

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0993/P	Rory O Callaghan	12/04/2024 13:12:16	OBJ	Redevelopment of Old Compton St, to the rear of Shaftesbury Ave, is welcome, as the street needs more activity on it to ward off unsocial behaviour. The general mixed use is also welcome. However, the design is spectacularly inappropriate and out of context for what is one of the finest Art Deco facades in central London, with its unique, detailed frieze depicting the First World War. It's simply six stories plonked awkwardly on top, flowing vertically rather than horizontally, in a glaringly contrasting colour scheme, featureless above a coy, cinched waistline that serves only to differentiate between the elegant composition below and the sterile monotony above. The design should be rejected out of hand.
2024/0993/P	Rachel Jones	14/04/2024 14:56:40	OBJ	I wish to file an objection to planning proposal no. 2024/0993/P. As a regular visitor to The Phoenix Garden, located behind the existing Odeon building, and one of the only remaining small public gardens in the heart of London's West End, I am extremely concerned about the impact the proposed building will have on the garden. Restrictions in sunlight from the proposed building will cause significant issues to the botanical growth and wildlife population of the garden. Please DO NOT allow this planning proposal to go ahead. Please DO allow this garden to remain unimpacted by the area's constant commercial growth. Thank you.
2024/0993/P	Sian Williams	15/04/2024 23:15:34	OBJNOT	<p>Objections to the above:</p> <ul style="list-style-type: none"> - The design is an unattractive, overbearing addition to a proportional building. Looks very bizarre and there seems to be no attempt to integrate into the original attractive structure - The many floor extension on the roof is too extensive, causing a loss of light to The Phoenix Gardens and Pendrell House and looming over NCS - New Compton Street (NCS) is a residential street with around 64 residences overlooking or part of it. It is the only street wide enough for vehicular access to the building works proposed, work which would be over an extended period of time thus blighting the street and our properties - The dig out below ground alone would mean at least a year of trucks removing earth along NCS, plus all the noise and dirt from the rest of building works - This planned build would affect our lives in many ways because of the noise of traffic and the building works. As a residential area NCS is completely unsuitable for this level of disturbance and disruption - Why so large a transformation and extension? A sensitive restoration of the theatre would be a welcome bonus to the area. But the proposed plan would be bound to bring more noise into NCS, particularly at night and from deliveries - NCS suffers from many problems with anti-social behaviour which puts us under enough pressure here, we don't need the added inconvenience of, probably, 2 years of building work <p>On behalf Lindsay House Residents' Association</p>

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2024/0993/P	Ana Rosenthal	11/04/2024 10:55:11	INT	<p>As a local volunteer and regular visitor at the Phoenix Garden, I am writing to express my deep concern about the planning application for a major development at the Saville Theatre (current ODEON cinema) at 135 Shaftesbury Avenue.</p> <p>I understand that there is a proposal to build an additional seven stories to create a hotel space on top of the existing building, which we consider would have devastating consequences for our community garden as the amount of light reaching the garden will radically reduce and in turn affect the garden's unique ecosystem (the planning application itself confirms that light will drastically reduce during some months of the year – and this is enough to affect the plants, trees and species in the garden).</p> <p>The Phoenix Garden was established in 1984. The garden is home to hundreds of different and unique varieties of native and naturalised plants, trees, insects, and species.</p> <p>I am a local resident in Soho and for me, the Phoenix Garden is a safe and tranquil space. It is heaven. I am also a regular volunteer at the garden, and I have found a huge sense of community that is rare to find in the busy streets of London. This is a wildlife space that is unique in London and in light of a changing climate, we urgently need to protect them for both species conservation and climate change.</p> <p>Please protect our community space. Another hotel or expensive theatre is NOT in the interest of our local community space and garden.</p> <p>Please take urgent steps to halt the development of seven stories at Saville Theatre and help save the Phoenix Garden.</p> <p>Please respond via email.</p>
2024/0993/P	Tom Gilson	15/04/2024 10:10:18	OBJ	<p>Please re-consider - it's one of the last freely accessible green spaces in that part of London, from parents and toddlers to our elder folk and all the stressed office workers inbetween that need a break. Cutting the sunlight from a garden will change what can be grown there and remove the light in an already gloomy part of the area.</p>
2024/0993/P	Miki	14/04/2024 07:26:10	OBJ	<p>Just no. You will be ruining the area and also making the beautiful Phoenix Garden darker.</p>
2024/0993/P	Sharron	13/04/2024 14:22:56	PETITNOBJ E	<p>This garden is the only place to unwind and enjoy nature in the centre of a busy and congested area of London</p> <p>The inhabitants of the garden will not survive without natural light</p> <p>Please build your complex away from nature</p>

