

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0993/P	Anastasia Kullmann	24/04/2024 14:22:52	COMMNT	<p>As a local volunteer and visitor to 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, 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.</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. For me, the garden is an invaluable green space, a little pocket of joy and refuge from the hustle and bustle of the city in the middle of London.</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	Tom Clapham	24/04/2024 15:45:47	COMMNT	<p>This building proposal will irrevocably effect the sanctity and environmental needs of the adjacent Phoenix Garden, a rare green space in such a densely developed area. It will drastically impact the garden's sunlight needed to allow the plants and animals to grow and thrive.</p>
2024/0993/P	Mark Lewis	24/04/2024 14:26:29	COMMNT	<p>This will be incredibly disruptive to the neighbourhood and damage a very iconic building. The area is already saturated with hotels.</p>
2024/0993/P	peter bloxham	24/04/2024 17:12:26	OBJ	<p>I object to this application. I note that a previous, wholly unsuitable, application was rejected. Now the developer has come up with another proposal which is just as unacceptable and which disfigures both the existing building and the Shaftesbury Avenue environment.</p> <p>I note in passing the misleading "consultation" earlier this year at the offices of SPPARC architects, which attempted to confuse the public into thinking that the only available options were ones which damage the character of the magnificent and rare listed cinema by adding a vulgar and disproportionate bulky block on top of it. The resultant incongruous bulky mass would harm Shaftesbury Avenue as well as the streets around the existing building.</p> <p>The fact that several variants of the stumpy block were shown only served to demonstrate that this is not the way forward.</p> <p>The developer should go back to the drawing board and come up with a proposal which respects and enhances the listed building the developer chose to acquire</p>

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2024/0993/P	Verity Hill	24/04/2024 12:20:34	COMMNT	<p>As a local volunteer 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.</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 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>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 needs to be protected. It has helped so many people over so many years and is the last community garden left in London.</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>

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2024/0993/P	Sue Henderson-Kabako va	24/04/2024 21:44:29	OBJ	<p>I wish to raise a strong objection to the proposed development plans for the former Saville Theatre site at 135-149 Shaftesbury Avenue, on the grounds of the adverse impact that this would have on the Phoenix Garden, situated behind the building. As well as the detrimental effects of noise, dust and congestion by construction traffic, the addition of a six-storey extension, plus plant, (effectively seven extra storeys) to the existing building would significantly restrict the amount of light available to the garden. According to the planning application, the amount of sunlight which would be received on 21st March would be reduced by 33.8%, over a third, from the existing condition of 81.8% to 52.4%. I quote the figures given in the table in the planning application, section 6.6, though I note the discrepancy between these figures and those indicated on the drawings in section 6.4, where the representation of the existing condition is, incidentally, printed in reverse. (Can one believe in the integrity of plans which have clearly not been carefully checked before being submitted?)</p> <p>The application states that such a reduction in light falls within the guidelines issued by the British Research Establishment (BRE), and also claims that the amount of light received on 21st June would not be reduced, suggesting that this would not therefore constitute a problem. However, it fails to take into account the crucial importance of light for plants in the spring, the growing season, when a reduction of sunlight would have a considerable negative impact on the garden. Unlike inside a building, artificial light cannot be introduced as a substitute for growing plants.</p> <p>Although earlier in the application it is claimed that the reduction in sunlight falls within the BRE guidance, in section 7.3, there is a suggestion that it does not, in fact, conform: "A rigid application of the BRE Guidelines for this site would in our opinion be at odds with the approach adopted by local authorities across London, and indeed Camden, where it is recognised that a flexible approach is required, taking into account other factors such as the context in which development takes place." This appears to be an appeal to Camden to disregard the guidelines and focus on the context of the development. I would urge Camden, indeed, to consider very carefully the context of this proposal: one in which the area designated already has a more than sufficient number of high-rise buildings, including a large number of hotels, but in which there are very few green spaces. The Phoenix Garden is a unique community enterprise in this part of Camden and provides not only an oasis of calm and tranquillity for local residents and visitors, but also an irreplaceable habitat for several types of wildlife, including pollinators such as bees and butterflies, and is a foraging ground for bats, a protected species. As such, it needs to be protected from any development which has the potential to cause harm, as the current proposal does.</p>