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Our reference: 25022

21.03.25


Dear Laura Dorbeck,

**2024/1005/L & 2024/0993/P | Part demolition, restoration and refurbishment of the existing Grade II listed building, roof extension, and excavation of basement space, to provide a theatre at lower levels, with ancillary restaurant / bar space (Sui Generis) at ground floor level; and hotel (Class C1) at upper levels; provision of ancillary cycle parking, servicing and rooftop plant, and other associated works | 135-149 Shaftesbury Avenue London WC2H 8AH**

SAVE Britain's Heritage wishes to reiterate our strong objection, set out in our detailed letter of 7th May 2024, to the above application for the partial demolition of the Grade II listed former Saville Theatre and the construction of a 5-storey plus plant roof extension.

Following careful assessment of the amended documentation, we consider that the revisions submitted by the applicant are minor in the context of the overall scheme and do not alter our fundamental concerns about the nature of the application, which still proposes demolition of the listed building's original fabric and a vertical extension which would constitute a drastic increase in the building's overall height. Whilst we note the five-metre reduction in the height of the proposed roof extension, in our view this falls short of mitigating the substantial harm that the proposals would cause in heritage terms to the listed building and adjacent Seven Dials and Denmark Street Conservation Areas.

Further to the issues of harm raised in our previous letter of objection, due consideration should be given to the draft new Camden Local Plan which allocates the former Saville Theatre as a development site (Allocation S19 (HCG4)) with the requirement that *"any roof extension will [...] enhance the host building and be of a height and massing that is appropriate to the site's surrounding townscape and responds to the neighbouring conservation areas"*. The amendments do not mitigate the harmful impact of the roof extension's height and massing which would compete with and diminish the legibility of listed building's careful design and harm the building's currently positive contribution to the adjacent conservation areas.

  
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## Conclusion

For these reasons, and those set out in our original letter of objection (7th May 2024) SAVE objects to this application on heritage grounds, and we call on the Local Planning Authority to refuse planning permission.

I trust that these comments are useful to you, and I ask that you keep SAVE informed of further decisions or consultation regarding this application.

Yours sincerely,



**Lydia Franklin**  
Conservation Officer