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2024/0993/P	Revd Richard Haggis	13/04/2024 14:36:16	INT	<p>I had the privilege to chair the charity committee of Phoenix Garden in my few years as curate of Saint Giles-in-the-Fields. I walked by it every day, and into it as often as I could. On the rare occasions I return to London with time on my hands, I visit it again. At this time of year, I'd be looking out for the Soho frog, which I was instrumental in helping to save.</p> <p>The West End doesn't need any more theatres and bars and restaurants.</p> <p>What it does need is a little oasis of peace and calm in the working day, and out of hours, for the local residents, and that is what Phoenix Garden is.</p> <p>It doesn't make any money, but it gives joy beyond price.</p>
2024/0993/P	Dawn Cunningham-Clayton	14/04/2024 12:53:23	COMMNT	<p>As a regular visitor to the Phoenix Gardens behind this proposed development I am very afraid of the consequences of the increased height of building. This important green space has its own microclimate enabling plant species to grow that would otherwise not survive. Yes a change of plant species could overcome a loss of up to 60% of sunlight, but most plants would struggle.</p> <p>In recent times a new vegetable growing area has been developed, an invaluable resource for visiting school groups whose children may well have never seen food growing before. A good sunny position, as any gardener will tell you, is a necessity for successful vegetables.</p> <p>Another educational resource onsite is the pond area, which deprived of light will never develop to its full potential.</p> <p>Reduced light in your garden by neighbours increasing the height of their home has little sway, if any, with councils, but here we are not talking about one householder garden but the greenspace for many many surrounding households in flats. Depriving them of a flourishing garden would be inexcusable.</p>
2024/0993/P	Dee Cardwell	13/04/2024 14:58:34	COMMNT	<p>Please put the interests of the community above developers profits. The destruction of Phoenix Garden by blocking light is not acceptable. Outdoor space is valuable for keeping this area a good place to live & is also an oasis for wildlife. You are the guardians of keeping it this way.</p>
2024/0993/P	Owen	13/04/2024 15:34:00	OBJ	<p>This development should be rejected due to the adverse affect it will have on the adjacent Phoenix Garden. It will block the majority of the light from reaching the garden.</p> <p>Hundreds of people both residents of the borough and visitors and workers to the city use this garden on a regular basis. They rely on this garden for their mental and physical well being, and there is nothing similar close by even remotely similar to this space.</p> <p>The garden acts as an essential safe home for native wildlife, the loss of light will have an adverse affect on the plants that can grow here and in turn negatively affect the wildlife that also lives there as a result.</p> <p>Please reject this multi level development it should not be allowed to be so too tall as it will negatively affect this valuable natural space adjacent to it.</p> <p>Thank you.</p>
2024/0993/P	Sam Pisano	13/04/2024 14:40:12	OBJ	<p>This planning application cannot be allowed to go through. The negative effect on The Phoenix Gardens would be catastrophic. As one of very few green spaces in central London - this should be preserved as is. It is a valuable asset to the community who live, work and even visit (as I do since moving out of London).</p> <p>DO NOT DESTROY THIS NATURAL HABITAT!</p>

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2024/0993/P	Brenda Horner	14/04/2024 08:27:14	INT	I am very much against this development as it will overshadow The Phoenix Garden damaging the micro climate that encourages many small species not able to exist elsewhere locally Please give this proper consideration during your deliberations
