

Address:	Princes Circus Drinking Fountain Princes Circus Shaftesbury Avenue London WC2		4
Application Number(s):	2024/2172/L	Officer: Neil McDonald	
Ward:	Holborn and Covent Garden		
Date Received:	30/05/2024		
Proposal:	Variation, and details to enable the discharge of, condition 5 (connection to the water mains) of listed building consent ref 2020/1446/L, granted on 23/02/2021 for the dismantling, cleaning, refurbishment, storage and relocation of the Princes Circus drinking fountain to a site in front of Shaftesbury Theatre, as part of wider West End Project relandscaping scheme.		
Background Papers, Supporting Documents and Drawing Numbers: Cover Letter from The Heritage Practice dated 21/05/2024, Variation of Condition Application Report by The Heritage Practice May 2024, 10033252-ARC-VUT-ZZ-DR-HE-1021.			
RECOMMENDATION SUMMARY: Grant listed building consent			
Applicant:		Agent:	
West End Project London Borough of Camden 5 Pancras Square London		The Heritage Practice 10 Bloomsbury Way London WC1A 2SL	

EXECUTIVE SUMMARY

- i) Princes Circus Fountain is a grade II listed fountain located in Princes Circus. Following a grant of planning permission and listed building consent in 2021 it has been dismantled and held in storage to allow the surrounding area to be transformed by the West End Project public realm works. The consented scheme was to reinstate the fountain close to its previous location in front of the Shaftesbury Theatre.
- ii) The application now before the Council is to vary condition 5 of the 2021 Listed Building Consent. This condition requires the fountain to be reinstalled with an underground connection to the nearest available water mains in accordance with details to first be approved. The proposed change is to omit the mains connection but still install pipework within the fountain itself and adjacent footway on Shaftesbury Avenue.

- iii) Whilst the purpose of condition 5 is to future proof a working public drinking fountain should health, safety and access concerns ever be overcome to enable this, records indicate that the fountain has not been in use for several decades. and certainly not since its move to Princes Circus from its original location at the junction of Shaftesbury Avenue and New Oxford Street in 2003 at which point any pipework was lost had it existed prior.
- iv) The existing condition 5 does not require the bringing back into working use of the fountain only to secure reasonable measures to leave the possibility of this open in the future. Even its future proofing, while desirable to enhance the interest of the heritage asset, cannot be said to be an obligation in fulfilling its statutory duty under the Town and Country Planning (Listed Buildings and Conservation Areas) Act which is essentially to preserve the heritage asset.
- v) The justification for omitting the mains connection is that investigations following the grant of listed building consent have identified the nearest available water mains as being on the opposite side of Shaftesbury Avenue. All other options have been explored with Thames Water and discounted. It would not be reasonable having just completed the West End Project for highly disruptive utility works to so soon affect the area's streets, particularly in view of the fact that connection itself would not bring the fountain back into use.
- vi) It is therefore concluded that it would be in the best interests of the public to vary the condition and grant approval of the submitted details so that the reinstatement of the listed fountain can proceed, and the public realm works in this location can be completed. Accepting this would not prohibit further works taking place in the future to connect the fountain to the water mains (it just would not be required through planning) or to install plumbing to bring the fountain back into use.
- vii) The amended wording of condition 5 is considered justified and acceptable. It would not cause harm to heritage assets and would preserve the listed structure and its features of special architectural or historic interest.
- viii) The scheme complies with the statutory provisions for preserving and enhancing heritage assets, accords with relevant development plan policies, and is recommended for approval.

OFFICER REPORT

Reason for Referral to Committee: The Director of Economy, Regeneration and Investment has referred the application for consideration after briefing members (Clause 3(vii)). The panel considered it should be heard by committee due to the level of interest in this application from residents and community organisations.

1. SITE AND BACKGROUND

Designations

- 1.1 The Princes Circus drinking fountain is a grade II listed structure located within Princes Circus at the intersection of High Holborn and Shaftesbury Avenue.
- 1.2 The red granite drinking fountain dates from the late 19th century and was listed at Grade 2 in 1998.
- 1.3 Originally located approximately 200 metres north at the junction of Shaftesbury Avenue and New Oxford Street the fountain was moved to Princes Circus in 2003 as part of a Camden street works enhancement scheme. The more recent Camden street works enhancements, namely the West End Project saw the integration of the former traffic island, on which the fountain had been relocated, being integrated into a wider area of public realm in front of the Shaftesbury Theatre. It is proposed that the fountain be re-erected following the completion of this project slightly closer to the Shaftesbury Theatre to form a focal point within the new public realm. Planning permission and listed building consent for the dismantling and re-erection in the new location was granted in 2021 (see 'relevant history' below).
- 1.4 Aside from the listed status of the application site, other relevant designations in the area comprise the Bloomsbury Conservation Area within which the site is located. Princes Circus is also bordered by various listed buildings including the Shaftesbury Theatre (grade 2), Sovereign House 210-226 Shaftesbury Avenue (grade 2), 'art deco' Hend House 233 Shaftesbury Avenue (grade 2), the Central Baptist Church at 235 Shaftesbury Avenue (grade 2) and on the south side of Princes Circus the former St Giles in the Fields Church of England Primary School now occupied by St Mungos at 83 Endell Street (also grade 2).

