

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0993/P	Sacha Thacker	22/04/2024 18:09:13	OBJ	<p>Dear Camden Planning</p> <p>I trust this note finds you well.</p> <p>I object strenuously to the proposed application as a local resident on a number of grounds:</p> <ol style="list-style-type: none"> 1) It will damage the appearance and character of the current listed building 2) It will harm the the conservation area in general by adding something far too big and of a n entirely different context to current building/area 3) It will impinge on the amenity of local greenspaces such at the Phoenix Garden, and St Giles church/playground. 4) Significant ongoing disruption to local residents of running a large hotel in an already congested area <p>Kind regards, Sacha Thacker</p>

2024/0993/P	Rosy Neel	23/04/2024 14:09:26	PETITNOBJ E	<p>As someone who works in St Giles, I am writing to express my 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.</p> <p>The Phoenix Garden also brings a huge benefit to the community. It allows local residents living in the inner-city, workers, and visitors to access green space in central London. In addition, the garden hosts regular free community events for adults and children bringing people together in a shared space in central London.</p> <p>For me, the garden is a sanctuary to escape to, in the middle of a stressful day at work, surrounded by a concrete jungle. I have found that going there has been really beneficial for my mental health, just being able to take a break and a breath with some green surroundings.</p> <p>I also volunteered there recently and after talking to some local residents, understand that for so many this is the only access they have to a green space where they can get their hands in the Earth and improve their mental health.</p> <p>Please take urgent steps to halt the development of seven stories at Saville Theatre and keep the sun shining on the Phoenix Garden.</p>
-------------	-----------	---------------------	----------------	--

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0993/P	Rosie Davison	23/04/2024 14:09:06	OBJ	<p>As a visitor of the Phoenix Garden, I am writing to express my concern about the planning application for a major development at the Saville Theatre (current ODEON cinema) at 135 Shaftesbury Avenue. 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 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. The Phoenix Garden also brings a huge benefit to the community. It allows local residents living in the inner-city, workers, and visitors to access green space in central London. In addition, the garden hosts regular free community events for adults and children bringing people together in a shared space in central London. For me, the garden is a tranquil oasis that provides much needed respite from the chaos of central London. There is no where else I could go that compares to what the Phoenix Garden can offer.</p> <p>Please take urgent steps to halt the development of seven stories at Saville Theatre and keep the sun shining on the Phoenix Garden.</p>
2024/0993/P	Mark Harrison	22/04/2024 10:56:17	COMMNT	<p>The HEART of London is being attacked by developers. The HEART of Holborn is a distinctive and characterful, well loved human-scale area. Developers are turning Camden into Croydon by the crass race for height.</p> <p>There is a rumour that Camden Council are in the pocket of developers, please prove this is not true by not allowing this building work to take place. Do not let developers destroy OUR London.</p> <p>We are coming back to live in London and lived in Holborn for a number of years so we know and love the area.</p>
2024/0993/P	Joanna Wilkinson	22/04/2024 16:05:44	WREP	<p>I object strongly to this proposal. It will destroy completely the character of a wonderful 1931 gem of a building. The plan is to put a huge extension on the top which will not only ruin the appearance of the building and its relevance to the surrounding area but presumably could damage the existing building. If the plan is to dig out underneath to create a very small theatre space (presumably to hope this will allow the plan to go through) this could impact the stability of the building and surrounding buildings. It will also remove all the existing interior features leaving only a facade. The surrounding areas, particularly the St Giles Playground and the Phoenix Garden will be impacted by the removal of light. This doesn't take into account the huge disruption that such a completely unnecessary project will cause in such a busy thoroughfare as Shaftesbury Avenue. Camden Council should resist allowing this proposal</p>
2024/0993/P	Brian Polley	24/04/2024 08:38:26	COMMNT	<p>Please refuse this application as it is totally unsuitable for this area and will dominate the little precious light we already have.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0993/P	Stella Geddes	22/04/2024 16:56:02	COMMNT	<p>This is an absolute disgrace of a design and to claim restoration is laughable. There is nothing to like in its appearance and it will do nothing but harm to the surrounding area. It shows no respect for a Grade II listed Art Deco building and looks like an attempt to double the size and height for excessive profit. It provides no true entertainment function and nothing but loss of amenity and nuisance to the surrounding community. It would do untold damage to the only precious green space in the area Phoenix Garden by depriving it of what little light it has. It would overshadow historic buildings as well as surrounding homes causing disruption and danger during construction and over stretch utilities such as water and drainage.</p> <p>As someone who worked in the area for many years I'm horrified that any developer could propose such an ugly and out of character desecration of a valuable and loved listed building.</p>
2024/0993/P	Sebastian Loew	23/04/2024 18:11:36	OBJ	<p>A building is listed because of its historical, architectural and environmental value and not because it just has a decorative façade. This proposal will totally destroy the character of this important building, one of the few examples of the golden age of cinemas. It is pure vandalism and shows disregard for heritage, environment and the values of the local community.</p> <p>None of the proposed uses will be assets to the area and the additional floors above the existing building is an out of proportion aberration. The design shows one building sitting on top of another with no respect for the latter. It will dwarf its surroundings and overshadow the adjacent Phoenix Garden. The interesting internal features of the building will be lost even though the listing should protect them.</p> <p>It seems perverse that whilst we are trying to protect the environment and reduce our carbon imprint, a proposal such as these can be considered adequate.</p>
