

From: Bethany Cullen

Sent: 29 August 2024 15:56

To: Louisa Smith

Cc: Alex Kresovic; Neil McDonald; David McKinstry; Colette Hatton

Subject: Odeon Shaftesbury Avenue

Hi Louisa,

Thanks for your time this morning. I just wanted to flag/reiterate a few key points from the LPA following the presentation:

- We would like to see the detailed information prepared on dealing with the Regent Street disease. We probably don't need a presentation on this just an opportunity to review the work that has been done, we are looking to understand how you treat the problem and to give us more confidence on the façade retention. I suspect that HE will also want to see this.
- The point which we raised previously was why couldn't the theatre be accommodated within the existing building instead of in an excavated basement. I think to respond to this fully you really need to ignore the hotel and finances, look at the existing building and consider if you can get a theatre in it and whether or not that would meet today's standards and be adaptable for the future. If the answer is no then it helps you move forward, if you could technically achieve it then we'd need to start to consider the other factors which would influence whether such a proposal was reasonable to pursue. We'd like to know what the Theatres Trust's (TT) view would be of a proposal of that nature.
- If you can justify locating the theatre in the basement then we'd be taking a steer from TT about whether what is proposed is a well-designed theatre with adaptability for the future. It would need to be a space which meets a wide range of needs not just the unique requirements of Cirque de Soleil.

- It was helpful to see the updated proposals for the roof extension, it appears bigger than it was in the last iteration of the proposal I was shown. I remain concerned about the impact on the LB and Phoenix Gardens. It would be helpful to have the floorspace figures of the proposal so we can compare this to the submission scheme, as I have advised previously I do think you will need to lose some hotel rooms in order to reduce the over scale/massing of the extension.

Thanks

Beth

Bethany Cullen

Head of Development Management

Economy, Regeneration and Investment
Supporting Communities
London Borough of Camden

Web: [camden.gov.uk](https://www.camden.gov.uk)

5 Pancras Square
London N1C 4AG



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