

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2024/0993/P	Janet amsden	Flat 1 17a MACKLIN STREET London WC2B 5NR	22/03/2025 07:51:50	OBJ	Please understand that burying a theatre underground is no good for the workers or the audience and is unlikely to be a success in itself. Theatre brings in good money for the GDP. A theatre audience still has to queue enter and exit - no doubt the developers think burying it deep in the earth will avoid all these issues. And desiring to build so high (in what looks to be a very gaudy facade) is out of keeping with the area and will importantly exclude light from Phoenix Garden - place for residents without gardens - plus a little haven in the heart of town. There are so many reasons why these latest proposals should be SERIOUSLY RECONSIDERED- don't be bullied into agreeing- use your wisdom and common sense please.
2024/0993/P	Peter Schaufuss	63 Endell Street Covent Garden WC2H 9AJ	23/03/2025 22:20:52	OBJ	It's a disgrace ! A former historic theatre is being 'demolished' like that. London is world famous for its legendary theatre tradition, not monstrosities of buildings mistakingly approved. Camden Council should make sure the building is being brought back to a theatre as it was before planning was given by the Council to change it into a cinema.
2024/0993/P	Catherine Harrison	2b Grove Lane Kingston upon Thames	21/03/2025 10:45:04	OBJ	Please do not allow this application to go ahead. I love London - its appeal is its unspoilt and cherished buildings. Many of these are of human scale. I am alarmed by the lack of human scale of the buildings thrown up in Vauxhall. An area like Covent Garden is precious and this fight for height just allows for further tall building to go upwards. Keep the character of all our remaining precious sites of central London. Do not allow this proposal to go ahead. Let people live in this area of character and history. Isn't that why people would want to visit it anyway? Allow the Phoenix Garden to thrive without this proposed tower of a building looming over it. I used to live on Macklin Street (which by the way needs some cleaning up and rules about all the rubbish and dog mess there). I love coming in to areas like Covent Garden. The buildings there have a unique charm and history. The area, unlike Vauxhall (remember the pleasure gardens of long ago?) have not been devastated and made characterless by development. Please do not allow this to happen as this kind of height of building and development is exponential. Please do not allow developers, who have not investment emotionally in the area, to destroy key parts of central London.

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2024/0993/P	Martina Girvan	163 Bracklyn Court Wimbourne Street London N1 7EJ	23/03/2025 09:03:26	OBJ	<p>I would like to object to application numbers 2024/0993/P and 2024/1005/L.</p> <p>This development goes against Camden Planning Policies under Policy A1 managing development impacts, this development will have a large impact on others, from light loss particularly to the Phoenix Garden, to disturbance for everyone due to large increases in traffic from goods and services deliveries, to affects on a listed building, from an aesthetic viewpoint, this also Aligns directly with the proposed new local plan policy A1 Protecting Amenity. Policy A2 Open Space should be protected in an area so deprived of this, the Phoenix garden is a small oasis of calm and biodiversity in line with Policy A3 on protecting biodiversity the effects of shade on this garden would indirectly cause excessive damage, and PolicyC2 protecting community facilities this is an area with very few community facilities and the health and wellbeing of local people would be much affected by the de facto loss of the Phoenix Garden.</p> <p>Please reconsider these developments impacts on such a precious resource.</p> <p>Martina Girvan 163 Bracklyn Court N1 7EJ [REDACTED]</p>
2024/0993/P	Benjamin Levin	35 Waterman Way	23/03/2025 14:52:09	OBJ	<p>The ambition to bring a new and accessible theatre and mixed-use space to Shaftesbury is an admirable one which I support. But the plans submitted include doubling the height of the building with an architecturally inconsistent extension, purely to make space for more hotel rooms. The developer's own documents show that this would put at least 33% more of the nearby Phoenix Garden in shadow in spring, likely even more in winter. This will weaken or destroy a significant portion of the trees and greenery in one of the only truly communal green spaces in the area.</p> <p>Phoenix Garden is more than a garden. It's a beloved local amenity, providing education and outreach for children, and a welcoming haven for any member of the public passing through. It's baffling to me that the documents filed by the developer do not view blotting out its sunlight as a serious issue of public interest. They only consider the threshold of "2 hours of sun per day", which is a guideline for residential areas, not green spaces.</p> <p>I am not an expert in property development, so I cannot contest the developer's viability analysis, which claims that there is no way of making their project financially viable without a minimum of 5 additional storeys with ~100 hotel rooms added on top. But I don't think it's necessary to contest that analysis. The damage the proposed plan will do to Phoenix Garden is so stark that the decision is a simple binary: What is more in the public interest? To gain 100 more hotel rooms in an area that already has many thousands of them? Or to preserve one of the only public green spaces in the densest and most garden-deprived part of the city?</p>

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2024/0993/P	JACQUELINE HARVEY	Flat A, 62A Neal Street WC2H 9PA WC2H 9PA	23/03/2025 12:39:00	COMMNT	<p>It is terrible that the development of the Odeon into a hotel has to impact our local community garden. We all live in flats and Phoenix Gardens provides a much needed safe green space where we can connect with nature and find a bit of peace in urban life.</p> <p>Blocking the light to the garden will kill the plants and wildlife, coupled with a lack of privacy from being overlooked by the hotel roof terrace is unacceptable for temporary visitors. Surely a better design would help smooth out these issues?</p>
2024/0993/P	Eric Stuart	68 Neal Street London WC2H 9PA	23/03/2025 19:50:04	OBJ	<p>I wrote last year to object to the proposal for 135-149 Shaftesbury Avenue and I write again to reiterate that objection. The slight reduction in height in the amended application, offset by increased width, does not fundamentally change what is being proposed nor the grounds for my objections. The mass and height of the proposed addition remain excessive both in the context of the existing listed building below and also in the context of the neighbouring area. They will also take away a significant portion of the sunlight reaching both the Phoenix Garden, the only community green space within Covent Garden, and its neighbour, the St Giles Churchyard and playground. These are important green spaces open to the public and extensively used by local residents. It also will lead to a serious loss of daylight to neighbouring residential properties.</p> <p>Although the new “woven” brick design is an improvement over the “hit and miss pleated” design of the prior submitted proposal, if anything the new exposed soffit makes the new proposed extension look as though it overhangs the original host building, highlighting its dominance, and the “flare” over the heritage arched window of the existing building below is a distraction that seriously detracts from the impact of that feature (leaving aside the damage caused by the overwhelming addition above in and of itself).</p> <p>I believe there is scope for an addition to the rooftop of 135-149 Shaftesbury Avenue, one that is stepped back and both sensitively designed and scaled. Unfortunately this proposal is not that. If the developer overpaid for a property where limitations on permitted development in order to safeguard an important cultural and heritage asset were a given, and is unable to economically redevelop the site due to that overpayment, the Council should not be protecting that developer's profits but rather the contribution the site makes to the area's cultural offerings and heritage for the benefit of the wider community of residents and visitors. There can be future proposals put forward that will do this. The Council should reject this application.</p>

