impact on the amenity of neighbouring properties.

The planning history of the site has been taken into account when coming to this decision. No consultation responses were received prior to making this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 and T3 of the London Borough of Camden Local Plan 2017

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant

licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 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 paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer