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**From:** Chadwick House [REDACTED]  
**Sent:** 29 April 2024 13:05  
**To:** [REDACTED] Planning  
**Subject:** Re Proposals for development of Odeon Shaftesbury Avenue (2024/0993/P and 2024/1005/L)

**I am a resident in Covent Garden, and am concerned that the proposals being out forward for the Odeon Building show no regard for the special nature of St Giles/Seven Dials, and will have a materially negative impact on the character and environmental quality of the immediate area.**

I would hope that Camden rejects the current application and that the developers work with stakeholders to put forward a proposal that allows an economic return whilst not degrading the cultural wealth of the area, nor the environment of the immediate local facilities.

- 1 The scale of the build is disproportionate - destroying the character of the listed building
- 2 The height and bulk of the development will seriously impair the very special green spaces of the Phoenix Gardens/St Giles Churchyard "lung"
- 3 The mass of the new proposal would also impair the special character of Seven Dials
- 4 I'm not an expert - but would question whether a building of this size can be serviced - either in terms of deliveries, but also waste and water dispersal

Essentially I am in favour of a sympathetic development enhancing the qualities of the listed building, and a development of a manageable scale being agreed - but this is too much for the local area to absorb, whilst it was being built, and if built, as it is serviced. It's very existence would be a severe degradation of the local environment and the quality of life for the local residents it would quite literally overshadow.

This is a successful, special mixed use, small to medium scale community. This would not fit in, and would undermine the success of the area.

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