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2024/0993/P	Steve Cabrera	31 Bective Road SW15 2QA SW15 2QA	22/03/2025 13:33:38	COMMNT	<p>I'm really concerned about the impact this development would have on the Phoenix Garden.</p> <p>This isn't just a patch of green—it's a rare and much-loved space in the heart of the West End. There's nothing else quite like it in London, and possibly not anywhere. It supports wildlife, biodiversity, and community connection in a part of the city where those things are hard to come by.</p> <p>Reducing light to the garden would threaten its plants, its atmosphere, and its role in the neighbourhood. It's also hard to see how such a large-scale development doesn't cause serious harm to the character of the listed Saville Theatre and the surrounding conservation area.</p> <p>I urge you to reject this proposal.</p>
2024/0993/P	Alison Swan Parente	8 Tower Court london WC2H 9NU	22/03/2025 17:01:45	WREP	<p>If important architectural and cultural landmarks in areas like Covent Garden are to be systematically done away with, then the whole history and feel of an area is destroyed, any authenticity is replaced with money-making developments and there is environmental degradation which erodes community, respect and pride in the place. On an individual level this proposal is for a building that will cut out the light for Phoenix Gardens. This absolute gem and oasis is the last of the gardens in Covent Garden. When I was having chemo 14 years ago I could just about manage to get there from Tower Court to sit in the sunshine, breathe and be comforted by a corner filled with flowers and nature. This is a precious ecosystem in the centre of our great city, which has always depended on the sunlight that falls into that space. It would be a tragedy for the area if this is compromised. I advise anyone who doesn't know it to go and sit there to feel what a refuge it is to so many people and to realise the effect of it being overshadowed by this development.</p>

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2024/0993/P	nancy	flat 6 pendrell house new compton street london wc2h8df	22/03/2025 21:30:22	COMMNT	Re: Application no. 2024/0993/P and 2024/1005/L Odeon Covent Garden cinema - 135 - 149 Shaftesbury Avenue, London, WC2H 8AH

Objection to redevelopment – March 2025

I would like to strongly object to the above proposed redevelopment on these additional grounds:

Invitation to visit my flat in Pendrell House: I am Inviting any CC planning officer to please visit my flat, as I did with the Inspector at the appeal stage a few years ago. I am offering this invitation because when the Inspector came to see how close I was to the Odeon cinema building, he was shocked. I live almost on top of this structure and from indoors I feel that I can touch it from my windows. I'm of the opinion that should this go ahead we would all be living upon a building site for years. I am very worried about what will happen to my flat should this development go ahead, as I feel our building and flats will be undermined and suffer from cracks and subsidence because of the 22m depth the developer will be excavating under the current building.

Height of the proposed development: This hotel extension is planned to be almost double the height of the current theatre. It is much higher than the previous applicants redevelopment – this eventually went to appeal and got thrown out on the grounds that the building would be too high.

How is it this new version of the proposed hotel – specifically the total height of the building on top of the theatre, despite it now being lowered by 5m - is a lot higher than the previous application that got thrown out at the appeal stage? Why is Camden Council still considering this current application? Everyone feels it is just too high and overbearing in its design. I believe the theatre should be completely reinstated as a proper theatre arts venue – we do not need another hotel in this area, as there already are too many around here.

The Phoenix Garden: The Phoenix Garden is a precious green space set within the hustle and bustle of the West End. It is a peaceful environment where I can unwind and enjoy nature and relax and socialise with others. I enjoy listening to the birds and being surrounded by greenery and the ecology of the garden. Nature is very important to me and I sit in there most days. I am extremely worried about the impact of this proposed development upon this beautiful garden and green space. It will no longer offer the tranquillity I seek. Many people relax there and their

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					<p>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).</p> <p>6. Impact to Grade II listed building:</p> <p>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.</p> <p>I would like Camden Council planning department to refuse this monstrous development.</p> <p>Nancy Hearn</p> <p>Pendrell House, New Compton Street</p>

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2024/0993/P	Remi Graves	93 Morley Road E10 6LH E10 6LH	23/03/2025 13:45:02	OBJ	<p>Policy A1 Managing the Impact of Development Phoenix Garden serves local communities seeking connection and respite from high density, overcrowded accommodation and an area already in England’s 7% most deprived for green spaces & quality of living environment (Indices of Deprivation, 2019). This multi-year construction, with its noise, air & traffic pollution, plus a permanent reduction in sunlight and daylight once finished, will leave the Garden barely unusable for local people. Thus, we question if the proposal balances the needs of development with the needs and characteristics of local areas and communities, or exacerbates pre-existing, entrenched and nationally significant local deprivation.</p> <p>Policy A2 Open Space People, especially from more disadvantaged communities, who live in places with rich green infrastructure tend to be happier, healthier and live longer lives (‘Parks for Health Strategy’)</p> <ul style="list-style-type: none"> – Access to high quality parks/ green spaces is associated with better health outcomes overall; – Regular use of green space is associated with a 43% lower risk of poor general health and 40% are less likely to be overweight or obese; – Parks access associated with increased physical activity: people with access to a park are 20% less at risk of physical inactivity & 24% more likely to meet physical activity recommendations; – Access to parks associated with improved mental health and wellbeing... each additional use of any natural environment per week is associated with 6% lower risk of poor mental health. <p>Despite these known benefits, the proposal’s construction & implementation will damage existing green infrastructure, seeing local communities denied access to community activities which promote physical activity, the mental wellbeing benefits of experiencing nature and opportunities for social connection. Clearly this proposal is detrimental to the setting of designated open spaces and fails to protect non- designated spaces with nature conservation, townscape and amenity value, including gardens.</p> <p>Policy A3 Biodiversity The overshadowing effect of this proposal jeopardises Phoenix Garden’s delicate biodiversity balance, denying direct sunlight to over 60% of the Garden and disrupting habitats of vital pollinators, insects and wildlife. YOO Capital’s Ecology Report estates that the proposal has “a zone of influence which encompasses the Phoenix Garden” – directly connected to the “changes to the height” of the Odeon building to ecological impact on our ‘Site of Importance for Nature Conservation’. This report sees the resulting reduction in light having a “differential effect”, delaying “leaf and flower development, a shortening of the flowering season and, at the extreme end, a potential loss of some species”, on the “varied nature of habitat with the Phoenix Garden”, especially for “exotic species, such as tree echium”. The significant increase in shade across the year risks a reduction in “the availability of nectar and pollen for invertebrates”. With “15 bee species”, this clearly has a damaging impact on ecological sustainability.</p> <p>Of particular concern is the proposal’s impact on bats, with Report monitoring showing that “bats use this habitat for regular foraging and social activity”, whilst echolocation calls indicate “the garden to be bat breeding territory”. Finally, the report evidenced bat calls at a peak frequency of 39 khz, characteristic of the Nathusius pipistrelle, designated as a rare species in the UK.</p>