2. THE PROPOSAL

- 2.1 Consent is sought to vary the wording of Condition 5 of the listed building consent granted in February 2021 (2020/1446/L).
- 2.2 The 2021 listed building consent application was for the relocation and refurbishment of the fountain. During the course of the application, it was

requested by officers that the fountain be connected to a water supply so that its original use as a drinking fountain could be future-proofed should the opportunity and financial situation make this possible to explore in further detail (it should be noted there is no plumbing within the fountain and the consent did not require this to be reinstated). A condition was added to the consent which stated the following - *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.*

- 2.3 Following further investigations which have made it evident that there is no readily available connection possible without considerable financial expense and further disruptive highway works, consent is now sought to vary this wording to state the following - *The water fountain shall be provided with pipework which allows for future connection to the water mains. The relevant part of the works shall not be carried out otherwise than in accordance with the documents approved.*

3. RELEVANT HISTORY

- 3.1 The planning history for the application site can be summarised as follows:
- 3.2 LSX0205228 – Relocation of stone water fountain. Listed Building Consent Granted 08/05/2003.
- 3.3 2020/0946/P & 2020/1446/L - 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. Planning and Listed Building Consent Granted 25/02/2021.
- 3.4 2021/1830/L – Details of schedule of works and method statement relating to the dismantling and storage of the fountain to partially discharge condition 4 (method statement) of listed building consent dated 23/02/2021 of listed building consent 2020/1446/L for 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. Granted 01/07/2022
- 3.5 2022/4232/L - Details of method statement (for cleaning and reinstatement) relating to the dismantling and storage of the fountain to discharge condition 4 of listed building consent dated 23/02/2021 of listed building consent 2020/1446/L for 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. Granted 11/11/2022
- 3.6 2022/4953/L – Removal of condition 5 (method statement relating to connection to the water mains) of listed building consent 2020/1446/L dated 23/02/2021 for 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. WITHDRAWN

- 3.7 2023/1107/L - Details of water mains connection method statement in relation to condition 5 of listed building consent (2020/1446/L) dated 23/02/2021 (for 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). – WITHDRAWN
- 3.8 2023/4072/L - Removal of condition 5 (connection to the water mains) of listed building consent ref 2020/1446/L, granted on 23/02/2023 for the dismantling, cleaning, refurbishment, storage and relocation of the Princess Circus drinking fountain to a site in front of Shaftesbury Theatre, as part of wider West End Project re-landscaping scheme. WITHDRAWN

4. CONSULTATION

Statutory consultees

- 4.1 There are no statutory consultees for this application which entails only minor alterations to a grade 2 listed structure.

Councillors or MPs

Cllr Sue Vincent, Holborn and Covent Garden Ward

- 4.2 Has strong objections to the proposed variation. Would like to know why no action has been taken with regards to two suggestions to apply for funding to have a workable fountain - either through the heritage funding route, or local CIL.

Officer's response: In terms of any applications for heritage funding or local CIL, these would not be dealt with by the planning department and is not a consideration of this application.

Local groups

CAAC

- 4.3 No comments received.

Covent Garden Community Association (CGCA)

- 4.4 The CGCA continue to be vehemently opposed to any proposals that do not finish the job of actually having this lovely, historic fixture function as it was designed to do, and our previous objections stand.
- 4.5 Leaving the fountain with truncated pipework would not help. It would harm the character of the heritage asset, which is why the condition to reconnect the water supply was attached to the consent in the first place.

- 4.6 Here at CGCA we would argue that it would harm the conservation area, too, because the fountain would simply become an inactive monument - rather than an active part of the streetscape, fulfilling its intended purpose and attracting people to use it.
- 4.7 This latest attempt to fudge the issue is mean-spirited as well as harmful in conservation terms. And at a time when everyone knows that we should take every opportunity to rid the world of disposable water containers, it flies in the face of the Council's sustainability policies too.
- 4.8 Sadly, the applicant failed to do what needed to be done to satisfy the requirements of the consent at the time of the main works. It was an unfortunate error, but those requirements need to be fully satisfied without further delays.

Officer's response: The fountain was not in working order prior to the application works, therefore it would not cause harm to the conservation area or the listed structure by remaining inactive.

Seven Dials Trust

- 4.9 The Trust objects strongly to the proposed variation of this condition. The Trust does not accept that there are good reasons for not restoring the water supply to the fountain at this time. If it is not done now, it is highly likely that it never will be done.
- 4.10 A drinking fountain without water is nonsensical. The purpose of the structure is to provide drinking water to the public and this is a service the Council should be happy and proud to support. It also has environmental benefits in cutting down the demand for plastic water bottles.
- 4.11 There are many precedents for restoring historic fountains back into use. For example, the Hamilton Memorial Fountain in Portman Square, London W1. This a good example which the London Borough of Camden should follow.

Officer response: As the water fountain was not operational prior to the original application, it would be unreasonable to insist that the fountain is made operational as part of the planning process.

Adjoining occupiers

- 4.12 A site notice was displayed near to the site on the 05 June 2024. The development was also advertised in the local press, Camden New Journal, on the 06 June 2024 (consultation end date 30 June 2024).

- 4.13 One individual objector submitted comments in response to this consultation. The objection received is on the Council's website. The key issues raised are the following:
- 4.14 As part of Camden Council's West End Project, Listed Building Consent was sought to dismantle, conserve and relocate the Princes Circus 1897 Jubilee Drinking Fountain. This was granted in a Decision letter dated 23.02.2021 (2020/1446/L) subject to a number of Conditions, including Condition 5.
- 4.15 The drinking fountain was dismantled in June 2021. Works on Princes Circus commenced in May 2022. While these works were ongoing, when the applicant had the opportunity to do so, it appears little or no action was taken to ensure Condition 5 was complied with in a timely and cost effective manner.
- 4.16 It was not until the applicant was reminded, in a letter dated 11 November 2022 (2022/4232/L), "that condition 5 (method statement relating to connection to the water mains) of listed building consent granted [...] is outstanding and requires details to be submitted and approved." that they, rather than comply with Condition 5, wrote back requesting that it be removed from the Listed Building Consent, ideally sooner rather than later "as the fountain is due to be re-erected in the New Year." This was withdrawn.
- 4.17 The applicant then attempted a Discharge of Condition (2023/1107/L) by submitting two drawings and a covering letter to show how the fountain could be provided with a connection to the water mains. This was withdrawn.
- 4.18 The applicant attempted, once again, to have Condition 5 removed (2023/4072/L) with justifications set out in an accompanying Project Update (July 2023) by The Heritage Project. This was also withdrawn. This is now the fourth formal attempt by the applicant to avoid complying with Condition 5 of the Listed Building Consent.
- 4.19 The proposed variation to Condition 5 does not future proof the drinking fountain. Should the Council wish to restore it to working condition, it will need to be dismantled and likely taken off site and foundations dug up again. This is because the applicant has failed to make any provision for internal and external fittings such as taps, access hatch, internal pipework and drainage.
- 4.20 In addition, in support of their application the applicant has submitted a number of claims regarding "the difficulties of accommodating flowing water within the fountain" These "difficulties" fall in three main categories and can be addressed as follows:

- 4.21 Safety: Similar Victorian and Edwardian drinking fountains have been successfully reinstated to full working order. The boroughs of Barnet, Bromley, Hounslow, Hackney, Kensington & Chelsea, Merton, Tower Hamlets and Wandsworth, as well as the Royal Parks, have all either recently been or are currently involved with projects to reinstate historic drinking fountains (examples are shown at Annex A). A number of these successfully reinstated drinking fountains include a raised setting with steps and/or stepping stones. Such features have not been considered a safety impediment to bringing them back into the public realm.
- 4.22 Access: All the above mentioned drinking fountains (examples at Annex A) were, or are in the process of being, reinstated to full working order whilst meeting the relevant criteria set out in the presiding authorities' equivalent of policy D2 of the Camden Local Plan 2017.
- 4.23 Cost: That the applicant failed to comply with Condition 5 in a timely and cost effective manner should not be grounds for varying the Listed Building Consent Decision.
- 4.24 It should be noted that there is nothing so very unusual about the 1897 Jubilee Drinking Fountain or its setting. Drinking fountains of similar type have been successfully restored externally, upgraded internally, connected to the water mains and reinstated to full working order as drinking fountains.
- 4.25 It was for the applicant to comply with Condition 5 in a timely and cost effective fashion when the opportunity presented itself. Failure to have done so should not be grounds for varying the Listed Building Consent Decision.

Officers response: As the water fountain was not operational prior to the original application, it would be unreasonable to insist that the fountain is made operational as part of the planning process.

5. POLICY

National and regional policy and guidance

[National Planning Policy Framework 2024 \(NPPF\)](#)

[National Planning Practice Guidance \(NPPG\)](#)

[London Plan 2021 \(LP\)](#)

Local policy and guidance

[Camden Local Plan \(2017\) \(CLP\)](#)

[Policy D1 Design](#)

[Policy D2 Heritage](#)

Supplementary Planning Documents and Guidance

Most relevant Camden Planning Guidance (CPGs):

[Design - January 2021](#)

Other guidance:

[Bloomsbury Conservation Area Appraisal and Management Strategy 2011](#)

Draft Camden Local Plan (DCLP)

The council published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation in January 2024. Responses to the consultation and a [Submission Draft Camden Local Plan](#) (updated to take account of the responses) was reported to Cabinet on 2 April 2025 and the Council on 7 April 2025. The Council resolved to agree the Submission Draft Local Plan for publication and submission to the government for examination (following a further period of consultation).

The Submission Draft is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

6. ASSESSMENT

- 6.1 The principal considerations material to the determination of this application are considered in the following sections of this report:

7	Background
8	Statutory and local heritage policy considerations
9	Justification for varying condition
10	Conclusion
11	Recommendation
12	Legal Comments
13	Conditions and Informatives

7. BACKGROUND

- 7.1 Consent is sought to vary the wording of Condition 5 of the listed building consent granted in February 2021 (2020/1446/L). Condition 5 states:-

“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.”