2024/0993/P	Richard Chiles	23/04/2024 15:49:32	OBJ	<p>As both a visitor and volunteer at the Phoenix Garden, I am writing to you about the planning application for the Odeon cinema (135 Shaftesbury Avenue, London).</p> <p>The proposed seven stories to be added to the top of the building will have devastating consequences for the garden, placing it in shadow for much of the day.</p> <p>This space is a huge benefit to the community. It gives people working in the area and local residents a green space to enjoy.</p> <p>For me, the garden is a respite from the normal working day, somewhere I can take care of my mental health with some sunshine and greenery. Please allow the precious sun to keep shining on the Phoenix Garden.</p>
2024/0993/P	Antoine Vanbossel	23/04/2024 14:13:05	COMMNT	<p>As a visitor the Phoenix Garden, I am writing to express my 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. Would it be possible to consult the plan and the impact of this building on the sun?</p>
2024/0993/P	Alison Seabrook Moore	22/04/2024 15:34:54	COMMNT	<p>The planning application is excessive for this area and will severely block light to nearby areas including the Phoenix Gardens and the St Giles in the Fields churchyards. The current owners bought the property knowing that the previous planning application had been rejected and yet are now applying to extend the building upwards and downwards even further. I believe that a one-storey glass upwards extension would work, but no more PLEASE.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0993/P	Richard Cohen	22/04/2024 15:40:00	OBJ	<p>I am objecting strongly to this development because it will cause serious damage to the appearance and proportions of a listed building, due to the mass and height of the proposed roof extension which is essentially a completely new building added on top.</p> <p>I am also very concerned about damage to the context of the building as is within the Seven Dials and Denmark Street conservation areas, between which it sits and from which the extension would be visible. The architectural integrity of a listed building will be seriously damaged by these plans as this building would no longer primarily be a place of entertainment but yet another anodyne hotel (proposed operator Citizen M). It will lose all the internal theatre features that it still has, including the stage house and the scenery systems. There is also a serious risk to the integrity of this listed building as it will only retain the front façade and some parts of the external side walls intact.</p> <p>As a local resident (in St Giles High Street) I use the Phoenix Garden frequently. It is the only community green space within Covent Garden together with its neighbour St. Giles Churchyard and the playground. The garden already struggles with minimal light and this would make it dark most of the time. The St. Giles playground will lose its sunlight. It is the only place in the neighbourhood where children can play.</p> <p>This development will cause serious harm to the amenity of neighbouring residents in New Compton Street, Stacey Street and Phoenix Street. These streets will be badly overlooked and lose almost all their sunlight. The proposed development will cause nuisance from servicing a 10 floor hotel and restaurant; the back streets already suffer from congestion and delivery noise. There may also be drainage problems when 200 bathrooms are added to our strained waste water system.</p> <p>There will be huge disruption from building an unnecessarily massive development, including the painful noise of demolition and basement excavation.</p> <p>There is a substantial risk of subsidence from digging out far below other buildings' basements in the area.</p>
2024/0993/P	Nathan Arbuckle	22/04/2024 09:20:02	OBJ	<p>The proposed development is obscene and I object to it on the basis of its monstrous proportions. It is totally disproportionate and this area of London needs sky and light, not monstrous building extensions. I am a local resident and object to view of the sky and light being obstructed. We need sky and light to live with any sense of well-being. The existing building is ample in size and serves both the local community and visitors to the area. We use this facility. The idea that by digging down underneath the existing building to add an underground theatre is an insult to culture and community. Building works would be extensive and would cause prolonged disruption and disturbance to local residents and visitors.</p>
2024/0993/P	Andrew Glover	22/04/2024 15:54:30	OBJ	<p>I object to the height and intrusiveness of this development. The theatre/cinema is a very interesting building with an interesting history (Beatles etc); and the area behind, especially Phoenix Garden, would be overshadowed and spoiled. I am a qualified Camden Guide and regularly conduct walking tours on this routes, always discussing the building on our way from Denmark St to Seven Dials.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0993/P	Kathy Pimlott	22/04/2024 13:07:18	OBJ	<p>I strenuously object to this application on the following grounds:</p> <ol style="list-style-type: none"> 1) The proposed mass of the roof extension is out of proportion with the existing listed art nouveau building giving the appearance of an architecturally unrelated building stacked on top. 2) Damage to the larger context of the adjoining Seven Dials and Denmark Street Conservation areas from which the extension would be clearly visible. 3) Destruction of the character of the listed building as a theatre. 4) Damage to the integrity of the listed building through loss of all but the front facade and a small part of external side walls. 5) The Phoenix Garden, the only community green space in Covent Garden, an award-winning, ecologically and socially important asset, would be seriously undermined by the loss of natural light arising from the increased height. 6) St Giles in the Field's children's playground and adjoining gardens would lose sunlight , as above 7) Residents in New Compton Street, Stacey Street and Phoenix Street would be impacted through loss of privacy from being overlooked and losing much of their natural light. 8)The disruption from building a massive development including excavations and the danger of subsidence from digging much deeper than the basements of surrounding buildings.