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					<p>2. Take collective action to reduce social isolation and support people to build quality relationships and friendships in the community. YOO Capital makes no reference to reducing social isolation for immediate communities surrounding the Odeon. Again, they fail to concede the ramifications of this proposal on existing work by established community organisations such as the Garden. This lack of awareness, allied to almost no specificity, seen in their “this may include specific partnerships” comment, calls into question whether this is an area that they can be claiming to address. Finally, we fail to see how ‘theatre’ ticket prices ranging from £90 to £120 will serve any other purpose other than to further isolate and exclude local people at a time of economic crisis.</p> <p>AMBITION 4: CAMDEN SHOULD BE A GREEN, CLEAN, VIBRANT, ACCESSIBLE AND SUSTAINABLE PLACE WITH EVERYONE EMPOWERED TO CONTRIBUTE TO TACKLING THE CLIMATE EMERGENCY. Camden Council’s suggested focus for partners, include</p> <p>1. Organisations in Camden will embed tackling the climate emergency throughout their operations, building on Camden’s Clean Air Initiatives. According to the London Atmospheric Emissions Inventory 2019 Update (2023), site activities and machinery contribute 4% of London’s total NO_x, 30% of the PM₁₀ and 8% of the PM_{2.5} emissions (not including supply chain emissions). Thus, in 2019 construction emissions were the largest single source of PM₁₀, equaling 30% of total emissions in London, followed by road transport (27%) and resuspension (15%). In Camden, construction activity is responsible for 4% of NO₂ emissions, 24% of PM₁₀ emissions and 9% of PM_{2.5} emissions. According to the GLA, an estimated 9,500 annual deaths in London are attributable to particulate matter (PM) and nitrogen dioxide (NO₂) emissions.</p> <p>Yoo Capital include Hoare Lea’s Air Quality Assessment in their documentation. Whilst a stakeholder communications plan is referred to, Hoare Lea offer no specificity on its contribution to delivery of the following aspects of Camden’s Air Quality Action Plan, including:</p> <ul style="list-style-type: none"> – Ensuring all medium and high-risk sites have real-time particulate monitoring on site and that the information from this monitoring is easily accessible to the public; – Improving communications with local communities about the pollution impact of large construction projects, how impacts will be minimised, and how residents can report concerns; – Supporting the development of community-led Neighbourhood Construction Site Watch groups to assist in monitoring construction sites in line with air quality CMP requirements. <p>Furthermore, there is also no reference at all to how the proposal will deliver:</p> <ul style="list-style-type: none"> – Cumulative impact assessments (CIA) for developments in order to identify the impact on local air quality and identify methods to reduce impact on local communities. <p>Finally, it is unclear how and in what ways the proposal will deliver on</p> <ul style="list-style-type: none"> – Ensuring adequate, appropriate, and well located green space and infrastructure is included in new developments (including meeting correct nature conservation standards and the planning process ensuring that new development contributes positively to the surrounding environment). <p>AMBITION 5: CAMDEN IS A BOROUGH WHERE EVERY CHILD HAS THE BEST START IN LIFE.</p> <p>Camden Council suggest areas of focus for partners, including</p> <p>1. Make sure schools, streets, parks, and estates support good health for all children and tackle health inequalities from a young age;</p>

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2024/0993/P	Jane Palm-Gold	17 Pendrell House New Compton Street London WC2H8DF	22/03/2025 20:57:32	OBJ	<p>Objection</p> <p>Re: 2024/0993/P and 2024/1005/L - Odeon Cinema, 135 - 149 Shaftesbury Avenue, London, WC2H 8AH</p> <p>I wish to object again in the strongest terms to the resubmission of this planned development. Firstly I am submitting to you my new objection points, followed by my original objection (which still stands) submitted in May 2024, which still stands.</p> <p>I am a longstanding local resident and have lived in Pendrell House, overlooking New Compton Street for 22 years. I am fed up that this development has gone full circle again and the views of residents, local and national organisations and theatre professionals heard at the previous planning hearing in 2020 (ref. APP/X510/W/19/3243781) and the findings of the Inspector from his report from March 2021 have been completely ignored and set aside. This found that the dominant use of the site MUST be for theatre or cinema use. This time we have an even bigger hotel proposed for this site, with some 200 rooms and an afterthought of a very small capacity dinner/theatre venue, sunk way down into the basement. Let's be clear: the bulk of the building above ground will be a hotel, with its amenities for hotel guests.</p> <p>Here are my objections:</p> <p>Phoenix Garden – The Phoenix Garden is designated as a Site of Local Importance for Nature Conservation. The towering bulk of this hotel building will cause enormous loss of light and thus extensive damage to the Phoenix Garden. The Phoenix Garden is a multi-award winning eco-and wildlife-friendly garden, in which nature thrives. It won the only European Garden Award in the UK in 2016. The proposed 7 storeys on top of the current theatre building, more than double its present size, will massively overshadow this valuable community green space and the severe loss of light to it will cause serious damage to plants, especially at the southern end and up to halfway across the garden. The sun is at a lower transit across the sky to the south of the theatre site in the winter months when planting is yearly undertaken. Loss of light means less growth, potential loss of vitally important flowers, bees and other insects, which in turn impacts upon birdlife in the garden. The original objections to the effect upon the Phoenix Garden was set out by the former gardener of 18 years standing, who knew the garden intimately and won many awards for it with his work. I believe his assessment of the impact of this redevelopment to be of the utmost importance, especially from the effect of loss of light (which in future would be from two sides – an 8m extension to 125 Shaftesbury Avenue and extra floors to go on top of 151 Shaftesbury Avenue) thus, the previous findings of the Inspector have to be reassessed with this in mind.</p> <p>The effects of dust, dirt and pollution arising from the construction (over many years) of the proposed redevelopment would severely affect the ecology and eco-system of the garden. This eco and wildlife-friendly garden in the heart of the West End of London, is extremely valuable and of utmost importance. This garden is used a lot by myself and many other Camden residents here and is a treasured, peaceful green space for nature: it increases a feeling of one's well being and has a wonderfully positive effect on mental health. It is a historic garden, the last</p>

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					<p>of the Covent Garden Open Spaces constructed by the local community from the 1970s onwards. The proposed development would severely impact nature and the enjoyment of it by residents, office staff and the public.</p> <p>Hotel development:</p> <p>Number of hotels within the locality (a mile radius) – Our locality has already a glut of hotels and more proposed within not even a mile radius. This is entirely to serve tourism and doesn't take the needs of local people into consideration and account. These are longstanding Camden residents who have lived here many years. If our culture and arts spaces are entirely subsumed and hotels, shops, bars and restaurants (mainly empty for most of the week) prioritized over them or closed and shut down, then what will tourists be coming here for?</p> <p>The area is already extremely well served by hotels: the Radisson Blu, Seven Dials, is a few feet away from the applicant's proposed hotel. The Covent Garden Hotel and Seven Dials Hotel are a few feet from there. Then we have in adjacent streets: The Radisson Blu, Bloomsbury, Radisson Blu (Tottenham Court Road), Radisson Blu (Euston Square), St. Giles Hotel (Great Russell Street), Travelodge Covent Garden (Drury Lane), The Resident Hotel, Soho, Mimi's Hotel, Soho, Club Quarters Hotel, Holborn, Gresham Hotel (Gower Street), Numa London Bloomsbury, Thistle London, Holborn, Hotel Indigo London (Leicester Square), Karma Sanctum Hotel, Soho, The Fielding Hotel (Bow Street), Assembly Leicester Square, Strand Palace Hotel, The Savoy, Thistle London Trafalgar Square, Mercure London Bloomsbury, Radisson Blu Bond Street, NYX Hotel London Holborn (Leonardo Hotels) and absolutely innumerable serviced apartments at Chateau Denmark, Denmark Street (52 apartments) and Air BnB rooms within neighbouring blocks, like 19 New Compton Street, Phoenix House and New Compton Street itself and probably all streets in this vicinity.</p> <p>Height of proposed hotel - The previous applicant's building designs for floors above the theatre were at a much lower height and it was thrown out for being too high at appeal. Those hotel designs only had 94 rooms. This proposed hotel is two and a half storey's higher and for 200 rooms. How has this proposed redevelopment even got this far? Within these recently re-submitted plans, the developers might have reduced the height of the proposed hotel by 5 m but the design of it is massively aesthetically overbearing, plonked as it is on top of a fine Grade II listed building. The design of this hotel is still too high at 7 storeys above the current theatre building and it will tower over and visually dominate the two valued historic Conservation Areas of Denmark Street and Seven Dials, which it is sandwiched between. The old Saville Theatre has an important and highly significant cultural history and its handsome design seamlessly 'links' these two conserved areas. It stands on it's own merits and this fine building 'fits in' within the locality. Local people and organizations want it fully turned back into a theatre and any deviation from a theatre or other cultural use as the primary and dominant function of this building must be fully evidenced and justified. Any hotel redevelopment is completely unjustifiable in my opinion: we need our cultural and arts spaces. We have lost a huge amount of these in recent years. We want the theatre entirely reinstated.</p> <p>Hotel entrance and servicing - I understand that the developers have moved the hotel and all</p>