- 7.2 The condition allowed for removal, storage and reinstatement of the fountain with the potential for it to be operated in the future. The condition did not require the fountain to be brought back as a workable fountain, rather the necessary pipework was sought to be set in place during the installation of the fountain to make the connection to the water mains. This was to ensure that the ability would be there to potentially bring the fountain into working use should conditions which are outside planning control (such as health and safety, maintenance and financial etc) change in the future. The intention was to future-proof the ability for a working fountain as far as was reasonably possible. Prior to its relocation, the fountain had not been in operational use since the 1970's and had previously been relocated in the early 2000's. Therefore, it would have been unreasonable to have insisted on a full restoration to working order as part of the original consent in 2021.
- 7.3 The proposal now before the Council is submitted in the light of new information suggesting that it is impractical due to significant financial expense and disruptive highway works required, to achieve the full requirements of condition 5. The following amended wording for this condition is sought to be the following:

Proposed re-wording of condition 5:

“The water fountain shall be provided with pipework which allows for future connection to the water mains. The relevant part of the works shall not be carried out otherwise than in accordance with the documents approved.”

8. STATUTORY AND LOCAL HERITAGE POLICY CONSIDERATIONS

Designated heritage assets

- 8.1 The application site is a grade 2 listed structure and located in the Bloomsbury Conservation Area which are both designated heritage assets.
- 8.2 The fountain was listed in 1998 by English Heritage due to the appreciation that had by this time come to be shown by the public for the survival of such public works from the Victorian period. The listing description refers to the following:

“Drinking fountain. 1897. Presented by the St Giles Board of Works through the Metropolitan Drinkng Fountain & Cattle Trough Association to mark Queen Victori’s two Jubilees. Polished red granite. Romanesque style. Rectangular stepped base with block steps to canopy with attached columns at angles supporting an entablature, the cornice of which rises to form segmental pediments to each face; surmounted by a gadrooned dome.

Beneath the canopy each face with a shallow round-arched niche with incised decoration, water spout and projecting semicircular basin.”

- 8.3 The fountain currently has no internal plumbing and not been in use as a supply of public drinking water for several decades. An undated photograph believed to have been taken before 1960 apparently shows the drinking fountain still functioning with taps and cups attached. A later image from 1977 shows evidence of taps still attached although is unclear as to whether it would still have been functioning, although it does appear to be in a neglected state with its top pinnacle missing. Its top was later reattached when moved to Princes Circus in 2003 but no plumbing or internal pipework attached. It is noted in the 2003 application documentation that it appeared to have been moved on a previous occasion due to highway works; therefore it is highly unlikely to have been a functioning drinking fountain at the time of its listing. The significance of the fountain as a heritage asset can therefore be considered to derive from its history and architectural interest, and not as a functioning fountain.

The Council's statutory duties

- 8.4 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 set out that special regard must be given to the preservation of a listed building, its setting or its features of special architectural or historic interest.
- 8.5 The effect of these sections of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of Listed Buildings and their settings. Considerable importance and weight must be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. Local Plan Policy D2 also resists development that causes harm to heritage assets, requiring development to preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Officers also attach great weight to such harm in line with the requirements of paragraph 212 of the NPPF:

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 8.6 The proposed variation to planning condition 5 needs to be assessed in relation to the above legislative and policy context paying particular attention to whether any harm is caused to the asset's significance.

9. JUSTIFICATION FOR VARYING CONDITION

- 9.1 When the original condition 5 was devised it was assumed that there was a water main under the street nearby which would be accessible for the relevant pipework to be laid, while all the other digging up and relaying of services in association with the West End Project (WEP) was underway. However, the West End Projects team have confirmed that there is no available water main below the pavement outside the Shaftesbury Theatre which it can connect to. This connection was moved during the redevelopment works and basement extension of the neighbouring Shaftesbury Theatre. These works were undertaken independently and outside the WEP works at Princes Circus. The nearest water main is now on the opposite side of Shaftesbury Avenue or on High Holborn.
- 9.2 As a result, the intention is to now to vary the condition in order to enable this to be discharged without the need for the disruption and financial expense of excavating these major traffic routes so soon after the completion of the West End Project and to allow the fountain to be taken out of storage and re-erected in the public realm. The fountain has now been in storage for several years which incurs monthly expense and it is in the public interest to reinstate this listed structure so that it can continue to be appreciated as a heritage asset. The replacement condition 5 still requires all the necessary pipework to be put in place below the fountain and adjacent public realm so that as much of this future proofing as reasonably possible is carried out at the time of its installation. The submitted plans indicate this.
- 9.3 Numerous applications to amend or remove condition 5 have been submitted and subsequently withdrawn. The current application sets out why the West End Projects Team believe the current submission is the only viable way forward. Some works have been undertaken to future proof connection to the water mains – pipework has been installed up to the back edge of the pavement on Shaftesbury Avenue. Other options to connect to the water mains had been considered but were not possible. For example, Thames Water advised that it could not be connected to the water pipe to the east of the fountain as this was a private supply line and not suitable. The applicant has explored with Thames Water whether there are any alternative options available. Thames Water has confirmed that the connection on the opposite side of Shaftesbury Avenue is the closest one available. Whilst there is pipework underlying the footway supplying neighbouring buildings on the street block that includes the relocated fountain site, securing a new and separate supply from this existing infrastructure cannot be considered an option; Thames Water explains further in email correspondence with the Council dated 6th and 14th January – *“We are unable to connect into an existing service as this would then become a shared supply which we do not allow. ...Whilst there are historic*

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”.

