
From: Alex Kresovic
Sent: 07 May 2024 16:49
To: Planning
Subject: FW: 2024/0993/P and 2024/1005/L- Odeon cinema, 135 - 149 Shaftesbury Avenue, London, WC2H 8AH - Objections

[Redacted]

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Sent: Tuesday, May 7, 2024 9:04 AM
To: Alex Kresovic <Alex.Kresovic@camden.gov.uk>
Subject: FW: 2024/0993/P and 2024/1005/L- Odeon cinema, 135 - 149 Shaftesbury Avenue, London, WC2H 8AH - Objections

[Redacted]

From: sharon peppard [Redacted]
Sent: 05 May 2024 16:22

[Redacted]

Subject: 2024/0993/P and 2024/1005/L- Odeon cinema, 135 - 149 Shaftesbury Avenue, London, WC2H 8AH - Objections

[Redacted]

Dear planning officers and councillors on the planning committee This is my objection to the planned proposals for the above application.

Please note I have lived in the area for my whole 55 years some of which was in the hospitality industry so wish this to be taken from someone with experience of the proposal and the locality and certainly not a NIMBY.

The development will have an enormous negative impact to those living at the back of the building. We already have issues with other nearby businesses and building works very nearby and this will only serve to compound them. The disruption that will be caused by both the construction and the management of such a large complex on a small site. The West End and London is well served by hotels and there is no need for any further ones and the disruption they cause in the servicing of them. The plans are for the proposal to be served through the back New Compton/Stacey Street. These streets are tiny and already suffer from huge lorries trying to make their way through the back streets – to note two nearby businesses (McDonalds and TK Maxx) are instructed to service their buildings through Charring Cross Road and Shaftsbury Avenue as New Compton St and Stacey Street are too small and can't cope with the traffic. Any lorries that come down here to service other buildings end up on the pavements trying to get around, this is a danger to pedestrians. I cannot see from the plans how it will be acceptable to construct and service the building from these small streets.

In the document on the right to light, the proposer has completely missed 7-10 Stacey Street Maisonettes. The only windows we have look out east and so any direct light we get is in the morning. It comes up and over the Oden and for about an hour a day I get some sunlight shining into my front room the height of the proposal will knock this out and we will be left with the small amount of indirect light we have.

The building has a great History the proposal does not recognise this and appears to put a small theatre/dining experience in the basement the gutting of the building to achieve this will destroy some of the fabric of this history some of which I believe is listed. (Grade 2) it appears the main aim is to create a hotel and to put some sort of entertainment in the basement to appease locals and planners. The height of the building will contribute to the drowning out of local heritage areas. I don't feel the proposer has any interest in a theatre and just wants to get hotel rooms into an area that doesn't need any more. It looks awful and like someone is dumping a big concrete block on top of a lovely well proportioned building, that currently although an Odeon cinema provides access to films that are not main stream such as you would see in Leicester square.

I note that the proposer states that they will create many jobs, well to be honest the hospitality industry is struggling to get people to work in it and we see many loved independent places locally having to close as there are not the staff applying for the jobs.

At one point early in the morning or late at night I could hear the tube running near my home. With all the digging out for the Elizabeth Line and the new development at St Giles, I now hear it all day every day. The promises of concrete boxes I'm afraid do not work. This is not just on the ground floor of the property but also at higher levels of my home.

The plans I believe have not taken into account the wonderful Phoenix Garden, the proposals and the construction would cause the most horrific damage to the wildlife and the peace and tranquillity that people can get there away from the noise and bustle of the West End.

In my objection the previous proposal I mentioned that there appeared to be on old maps water approx. where the site is. I think more work needs to be done here especially as we now know there is a water course/river running under Book Mews/Flitcroft Street. This I believe is still under investigation and where it goes to no one seems to know at the moment.

There are at least two people in the block who have disabilities who need access for hospital transport and deliveries of groceries and medical equipment. The construction will impact on this happening and as such will discriminate against those people.

I am not a planning nor historic expert however I have read the objections from the Seven Dial Trust, Historic England and wholly support their stance on this proposal.

To also note the Community Engagement/consultation on this application has been poor to non existent. I finally got an invite to a meeting at a local pub by them for next week, why do they think this is ok after the date for comments has closed? This I think demonstrates before they even start the lack of respect they have for the area, its residents and its history.

Yours
sharon Peppard