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					<p>service entrances/exits to the back of the development, onto New Compton Street. Why, if the main function and purpose of this redevelopment is a hotel, has this entrance been moved to the back? This hugely increases traffic, noise and disruption for those long-standing residents living here. From the hotel back entrance there would be noise and disruption 24/7, 365 days per year from guests coming and going at all times of (especially) the night hours from 11.30pm to 7.30am, taxis pulling up and drivers (and hotel guests) slamming their doors, staff dealing with guests and their luggage, laughing and talking – all during the middle of the night. This entrance is feet away from resident's flats and bedrooms and we wouldn't get any sleep or respite from it, especially when guests leave in the middle of the night to go to airports.</p> <p>Servicing of hotel – when residents met with the developers at the last 'public consultation' which was hardly that, as it lasted only a few hours on the one day, residents pointed out that the refuse servicing had not been moved from the St Giles Passage door points. The developer didn't even realize Camden Council's plan to pedestrianise St Giles Passage and Phoenix Street. This means that all collections of the large amount of hotel refuse and recycling bins have to be dragged up the pavement to the waiting refuse lorries. More noise and clattering for residents to put up with – and this would probably be on a daily basis. Refuse and recycling collection servicing would have to be during the day.</p> <p>'Theatre' development - The 'theatre', which would at best only accommodate less than 300 safely has clearly been added to this development for the purpose of getting this development through planning after the Inspector's Appeal Decision of March 2021. But this small venue, at best a supper club, irrespective of whether Cirque de Soleil are associated with it (for how long after it opens?), has been denigrated to sub-sub basement levels below ground and then below a plant room. I cannot understand why such a big international company as Cirque de Soleil would want to associate themselves with a tiny cabaret venue, six storeys underground, way below the main purpose of the entire redevelopment, ie. a hotel which takes up all of ten storeys (plus roof level plant) above ground. It's laughable that they should want to be associated with this when they usually and commonly play enormous world-class venues, such as the Albert Hall and have their base in Montreal, Canada. Local organisations and residents alike completely see through this ruse.</p> <p>Theatre entrance – I can only assume that the theatre entrance has been moved to the front of the building because of aesthetic and 'historic' reasons, ie. it makes the whole frontage appear as though the dominant use of the building is of a cultural and theatre space. This again is a ruse and is possibly to satisfy Historic England and their objections to the fascia designs. In reality the little more than a 'supper club' space (hardly a theatre) is relegated to six floors underground, below a plant room, and a tiny fraction of the building's ultimate usage: that of hotel. The hotel dominates the entire site above ground level. How long after it's opening, does the hotel apply for planning to move the entrance to the front – or perhaps it could be used in the plans as both?</p> <p>Theatre health and safety - Furthermore, on the grounds of health and safety, why would you place a venue so deep below ground level and below a plant room – the evacuation passages for the public are inadequate and not fit for purpose: it would be difficult to evacuate both the able bodied and people with disabilities in an emergency from such a deep level. Up 22m and six</p>

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					<p>storeys towards safety? I don't think this would inspire feelings of security and safety for anyone visiting.</p> <p>In summary, Camden Council have let this type of development happen before, ie as in the Shaw Theatre, which has become little more than a conference centre for the hotel on the Euston Road. This cultural space was entirely subsumed by a big hotel to it's own detriment. Don't let this happen again, especially to such an important theatre building as the Saville/Odeon that has such a culturally rich, vibrant and important history. It is a loved and a rich asset of Camden's history – the old Saville Theatre must be respected and entirely (rather than a small part of it) elevated and restored back to its original purpose, as a vibrant working theatre and cultural space.</p> <p>My previous objection, from May 2024</p> <p>1) This development will have a massive impact upon my life and my right to peace and enjoyment in my own home. The demolition, excavations and digging out phases will cause huge disruption to us as long-standing residents and destroy our quality of life. There will be years of unacceptable noise, dirt and dust that will be imposed on us by some unwanted and unneeded hotel. I run my business from my home and this will be greatly affected by this too. How can I meet and talk to my clients here? I will not be compensated for this. And it will go on for years.</p> <p>2) I have a Right to Light. My flat is already massively overshadowed, and in shadow, from 151 Shaftesbury Avenue opposite me but there is the daily transit of the sun overhead to look forward to for a few hours a day until it goes over the top of our building. I value this light from the sun enormously plus important additional light coming into my property from further down New Compton Street where the current cinema is. This is much lower than the new building will be - the Odeon is less than half the proposed height. The towering height and mass (the design of the new building does not step back higher up) of this new development will cut out a great deal of light to my property. As a professional artist, I need light to do my work in my front room. Access to light is a requirement of my profession. The building will overlook many homes here and be intrusive to our privacy and the noise from hotel residents will be unacceptable to us as residents.</p> <p>3) The Saville Theatre/Odeon cinema is a very historic theatre building, with a rich and enormously culturally important history, which would be denigrated to a hotel facility. We, in the West End, are surrounded by a huge number of hotels - another one is not needed. The Saville Theatre is a Grade II listed historic building, with an exterior of aesthetically pleasing proportions and a famous frieze by Gilbert Bayes. This planned 'extension' to sit on top of the existing building will cause serious damage to the proportions and appearance of this fine listed building. To plonk a further six stories of ill-conceived and ill-designed floors on top of such a beautiful building is cultural vandalism and will also destroy the integrity of this listed building. There is no design to this 'extension': it does not even remotely complement the existing grandeur of the building beneath it. The proposed development also includes the extensive demolition of the listed buildings' interior too - this is completely unacceptable, as we would lose all the internal theatre features, including the stage house and the scenery systems.</p>