- 9.4 As the water fountain was not in working use prior to its relocation, it is considered that the amended condition preserves the architectural and historic interest of this designated asset, whilst future-proofing the asset as far as practicable. No discernible visual alterations are caused to the fountain compared with the greater extent of underground pipework that would be entailed under existing condition 5; nor is there any discernible change to the appearance of the fountain compared to its pre-existing condition. There is therefore no harm caused to the character and appearance of the conservation area.
- 9.5 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 (ERR) 2013.

10. CONCLUSION

- 10.1 In view of the above, the amended wording of condition 5 is considered justified and acceptable. It would not cause harm to heritage assets and would preserve the listed structure and its features of special architectural or historic interest.
- 10.2 Bringing the fountain back into working condition as a public amenity would certainly enhance its special interest. However the fact that this function and the ability to use it as such has ceased so long ago, means there is no obligation upon the Council in discharging its statutory duties in regard to protecting heritage assets to reinstate this use.
- 10.3 The proposed rewording of condition 5 would still continue to take reasonable steps to help preserve the ability of the fountain to be adapted for reuse should circumstances change to enable this in the future.
- 10.4 Listed building consent is therefore recommended.

11. RECOMMENDATION

- 11.1 Grant Listed Building consent and approval of details.

12. LEGAL COMMENTS

- 12.1 Members are referred to the note from the Legal Division at the start of the Agenda.

13. CONDITIONS AND INFORMATIVES

Conditions And Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: (From approved Listed Building consent ref. 2020/1446/L) 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: (Additional details submitted under application reference 2024/2172/L) Cover Letter from The Heritage Practice dated 21/05/2024, Variation of Condition Application Report by The Heritage Practice May 2024, 10033252-ARC-VUT-ZZ-DR-HE-1021.

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.

- 2 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.

- 3 The reinstatement of the drinking fountain must be carried out in compliance with the schedule of works and method statement as was approved under the approval of details (ref number 2022/4232/L) granted on 11/11/2022).

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.

- 4 The water fountain shall be provided with pipework as indicated on hereby approved drawing 10033252-ARC-VUT-ZZ-DR-HE-102 which allows for future connection to the water mains. The relevant part of the works shall not be carried out otherwise than in full accordance with the documents approved.

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.

Informative(s):

- 1 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.

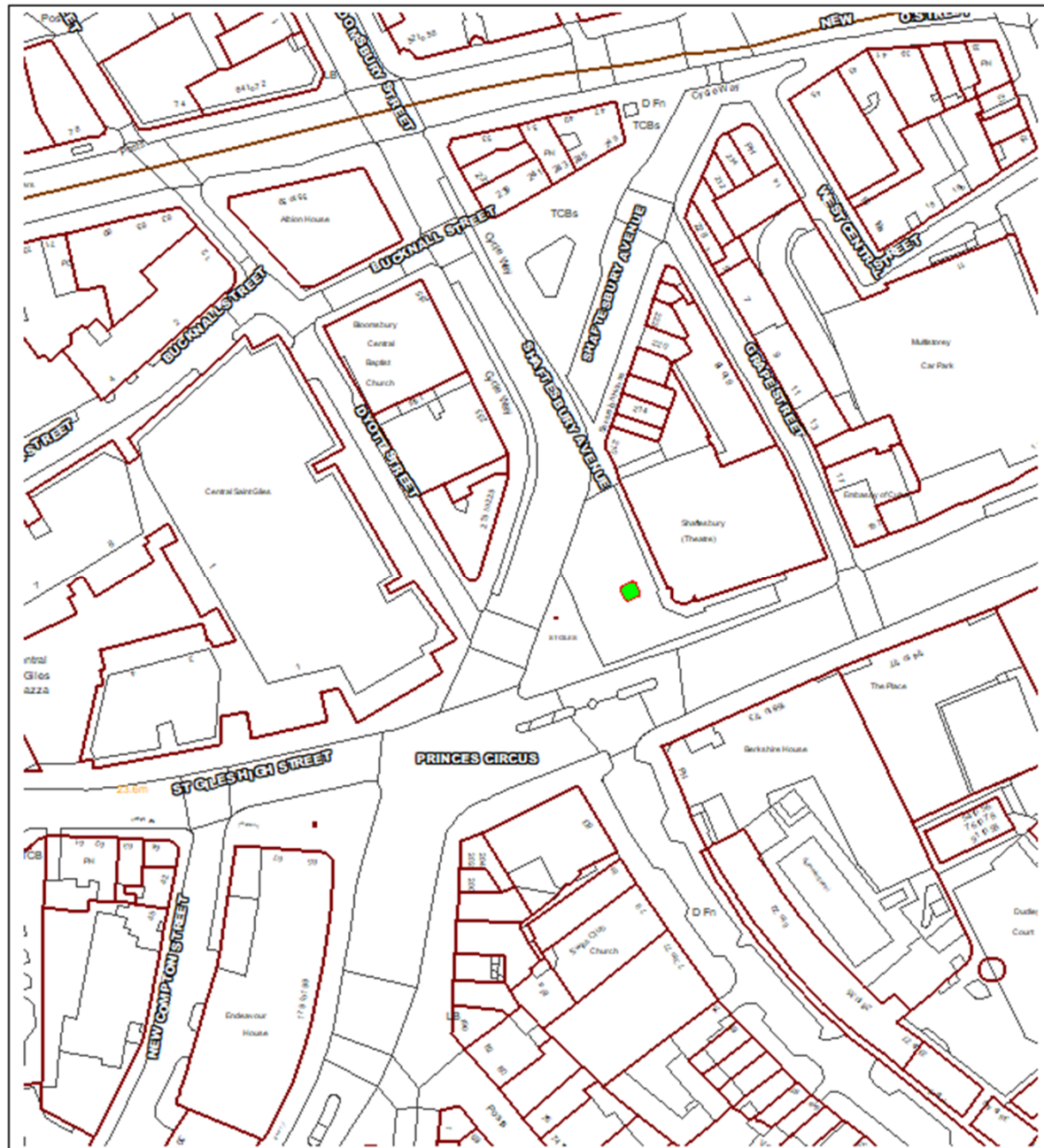
- 2 You are advised that all conditions relating to listed building consent granted on 23/02/2021 (ref. 2020/1446/L) which need details to be submitted, have been approved.

