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From: Richard Cohen [REDACTED]
Sent: 21 March 2025 14:06
To: Planning
Subject: Objection to the new redevelopment plans for the former Savile Theatre (Covent Garden Odeon) on Shaftesbury Avenue Application Number2024/0993/P

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Objection to the new redevelopment plans for the former Savile Theatre (Covent Garden Odeon) on Shaftesbury Avenue Application Number2024/0993/P

I am objecting strongly to this development because it will cause serious damage to the appearance and proportions of a listed building, due to the mass and height of the proposed roof extension which is essentially a completely new building added on top.

I am also very concerned about damage to the context of the building as is within the Seven Dials and Denmark Street conservation areas, between which it sits and from which the extension would be visible.

The architectural integrity of a listed building will be seriously damaged by these plans as this building would no longer primarily be a place of entertainment but just another anodyne hotel (proposed operator Citizen M). It will lose all the internal theatre features that it still has, including the stage house and the scenery systems.

There is also a serious risk to the integrity of this listed building as it will only retain the front façade and some parts of the external side walls intact.

As a local resident (in St Giles High Street) I use the Phoenix Garden frequently. It is the only community green space within Covent Garden together with its neighbour St. Giles Churchyard and the playground. The garden already struggles with minimal light and this would make it dark most of the time.

The St. Giles playground will lose its sunlight. It is the only place in the neighbourhood where children can play safely away from motor traffic.

This development will cause serious harm to the amenity of neighbouring residents in New Compton Street, Stacey Street and Phoenix Street. These streets will be badly overlooked and lose almost all their sunlight.

The proposed development will cause nuisance from servicing a 10-floor hotel and restaurant; the back streets already suffer from congestion and delivery noise. There may also be drainage problems when 200 bathrooms are added to our strained waste water system.

There will be huge disruption from building an unnecessarily massive development, including the painful noise of demolition and basement excavation.

There is also a substantial risk of subsidence from digging out far below other buildings' basements in the area.