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					<p>The previous planning enquiry found that the dominant use of the building must be as a theatre, which in this proposed development seems an afterthought, sunk and relegated to the basement and only included because the developers thought they had to have something to satisfy Camden Council's replacement of a theatre on the site. The previous planning application included a tiny cinema onsite - this proposal is much the same, including a small dinner/theatre venue, rather than a replacement of a 1400+ seated major cultural space, which was the capacity of the old and very historic Saville Theatre. I'm sure even the current Odeon cinema has a greater capacity than what the developers are planning for underneath this hotel.</p> <p>4) Proposed development and St. Giles Passage: The design of the proposed 200 room hotel development is way too large for the small footprint of the Odeon cinema site. In particular, my own (and other residents living here) discussions with the architects especially about the proposed bin servicing usage (or any proposed usage) of the tiny and very narrow St. Giles Passage has been completely ignored. Cars struggle to turn into this street as it is, bin lorries certainly cannot turn down it, which would mean the dragging of hotel bins onto New Compton Street. This will result in much noise and nuisance to residents of Pendrell House, plus any rubbish and overspill refuse and detritus left on the pavements of both St. Giles Passage and New Compton Street. The servicing to the hotel daily will be intensive and this is unacceptable to long-standing residents. Furthermore, the planned set of five doors opening outwards onto this narrow street with very narrow pavements is dangerous for pedestrians, forcing them onto the street in the path of traffic, possibly coming from behind them. This street is well used by cars and vans and is (when Shaftesbury Avenue is at a standstill), a rat run for traffic. This happens regularly. I have continually pointed out to the architects that Stacey Street is a much wider thoroughfare for this purpose and bins/recycling activity is already happening there, servicing 121 Shaftesbury Avenue.</p> <p>5) Damage to two conservation areas - Denmark Street and Seven Dials: The 'design' of the 'extension' fails to respect the Grade II listed building and the many other listed buildings surrounding it, including a Grade I listed church. The proposed development is too high, too bulky and too big and would tower over two fine Conservation Areas. It would overshadow the historic, 1690's period, Seven Dials and the even older, 1680s designed and built, Denmark Street. This proposed development would dominate the landscape and destroy our important London heritage. Its proposed purpose is too intensive to be placed within these two important historic areas.</p> <p>6) There will be a severe impact on my local neighbourhood. The servicing of a 10 floor hotel and restaurant will have a hugely negative impact upon the residents of New Compton Street/Stacey Street. There are over 100 flats and homes here and we already put up with a lot of congestion, especially when New Compton Street is used as a rat run, which happens all the time when Shaftesbury Avenue is at a standstill with traffic. We have many daily deliveries here too, which disturb us all: I cannot imagine the impact of a new 200-room hotel and all the servicing that this will require upon our street. It is unthinkable. It will utterly change the nature of our street and the environment here. The 200 planned hotel bathrooms will, I'm sure, cause drainage problems to our strained drainage and sewers here. There would be a massive upscale</p>

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impact from this hotel upon our local waste water system.

7) Impact to Pendrell House. This huge redevelopment is just 40 feet away from the corner of our block and 27 Pendrell House homes. I am extremely worried about the danger from subsidence and damage to our block, which would inevitably happen from the proposed extensive excavations, the digging out and construction stage. These excavations would go down way below other adjacent building's foundations. When Central Saint Giles was built, it caused extensive damage to our roof garden and the facing fell off parts of the Grade I St. Giles-in-the-Fields church, especially to the southeast corner of it. The boring process threatened even the nearby Shaftesbury Theatre on one occasion when the theatre was full: the balconies were shaking from the vibrations, which we all felt round here. The Central Saint Giles development was much further away from us than the Odeon site. Many people live on New Compton Street/Stacey Street: we would all have to suffer years of noise, dirt and dust from the demolishing, excavating works and construction of the new hotel. This is something I do not relish as it is extremely close to my home.

8) Route of the Crossrail/Westbound Elizabeth line tunnel. As residents of Pendrell House, we are unsure where this tunnel has been routed. The plans originally showed it would go under Pendrell House and opposite under the higher 151 Shaftesbury Avenue building. In reality, we are unsure whether this happened, as I believe a surveyor visited some residents living here years ago, whilst the tunnel was being bored through. He told residents that the tunnel couldn't go underneath the building opposite (151) because of the depth of the foundations. If this indeed happened, where does the tunnel go? The only place might be underneath St. Giles Passage. I heard this from other people living here who he told this to, so I'm relating here what I heard. I cannot verify this is certain but it needs checking out.

9) Underground watercourse or river. Historically there has always been much water on this site - there was an extensive marsh behind St. Giles-in-the-Fields church which ran to Thorney Island (Westminster Abbey) and another marsh, upon all of Seven Dials. Old maps show that there was something called Le Pool Close on the site of the Odeon. The water table is high here and a well/underground river has been uncovered by the developers of Denmark Street (under 4 Flitcroft Street). This was continually being pumped out but it has been found to be a river, as it does not appear to be running dry. Thus it is quite likely that there is a connection to other ancient water pools, wells or courses locally.

Please dismiss this planning application. It's far worse than even the last one.

Jane Palm-Gold

Pendrell House
Street

New Compton

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2024/0993/P	Christopher French	Flat 68 Dudley Court 36 Endell Street Camden London WC2H 9RH	21/03/2025 09:17:45	OBJ	<p>This is a beautiful building that was intended to be used as a theatre and should be restored to its former glory and not be another building converted to capitalist opportunity again at the cost of extreme cultural loss and local community well-being. As noted below, there are many issues with this. Please take a moment to consider doing the right thing for the community and focus on reinstating this to its original beauty, and for the local communities to benefit alongside its cultural importance.</p> <p>Damage to the Phoenix Garden, 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 its main area dark most of the time.</p> <p>Serious damage to the appearance and proportions of the listed building, due to the mass and height of the proposed roof extension which looks like an alien building plonked on top.</p> <p>Damage to the context of the building, being the Seven Dials and Denmark Street conservation areas, between which it sits and from which the extension would be visible.</p> <p>Serious damage to the character of the listed building, which would no longer primarily be a place of entertainment but yet another anodyne hotel (proposed operator Citizen M). It would lose all the internal theatre features that it still has, including the entire stage house and the scenery systems.</p> <p>Damage to the integrity of the listed building, retaining only the front façade and parts of the external walls – essentially creating a completely new building with parts of the old as window-dressing.</p> <p>Harm to the amenity of neighbouring residents in New Compton Street, Stacey Street and Phoenix Street. They will be overlooked and lose sunlight.</p> <p>Nuisance from servicing a 10 floor hotel; 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.</p> <p>Huge disruption from building an unnecessarily massive development, including the painful noise of demolition and deep basement excavations.</p> <p>Danger of subsidence from digging out far below other buildings' basements in the area. From old maps, we also believe that an underground river or water course may be there.</p> <p>A massively destructive and unsustainable approach, going against all the modern planning policies that favour preservation of as much fabric as possible.</p>

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2024/0993/P	Sian Willing	Lindsay House Flat 8 30 New Compton Street London WC2H 8DN	23/03/2025 22:45:58	OBJ	<p>The planning app for the former Odeon Cinema is still entirely unsuitable, just as detrimental for the area surrounding it as the last application made by Yoo Capital.</p> <p>It appears that the opinion of local residents and the CGCA is of no consequence.</p> <p>New Compton Street is a residential street with 64 homes, social and private, located here. We have chosen to live in this vibrant area and in one of the ever decreasing residential pockets.</p> <p>The disruption that will be caused if this application is granted will be enormous and affect our live for up to 3 years. Relocating in social housing or selling privately will be almost impossible, why should council tax payers have to tolerate that? We are the people that Camden should be listening to and care about.</p> <p>Adding 5-6 floors above and a huge dig out is unreasonable for numerous reasons (noise, dirt, traffic a few) all of which have been flagged up by residents and the CGCA consistently. And all for what amounts to a cabaret space, of which there are plenty already.</p> <p>The height will overshadow the fought for and much loved Phoenix Garden, a project supported by Camden Council. New Compton Street will have a massive rise in commercial traffic for a potential build and then have constant non residential visitors. Sadly, visitors don't respect residential areas as much as we expect.</p> <p>Of course there has to be progress and anyone choosing to live here expects that but it is finding a balance and this scheme is not reasonable. It is excessive, ill considered and only for commercial reasons.</p> <p>Residential areas are the heart of any city and this potential development would be encroaching on that space further.</p> <p>Siân Williams, Chairwoman, Lindsay House Residents' Association</p>
2024/0993/P	Stephen Jones	FLAT 1 14 SHELTON STREET WC2H 9JR WC2H 9JR	22/03/2025 22:47:47	OBJ	<p>This proposal is completely out of proportion to the area. It will block natural light to phoenix Gardens. The huge size of it would mean overlooking residences. It would also impact the much used St Giles Crtyd</p>
2024/0993/P	not provide a sus	40H Earlham St London WC2H (LH)	21/03/2025 17:18:54	OBJ	<p>This proposal will</p> <ol style="list-style-type: none"> 1 ruin an important art deco building 2 be far too high 3 not provide an economically viable theatre space in the basement areas 4 significantly reduce the sunlight which will reach Phoenix Gardens, an important community facility, the enjoyment and future use of which would be seriously and adversely affected Who wants to spend time in a garden permanently in shadow? <p>All in all a worse plan than the one the Council previously rejected.</p>

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2024/0993/P	Mark Anthony Gilkes	21 Sandringham Flats Charing Cross Road London WC2H 0BJ	21/03/2025 10:29:47	COMMNT	I hope the planning committee will reject this renewed application outright - it is worse than previously rejected schemes. I use the Phoenix garden and it will be awful to see it's light reduced. I also walk through this area frequently as part of my exercise regime and the ugliness of the proposed building will in my view be devastating to the architectural and natural beauty of this tree-lined part of London.
2024/0993/P	Joe allan	11 Lancaster court Newman street London W1t1qh	22/03/2025 17:32:22	OBJ	<p>Altering the sunlight available throughout any point in the year, even by a fraction, has serious ramifications to the species inhabiting The Phoenix Garden- especially bee species. The garden is a patchwork of shade and sun through the year as a result of the neighbouring buildings and we manage the garden to maximise on the areas of sunlight to provide habitat. We have recorded over ten species of bee resident at the garden, these are;</p> <ul style="list-style-type: none"> Hairy-footed flower bee Red Mason bee Blue Mason bee White-faced bee (Hylaeus sp.) Tawny Mining bee Wool Carder bee Buff-Tailed Bumblebee Tree Bumblebee White-tailed Bumblebee Nomada Bee <p>The reduction in sunlight and blocking of views to the south will radically alter the ambiance of the garden, creating an uninviting dark space. I visit the garden frequently, it's the only quiet oasis near to where I live. I enjoy the peace, the sun and the open sky. If this development goes ahead, the garden will never recover.</p>
2024/0993/P	chris	104 charmeuse court london e2 9bs	22/03/2025 18:19:15	OBJ	<p>i object to this planning application as it will decimate parts of the wildlife and beauty that exist in the nearby phoenix gardens. this is because 25% of daylight will be lost during springtime in shadows created by the higher roof on the extension.</p> <p>these gardens are a small yet very significant oasis within the heart of london. they provide a calm place where to relax, watch the birds and bees. they are maintained beautifully and valued highly by all who go there for sanctuary.</p> <p>please cease this developement and give nature a chance to thrive in an area that is already over taken by high rise buildings.</p>
2024/0993/P	Luke peppard	10 Stacey street London Wc2h 8dg	22/03/2025 20:09:44	COMMNT	I object to the planned works at the old Odeon , new Compton street which will block too much natural daylight to local residents and Phoenix Garden , thereby affecting the wildlife and Eco system and mental well being of the community, not to mention years of noisy , dusty , polluting building works , previous planning permissions were refused on much the same grounds , this current proposal does not benefit the community or area and must be stopped

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2024/0993/P	john wallace	18 Hanway Street London W1T1UF	22/03/2025 07:15:23	OBJ	<p>I write on behalf of Soho Housing Association and it's residents.</p> <p>We strongly object to the planning application for 135-149 Shaftesbury Avenue.</p> <p>The grounds for our objection fall into two categories</p> <ol style="list-style-type: none"> 1. The detrimental impact during construction <ul style="list-style-type: none"> - the disturbance caused by the construction with a significant increase in construction traffic - Noise, dirt and dust from the construction - Serious risk of subsidence from excavations - Soho Housing has a major building directly opposite to the rear in New Compton Street and others in close proximity 2. The impact if the scheme were to be built <ul style="list-style-type: none"> - significant loss of daylight for surrounding residential buildings, including those occupied by Soho Housing Residents. - Loss of amenity as a result of the dominant impact and future proposed use in what is essentially a residential area - Nuisance from use with serious risk of health and safety issues, including a rise in ASB - noise and disturbance through use, especially related to drink related violence and activity. - Soho Housing has a large number of residents in the immediate vicinity, including families and vulnerable individuals and there would be a hugely detrimental impact on their lives. <p>The development proposals are inconsiderate and inappropriate for the site and surrounding area and we implore Camden to REFUSE planning consent.</p> <p>Yours John Wallace Commercial Director Soho Housing Association</p>
2024/0993/P	Sally Rogers	Flat 16, Duval Court 36 Bedfordbury WC2N 4DQ WC2N 4DQ	21/03/2025 11:20:31	PETITNO BJE	<p>I object to this abominable application. The extra storeys will ruin this rare unspoilt art deco building as well as affecting many lives of local residents and indeed visitors to the area. The Phoenix Garden will lose significant sunlight (adversely affecting the abundant flora and fauna). Apart from providing a much loved garden space for those of us - most of us who do not have gardens - it is extensively used for activities that provide health and well-being benefits. There is also the impact on local residents in small flats nearby being overlooked and suffocated by such a height extension. How many more hotels is the Council going to approve in our area; every conceivable building seems to get approval to convert and what I wonder is the occupancy rate of those already existing within the Covent Garden/Camden axis.</p>

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2024/0993/P	Charlie	41 Harlequin Court 20 Tavistock Street London WC2E 7NZ	22/03/2025 11:01:56	OBJ	<p>This is a truly disgusting proposal which completely decimates the area around and is completely unsympathetic to everything around and should completely be thrown out. It serves no purpose or benefit for anyone who lives in the area</p> <p>These are the reasons it should be stopped:</p> <ol style="list-style-type: none"> 1) The current building is listed and is a very valuable piece of 30s Art Deco. It would lose all the internal theatre features that it still has, including the entire stage house and scenery systems. I work in theatre and know how rare such amenities are. You can't have an entertainment building without a proper backstage. 2) The listed building would only retain a proportion of its front façade and the external walls – vandalism masquerading as sympathy. This is window dressing for what is a new (and very ugly) building 3) The building could no longer be a place of entertainment 4) Its proposed proportions are deeply out of scale. The roof extension has no architectural merit and could be an out of town warehouse on a motorway park - deeply unsuitable for the this part of London where existing beauty is a vanishing commodity 5) Its proportions are out of scale with everything around it. The ugly extension would be visible from the St Giles and Denmark Street conservation areas 6) The Phoenix Garden, the only community green space within Covent Garden together with its neighbour St. Giles Churchyard and the playground, would be in darkness most of the time. This little jewel saved by the neighbourhodd already struggling with minimal light. Its clear the developers here have no concern for this very valuable but tiny amenity space or any of the neighbours 7) The garden already struggles with minimal light and this would make its main area dark most of the time. 8) There are too many hotels in Central London and not enough spaces that benefit residents. Nuisance from servicing a 10 floor hotel; the back streets already suffer from congestion and delivery noise. There is likely to be drainage problems when 200+ bathrooms are added to the strained waste water system. 9) They wish to excavate downwards six floors. Come on! This is just greed. Why do we have to put up with this which is not providing anything valuable for anyone in Camden. More road works, more traffic, danger of subsidence, danger of affecting London's underground rivers, from old maps, there may be underground river or water course. This is just greed and is not necessary and is destructive and unsustainable, going against all the modern planning policies that favour preservation of as much fabric as possible. 10) Neighbouring residents in New Compton Street, Stacey Street and Phoenix Street will be overlooked and lose sunlight. 11) Huge disruption from building an unnecessarily massive development, including the painful noise of demolition and deep basement excavations. <p>A variation of this proposal has already been rejected and the developers think that if they keep coming back with different plans they will get it through – even if the plans they come up with produce exactly the same problems. These proposals show these developers do not care one bit about the neighbourhood and do not wish to listen to anything that has been said before. I'm sure Camden's planning department is wise to this and will reject them.</p>

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2024/0993/P	Mark Harrison	27 Nineveh Shipyards Arundel West Sussex	22/03/2025 19:24:33	OBJ	As one of the millions of people who live in London - but do not live in Central London, I STRONGLY BELIEVE I SHOULD HAVE A SAY IN WHAT IS HAPPENING TO THE HEART OF OUR CITY. I consistently visit and meet people in Central London (esp the Covent Garden/Finsbury/Holborn area) as it is a pleasant and interesting place to be. Developers just see Central London as real estate. They should not be allowed to ruin what is a key asset, not only to London but also to the whole of the UK. I do not want to see developers get their hands on what should be protected before it disappears in a sea of high rise. The assets of London (its culture and history and distinguished buildings) should not be meddled with as they are just that - long term assets in terms of immediate, wider and international neighbourhood. These should be appreciated as such (they belong to all of us) and they should be conserved for the future. Giving in to developers is unfair on everyone and is a short term gain for (possibly the council and developers ?) but for no-one else. Yours - a friend of London
2024/0993/P	Helen Brown	Flat 15 10 CRAVEN STREET London WC2N5PE	23/03/2025 07:54:20	OBJ	I am writing to object strongly to this application. As a resident already fighting for my right to light from several applications surrounding me I can only be aghast at the sheer scale of this monstrosity and the detrimental effect it will have on surrounding residents, visitors and the lifestyle of the area. The existing building must be utilised as it was intended as a cultural/cinema centre and not as yet another hotel blot on the London landscape. Thank you
2024/0993/P	Sarah Herriot	Flat 3 10 Denmark Street WC2H 8LS	21/03/2025 12:21:55	OBJ	As a local resident I am appalled to see the new proposal for the Oden site. It has changed little from the previous proposal and all the objection still apply. These are the issues I see.. <ul style="list-style-type: none"> - It is way too high, way too big, in proportion to the listed building, and the design does not in any way enhance the existing building, more ruining its character. It is out of keeping in the area, it will be a monstrous carbuncle seen from all over the area, ruining a rare, unspoiled Art Deco gem of a building. - Huge loss of stripping out all the original internal features and theatre apparatus of the building. - From what I understand there is a danger of subsidence by digging way below other buildings basements in the area as they are planning to go down 6 floors. - As this will be 10 floors, plus another floor of equipment on the roof, and the servicing I assume would be at the back, this has a huge impact on local residents of New Compton Street, Stacey Street and Phoenix Street as these deliveries can come through the night/early hours, more than they already suffer. - Loss of light for the playground and church yard of St Giles - Loss of light for Phoenix Garden, which already struggles with minimal light, and if approved will make it mostly dark. - Residents of New Compton Street, Stacey Street and Phoenix Street will lose almost all of their sunlight, as well as the disruption of such a huge development above the existing building and below the ground.

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2024/0993/P	Kathy Pimlott	Flat 6, Cambridge Court, 4 Earlham Street WC2H 9RZ	22/03/2025 18:14:17	OBJ	This proposal will have a catastrophic effect in the Phoenix Garden, an invaluable unique oasis for wildlife and bioversity in central London and for local residents and workers who use the garden. The serious loss of sunlight caused by this overbearing proposal should be a primary concern in considering this revised application which should be rejected. The deleterious effect on neighbouring residents both in the construction phase and once operational with enormous increase in servicing traffic should also add to the weight for refusal. The proposals for the basement theatre make no sense at all.
2024/0993/P	Siimon Grigg	Apartment 4 Flat 4, 19 Bedford Street London WC2E 9HP	21/03/2025 11:45:54	OBJ	As Rector of the Actors' Church - St. Paul's Covent Garden - situated close to this theatre, I write to object to the plan. My objection is based on the following points. 1. It has been established that much more of the original theatre has in fact survived conversion to a cinema, and it would be possible to restore it to proper theatrical use. 2 London is still short of theatres, and this historic space could easily and usefully be restored to proper theatrical use. 3. Although the developers claim there will be a theatre in the new development, it is clear that the 'back of house' provision means that it would be unsuitable for proper theatrical use, being, effectively, merely a cabaret use. 4. St. Paul's Covent Garden has one of the very few open accessible gardens in the area. This is often commented upon. One of the few other open spaces for local people (including members of my congregation) are the Phoenix Gardens. Due to the height of this proposal, Phoenix Gardens would be seriously damaged by this proposal. The proposal should, therefore, like the previous application from these developers, be rejected by Camden Council.
2024/0993/P	robert mccracken	flat 19 sven dials court shorts gardens WC2H 9AT	21/03/2025 09:58:29	OBJNOT	I object to this proposal ; (1) it would harm the appearance of the listed building (2) it would be overdevelopment overshadowing and harming the plants and other wildlife, and the human experience of the Phoenix Garden which is an important oasis of green tranquillity in an area where many people live in dwellings without gardens or work without sight of green nature. The Phoenix Garden is quite different in character and function from the ex church yard of St Giles. (3) the building should be offered on the open market as a theatre/cinema--for which there is a commercial demand (4) I support the other objections of the CG Community Association
2024/0993/P	Mary Kaye	Flat 7 47 Shelton Street London WC2H 9HJ	21/03/2025 14:21:54	COMMNT	Why is Camden allowing the community to be wrecked by foreign money grabbing organisations? This cinema building is one perfect example - permission should NEVER have been granted to excavate and build so high that the very valuable Phoenix Garxen will lose much daylight. Many local residents do not have the facility of a garden and use Phoenix Garden instead. Camden councillors should hold their heads in shame for allowing this Company to be wrecking and destroying the whole community - many local residents have lived in the area of Covent Garden all their lives and everyone should have their points of view considered not just the large companies handing out pots of money to Camden Council.