Planning Committee

05 June 2025

2024/2172/P

Princes Circus Drinking
Fountain
Princes Circus
Shaftesbury Avenue
London WC2





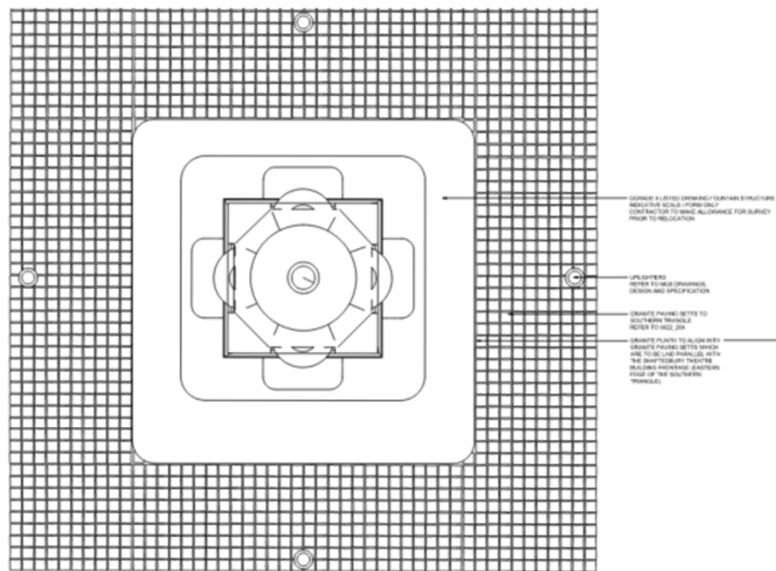




Figure 3: The fountain. 1977.

