

Application ref: 2020/1446/L
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The Heritage Practice
10 Bloomsbury Way
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Princes Circus Drinking Fountain
Princes Circus
Shaftesbury Avenue
London WC2

Proposal:

Dismantling, cleaning, refurbishment, storage and relocation of the drinking fountain to a site in front of Shaftesbury Theatre, as part of wider West End Project re-landscaping 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 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: 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: 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 construction materials and work of making good shall be carried out to match the existing historic construction materials and methods as closely as possible in 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 Prior to the relevant works, details of a schedule of works and a method statement for the dismantling, storage (and cleaning where necessary) and reinstatement of the Drinking Fountain shall be submitted to and approved in writing by the Council as local planning authority. The work must be undertaken by a qualified professional specialising in building conservation.

The works shall be carried out in accordance with the approved details.

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

- 5 The water fountain shall be provided with a connection to the water mains in accordance with a method statement to be submitted and approved in writing by the local planning authority prior to its re-installation. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

Informative(s):

- 1 Reasons on granting consent-

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.

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. Although no details have been given regarding the methodologies to be employed in dismantling, repairing and cleaning where necessary, storing and reassembling the fountain in its new location, it is considered that conservation-led techniques will be employed and that no harm will be caused to its fabric and special interest as a result of the relocation works. These details would be secured by condition.

During the course of the application extensive discussions have been undertaken with the applicant regarding the potential reinstatement of its function as a drinking fountain to provide running water to the public. The applicant has confirmed that there are a number of issues that would prevent the fountain being used as a drinking fountain including safety and accessibility as well as the fact that the fountain has never been used for this purpose. Despite this, the applicant would be required to submit a method statement to provide a connection to the water supply so that there is the potential for the fountain to be used as a drinking fountain in the future thereby enhancing its historic and architectural significance.

The site's planning history has been taken into account when making this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 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 2016 and the National Planning Policy Framework.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer