

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0993/P	David Kaner	29/04/2024 09:35:27	OBJNOT	<p>This objection is to 2024/0993/P AND to the Listed Building Application 2024/1005/L.</p> <p>I object to this proposal to hugely overdevelop the listed building on this site. The current building has an attractive form and adding a building of the similar size on top of it makes it look like 2 Lego blocks stacked one on another. It will be overbearing in this location and harm the views of the conservation areas between which it sits.</p> <p>Unlike the already excessively large 125 Shaftesbury Avenue building to its West there is no proposal to step back the frontage. From the pavement opposite the upper stories of 125 are not visible, but this development will be. As a result the building will be very overbearing.</p> <p>Behind the proposed building are St. Giles Churchyard, with its playground, and Phoenix Garden. Both benefit from the area of open sky above the Saville Theatre building. The sunlight study shows that there will be significant reductions in light and in the amount of visible open sky visible. This will have a significant negative impact on these amenity spaces which are heavily used by residents in the surrounding areas who lack their own spaces of this type. It needs to be remembered that whilst new residential apartments are required to have at least some amenity space much of the accommodation in the area is older and does not benefit from this.</p> <p>There is also a significant amount of social and private housing on New Compton Street and Stacey Street which will be impacted by the development, both in terms of the higher level of activity that will occur behind it and the impact on light and noise.</p> <p>The previous proposal on this site was not as large as this one and was rejected by the Council (and upheld at appeal by the Planning Inspector) because of the loss of cultural use. The replacement of a large cinema with a much smaller one in the basement meant that the use went from primarily cultural to hotel with some ancillary cultural use. This proposal has the same defect. There may be a larger entertainment use proposed but there is also a much larger hotel use. This is still primarily a hotel with a relatively small ancillary cultural use, perhaps actually even a smaller proportion than the previous proposal.</p> <p>The cultural use will also not be as accessible to local residents as the cinema use it replaces, or the theatre use which was the original use of the building. This is proposed to be a Cirque de Soleil performance for patrons eating and drinking. This is offered in, for example, Vidanta Riviera Maya, Quintana Roo, México (see https://www.cirquedusoleil.com/joya). The ticket price for this (show only with drinks or food) is MXN \$ 1,950 or £ 131 at current PPP rates. With dinner the price is MXN \$ 4,580 or £307. At these prices this is not a cultural experience accessible to people living locally. It is one which is mainly for tourists. It is very exclusive. Therefore this proposal needs to be seen as one which involves the loss of a use that benefits the community on Camden and the provision of a hotel use. The ancillary entertainment use proposed does not provide any benefit to the community in Camden because, by its nature, it is not affordable.</p> <p>It should be noted that this area has a significant issue with anti-social behaviour, especially drug activity. The area behind the proposed development and further along New Compton Street is a hotspot, especially as security activity from the owners of the areas to the North and South have displaced it. This development will displace it again and is likely to concentrate it even closer to residential property along New Compton Street. This is not, in itself, a reason to prevent the development but, if the development is permitted, should be taken</p>

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				into account in any S106 or similar agreement in terms to mitigating the impact from the development. This could, for example, be done by requiring the developer to fund the provision and maintenance of public realm CCTV cameras monitored by Camden's CCTV control room covering the areas of Stacy Street and New Compton Street towards which activity is likely to be displaced.
2024/0993/P	Cairiona Row	30/04/2024 09:05:19	OBJ	<p>I am writing as a local resident of 15 years to object in the strongest terms to this planning application.</p> <p>The height and bulk of the proposed extension will block sunlight from the Phoenix Garden and the St Giles Churchyard and playground, both absolutely crucial green community spaces for local residents and workers. Parks and trees matter when it comes to health and wellbeing.</p> <p>It's an unnecessary development: we have hotels, we have bars, we have lots of shiny modern buildings already. Visitors come to London for the history and character of listed buildings like the Odeon and quirky spots like the Phoenix - without them our beloved West End risks becoming soulless and losing personality and appeal. Please listen to the local community on this one, we need you.</p>
2024/0993/P	mr benjamin charnock	30/04/2024 06:21:08	WREP	This is a unique and special place in London and the proposed works are going to potentially ruin this taking away yet another part of human scale, and characterful, London. It will completely overshadow and dwarf this very special place, and I strongly oppose the proposed redevelopment.
2024/0993/P	Alicia Edwards	30/04/2024 08:26:42	COMMNT	I oppose this development. It makes sense to keep the iconic venue one of entertainment. Building so high will also affect the local area, in particular the Phoenix Gardens by which such development will block light. We don't not need another high rise build of this nature in the local area.
2024/0993/P	Charles Burroughs BURROUGHS	29/04/2024 20:32:32	COMMNT	Unacceptable Out of scale, total disdain for existing urban quality or the traditions of the area
2024/0993/P	M Worthington	29/04/2024 16:20:57	OBJ	This is a character building in the area and i don't feel the plans are sympathetic to the local area.
2024/0993/P	Jenny Boland	29/04/2024 16:01:56	COMMNT	The proposed roof extension will be an eyesore ruining this wonderful building. The area is already swamped with hotels, and DOES NOT need any more.
2024/0993/P	Lee Vaughan	29/04/2024 11:54:49	OBJ	<p>This is an absolute block on the landscape. The shadow caused by this will cast far and wide across Shaftesbury Avenue and ruin Phoenix Gardens, one of the few small remaining public parks in this area.</p> <p>Aesthetically unappealing, it will be the first step towards creating a corridor of similar up to St Giles Circus.</p>

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2024/0993/P	Matt Grey	29/04/2024 23:35:21	OBJ	<p>The development is an unacceptable blot in an area which has a beautiful community garden right next to it. Phoenix Gardens is the only community garden of its type in soho with a fabulous history which has stood the test of time. The development will cause an unacceptable loss of light to the garden and impinge on the sight in a terrible way. The site is already surrounded by high rises on all sides bar the proposed development and as such the remaining access to live will be lost.</p> <p>I do not live in the borough but work there and am a regular visitor.</p>
2024/0993/P	Matilda Tristram	29/04/2024 23:00:58	INT	<p>Please don't built so high! 11 storeys will block light from vital community green space, The Phoenix Garden. The people living and working in central London need access to tranquil green space, and access to light. Please think again.</p>
2024/0993/P	Leila Dewhurst	30/04/2024 06:26:52	OBJ	<p>I oppose this as it will substantially limit light levels and compound the issues of an already dark alley</p>