223 Shaftesbury Ave

London, England

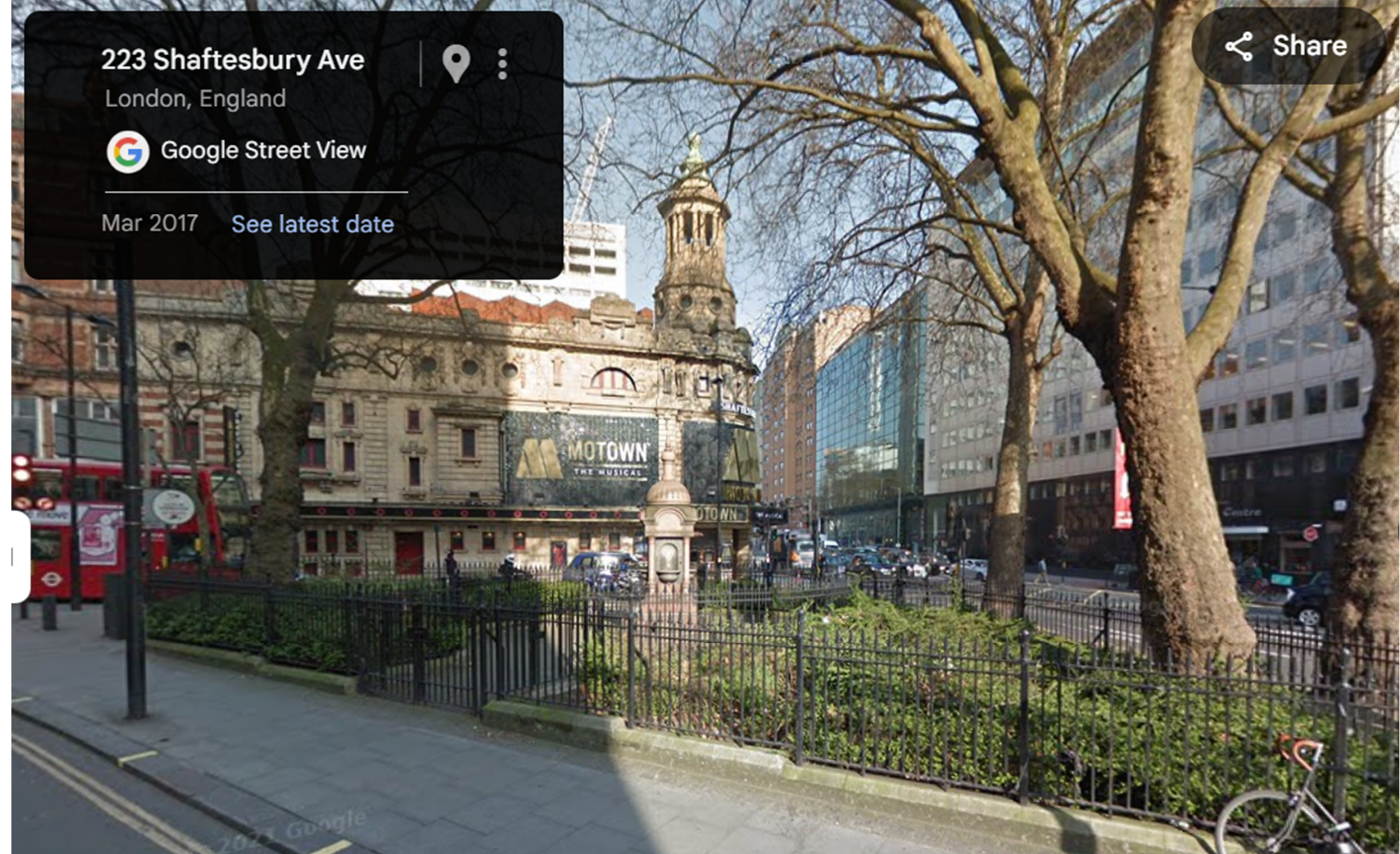


Google Street View

Mar 2017

[See latest date](#)

