

Mohammed Ahmed

From: top cat
Sent: 11 May 2024 01:04
To: Planning
Subject: Odeon Covent Garden cinema - 135 - 149 Shaftesbury Avenue, London, WC2H 8AH Objection to development

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Re: Application no. 2024/0993/p
Odeon Covent Garden cinema - 135 - 149 Shaftesbury Avenue, London, WC2H 8AH
Objection to development

I would like to strongly object to the above proposed development on the following grounds:

- 1) Impact on my life: This proposed development will have a massive detrimental impact on my life, as I suffer with really bad depression and have agoraphobia and stay in most of the time in my flat - I am under the doctor for this condition. Therefore this proposed new building would impact my life greatly and make me feel worse. I would feel like I was living on top of a building site, which in reality I will be.
- 2) Loss of light to our building: I live on the second floor of Pendrell House, New Compton Street, diagonally opposite the Odeon cinema site, on the corner of my social housing block. I am literally 47 feet (14.3m) away from the footprint of the existing building. The proposed height of the new development would massively impact light entering my property on all sides but particularly along the side of Pendrell House facing onto New Compton Street. My right to light has existed in this block for almost 30 years. This development would massively overshadow my property, towering over my flat. All the rooms in my property would have a loss of light from the extreme height of the new building. It is just too big and too high and I would be overlooked by many hotel rooms and the hotel guests.
- 3) Impact on our neighbourhood: The building stage of this proposed development would turn our neighbourhood into a building site for many years to come. The noise and dust and dirt will be absolutely intolerable for all residents living in New Compton Street and Stacey Street also. New Compton Street is a very narrow road and noise has nowhere to go apart from upwards and is funnelled along the street by the high buildings. At the construction/digging out stage, many heavy tipper trucks will be turning up very early in the morning - normally from 6am onwards, as has happened with other developments over the years here. These will be coming and going for many hours during the day to remove the rubble dug out from the site. The daily noise from this will make my life and the lives of all the local residents hell for years.
- 4) Impact on our homes and housing block: Myself and other residents are extremely worried about damage to our homes and our block due to the very close proximity of the construction and building site. Other developments over the years have caused damage to our roof garden and to the facing of St. Giles-in-the-Fields church - and this construction (Central Saint Giles construction) was much further away to us than this proposed huge hotel. We are very concerned about damage to the foundations of our building and the facing of our block, from the vibration of the digging out process.
- 5) Loss of light to nature and the Phoenix Garden: I am extremely concerned about the great loss of light - particularly during the winter months - to the multi-award winning Phoenix Garden. The garden is an important eco and wildlife-friendly space used by many residents and locals, the business community and

tourists. The proposed sheer size of the development would tower over the garden and the extreme height would massively overshadow and block out light to the southern end of the garden and impact Winter planting and growing conditions, nature, planting and wildlife. The sun comes over the top of the cinema daily but in winter, is much lower in the sky and so we have very little of it. The garden is the only green space locally dedicated to nature and is cherished by many, over very many years (since 1984).

6) Impact to Grade II listed building: I feel that the proposed design of the hotel with a tiny supper club cabaret venue underneath it in the basement, is completely unacceptable. We know from the previous development planning procedure (a 94 room hotel) was rejected by Camden Council because they wanted a theatre back on the site similar to the original historic Saville Theatre which seated over 1400 people. However, this development does not fulfil this objective - it is a large, 200 room hotel and the art venue within this in the basement is inconsequential and of no merit, with a tiny proportion of seating compared to the existing auditorium and the old historic Saville Theatre.

I would like Camden Council planning department to refuse this monstrous development.

nancy a resident in pendrell house