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2024/0993/P	Richard Cohen	63A St. Giles High Street WC2H 8LE WC2H 8LE	21/03/2025 13:59:29	OBJ	<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 of the existing structure. I am also very concerned about damage to the context of the building as it is within the Seven Dials and Denmark Street conservation areas, between which it sits and from which the proposed high roof extension would be visible.</p> <p>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. It will lose all the internal theatre features that it still has, including the stage house and the scenery systems.</p> <p>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.</p> <p>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.</p> <p>The St. Giles playground next to the Phoenix Garden will also lose its sunlight. It is the only place in the neighbourhood where children can play safely away from motor traffic.</p> <p>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.</p> <p>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.</p> <p>There will be huge disruption from building an unnecessarily massive development, including the painful noise of demolition and basement excavation.</p> <p>There is a substantial risk of subsidence from digging out far below other buildings' basements in the area.</p>
2024/0993/P	Thomas Adam Boulton	Flat 2 53 Shelton St London WC2H 9JU	21/03/2025 13:18:40	COMNOT	<p>As a resident in the area I urge you to deny this planning application as you have previous applications.</p> <p>1/ It would destroy an art deco gem and a theatre space in the West End (digging out basement is no substitute. I am told that those who wished to continue to use the venue as a cinema and to improve its facilities were blocked from making an application.</p> <p>2/ The disruption caused by the construction is not justified - Shaftesbury Avenue an important traffic artery would be disrupted and Phoenix Square spoiled from lack of light.</p> <p>3/ The development is unlikely to benefit local residents of businesses. There is already plentiful empty retail and office space in the area. Any accommodation in the development would be of the "luxury flat" variety - ie unaffordable to locals and likely to be bought and left vacant as an asset by foreigners.</p> <p>4/ The economy of the West End is increasingly dependent on day visitors - mainly tourists and those going out. Sadly footfall from offices is already well down. There is no human logic or merit from this development beyond financial speculation. This development would further erode the character of a historic district.</p>

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2024/0993/P	Lawrence Blackmore	Flat 5 Charing Cross Mansions 26 Charing Cross Road London WC2H 0DG	21/03/2025 13:53:55	INT	This proposal is significantly less desirable than the already rejected proposal of 2019. It would substantially change both the appearance and ambiance of Shaftesbury Avenue and have a much greater impact on Phoenix Gardens than the previous rejected proposal. Were this scheme to be approved it would be a betrayal by the Planning Committee of both its previous decisions and its stated policies. This current proposal is simply an example of a developer taking a long term view in the belief that by simply being patient the objective will be achieved as resistance to it weakens and fades away. It is in such situations that Planners must be resolute and consistent in their decision making and not just give up.
2024/0993/P	Steve Whittles	Fiat 3 The Alcazar 2 Phoenix Street Wc2h 8bs	23/03/2025 23:43:13	OBJ	<p>I'm a local resident, living approximately 70yds from the rear of the building which is the subject of the planning application.</p> <p>I'm primarily concerned about the loss of light. My flat overlooks Stacey Street and the Phoenix Garden. At the moment I only get 1 hour of direct sunlight per day, which is going to be obstructed.</p> <p>I'm disabled and mainly housebound with very limited ability to walk outside. I therefore depend upon deliveries and taxis - access for these is likely to be restricted.</p> <p>In addition there are issues around mouse and air pollution.</p> <p>A more detailed comment will follow via email.</p>
2024/0993/P	Mrs A Lowe	47 Burleigh Mansions 20 Charing Cross Road WC2H 0HU	21/03/2025 14:22:16	INT	<p>This building is beautiful. I have many happy memories visiting it as a cinema and it used to be a focal point for the local residents. Gutting the building increasing the height and depth of the existing building is criminal and cannot be allowed to proceed. Having lost a local amenity for residents, the plan to turn it into another hotel for a transient population of tourists is a poor use of the building. The proposals impact the surrounding conservation areas, it will block light to people's homes and Phoenix Gardens, the only outdoor space for residents to enjoy.</p> <p>Subsidence to the buildings surrounding the building is also a major concern. Can Camden please consider this building being re-purposed for the continuing enjoyment of the residents which visitors could also enjoy, ie., keeping it as a cinema and theatre with socialising and drinking/dining areas. It is really upsetting that as an area we can't hold onto our beautiful heritage and buildings.</p>
2024/0993/P	Jemima Hoadley	71 Endell Street, Flat 7 WC2H 9AJ WC2H 9AJ	21/03/2025 14:15:22	OBJ	I object to this planning application on the basis that it will significantly alter the existing appearance of this art deco architecture. The planned proposal will result in loss of light and view of the sky from Phoenix gardens and surrounding residents and social housing tenants. It will bring huge footfall into the delicate community environment behind the proposed development, which the gardens would not sustain without damage. The proposed hotel would overlook residents' housing, including vulnerable families etc. the development will NOT restore the building back to its original cultural usage of being a viable theatre and it will be an eyesore in the local area where I live and work.

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2024/0993/P	Richard Anthony Knight	95 Odhams Walk London WC2H 9SE	21/03/2025 22:12:08	COMMNT	This building should absolutely be returned to the theatre it used to be, retaining the fly tower. There are enough hotels in the area as it is. An underground cabaret venue is not a theatre. I utterly oppose the current plans. A big NO! I am a local resident and a West End theatre worker of over 41 years.
2024/0993/P	Matilda Reith	Flat 3 35 Neal Street WC2H 9PR	21/03/2025 19:23:13	OBJ	<p>As a local resident, I wholeheartedly object to this proposal which would drastically denigrate the quality of life for the community of Covent Garden and Shaftesbury Avenue.</p> <p>Below are a list of risks and damages that this proposal would have:</p> <p>Damage to the Phoenix Garden, 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 its main area dark most of the time.</p> <p>Serious damage to the appearance and proportions of the listed building, due to the mass and height of the proposed roof extension.</p> <p>Damage to the context of the building, being the Seven Dials and Denmark Street conservation areas, between which it sits and from which the extension would be visible.</p> <p>Serious damage to the character of the listed building, which would no longer primarily be a place of entertainment but yet another unremarkable hotel. It would lose all the internal theatre features that it still has, including the entire stage house and the scenery systems.</p> <p>Damage to the integrity of the listed building, retaining only the front façade and parts of the external walls – essentially creating a completely new building with parts of the old as window-dressing.</p> <p>Harm to the amenity of neighbouring residents in New Compton Street, Stacey Street and Phoenix Street. They will be overlooked and lose sunlight.</p> <p>Nuisance from servicing a 10 floor hotel; 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.</p> <p>Huge disruption from building an unnecessarily massive development, including the painful noise of demolition and deep basement excavations.</p> <p>Danger of subsidence from digging out far below other buildings' basements in the area. From old maps, we also believe that an underground river or water course may be there. A massively destructive and unsustainable approach, going against all the modern planning policies that favour preservation of as much fabric as possible.</p>

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2024/0993/P	Ria Jones	14 Shelton St London WC2H 9JR	22/03/2025 07:28:35	COMNOT	The current plans to extend the building upwards to create yet another hotel the area doesn't need ruins the existing area, blocks light to our public garden and the theatre plans are woefully underwhelming- why can't it just be a theatre? Why was it sold to a developer instead of theatre producers? What kickbacks are Camden councillors receiving for this? Camden needs to remember that it owes its electorate first. Developers second. These plans can't possibly be approved. They will not improve the area.
