
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 put 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.

Neale Stevenson
Flat 4, Chadwick House
9, Exchange House
LONDON WC2R 0PP

[REDACTED]