Share



210 A401
London, England
Google Street View

Jul 2024 See latest date



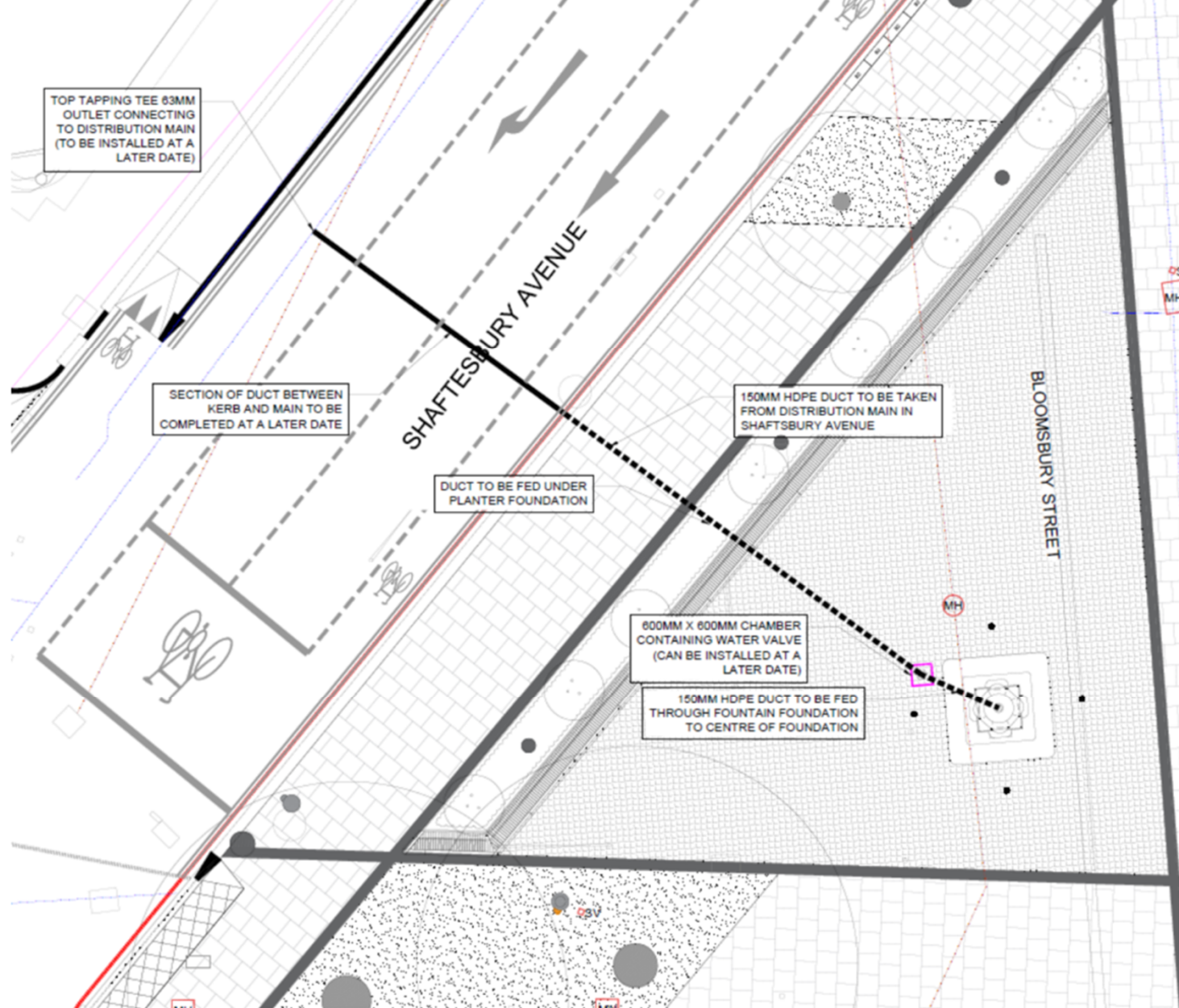


Figure 1: extract from proposed drawing showing the line of existing pipework designed and laid to connect to the water main at a future stage.

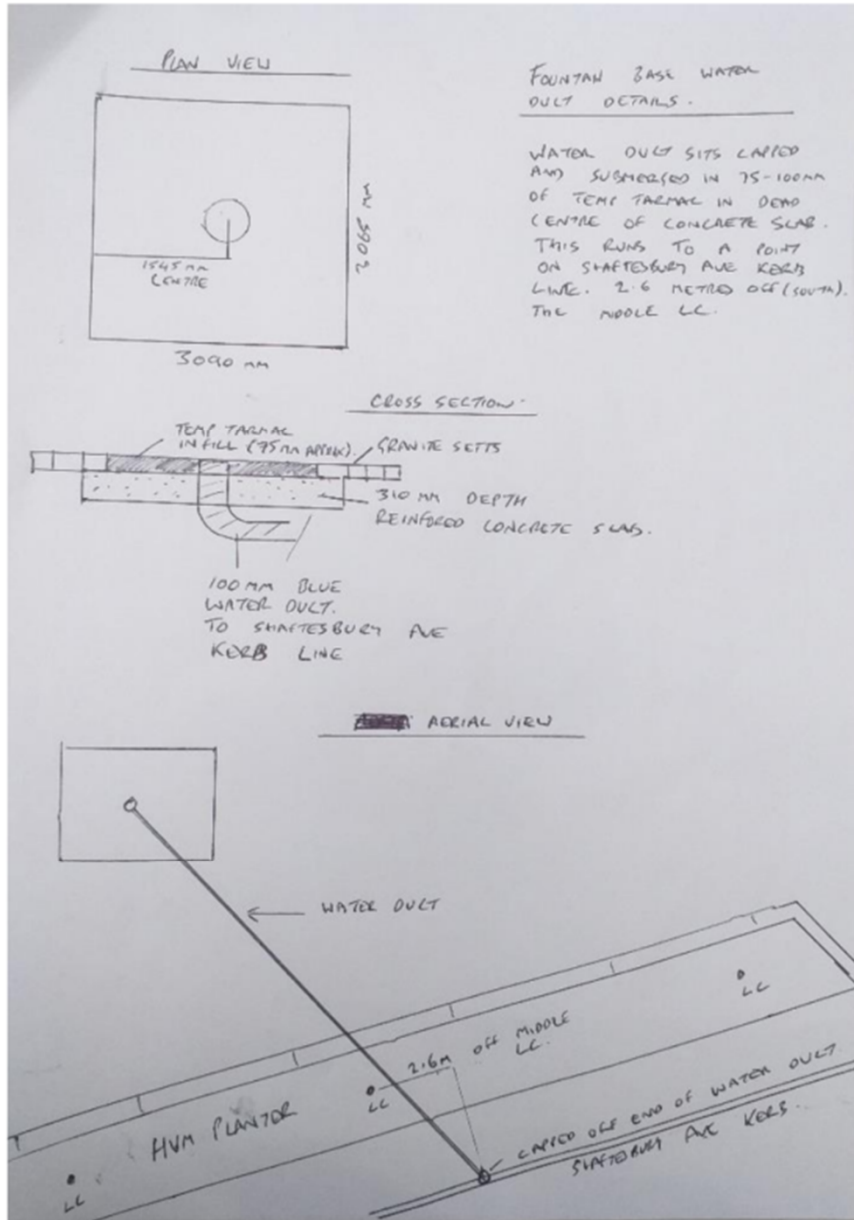


Figure 2 (left): Sketch diagram showing pipework installation to area ready for fountain with detail of extent to pavement edge.

Figure 3 (right): Water pipework following installation.