2024/0993/P	Jane	22/04/2024 09:58:23	OBJ	My husband and I think this would be an appalling desecration of a unique Grade II listed building and think that planning permission should be denied.
2024/0993/P	Moya Bruce	22/04/2024 07:46:06	OBJ	<p>A beautiful art deco building will be destroyed. The new building will ruin the quality of life for all of us in the area.</p>
2024/0993/P	Henry Hogarth	22/04/2024 09:39:37	OBJ	Objection due to the size, height and bulk that is not fitting to the listed building, 7 dials/denmark street conservation area, loss of amenity and right of light to local residents and Phoenix Garden users.
2024/0993/P	Sam Le Roux	23/04/2024 14:18:11	OBJ	<p>This is a strong objection to this new building. This upward extension would be catastrophic to the existence of the Phoenix Garden, one of central London's only public community spaces. The building would totally block the sun out of the garden, which would make it impossible to support the plant life it does now. This would make its role in the community much reduced, if not destroyed, as those who need the space the most will not be able to take part in cultivating the garden. This building work would be at complete odds with the rhetoric of all government bodies (the borough, city and country) regarding climate change and pollution, preserving green spaces, and the drive towards net zero. Gardens like this will be integral if we are to achieve these aims.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0993/P	Sarah Herriot	22/04/2024 17:36:59	OBJ	<p>Hello,</p> <p>As a local resident I am appalled to see the proposal for the Oden site. These are the issues I see..</p> <ul style="list-style-type: none"> - It is way too high, way too big, in proportion to the listed building, and the design does not in any way enhancing the existing building, more ruining its character. It is out of keeping in the area, it will be a monstrous carbuncle seen from all over the area. - Huge loss of stripping out all the original internal features and theatre apparatus of the building. - From what I understand there is a danger of subsidence by digging way below other buildings basements in the area. - As this will be 10 floors and the servicing I assume would be at the back, this have a huge impact of local residents of New Compton Street, Stacey Street and Phoenix Street as these deliveries can come through the night/early hours, more than they already suffer. - Loss of light for the playground and church yard of St Giles - Loss of light for Phoenix Garden, which already struggles with minimal light, and if approved will make it mostly dark. - Residents of New Compton Street, Stacey Street and Phoenix Street will lose almost all of their sunlight, as well as the disruption of such a huge development above the existing building and below the ground.
2024/0993/P	Gilly Arbuckle	22/04/2024 09:29:38	OBJ	<p>I object to this development on the basis that the proposed development would overlook and overshadow a local nature garden used by local social housing residents, vulnerable people and visitors. The gardens provide sanctuary and community space to local people and visitors alike. It is a small garden that would be overwhelmed with more traffic and pedestrian access from the proposed hotel. Phoenix Gardens is open to the general public, but very much serves as a local hub for residents in the area. The gardens provide an informal place to meet up, peace and quiet, access to nature, views of the sky in an already built up area, sunshine and light - all of these benefits would be diminished or lost with the overshadowing of the proposed development.</p>
2024/0993/P	Adrian Hindle-Briscall	22/04/2024 17:02:42	OBJ	<p>From the drawings this will double the height, overshadowing and darkening the only green space in the area. The style is incongruous and arbitrary and the height seems greater than the other new buildings there. A horrible damage to this part of Shaftesbury Avenue which currently has buildings appropriate to its width.</p>