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From: C P [REDACTED]
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To: Planning
Subject: 2024/0993/P and 2024/1005/L.

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I live in Covent Garden. I am a theatre producer and walk by this building every day so I am disappointed to see yet again these developers have put in a plan that is so thoughtless and lacking in consideration for the area. The scale of it is absurd and would blight that bit of Shaftesbury Avenue with building work, delays, noise and dirt for years and I hate to think what it will do to the watercourse. This is not public infrastructure - but a commercial development being proposed by a rapacious developer who do not care one jot for the neighbours.

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

These are the reasons it should be stopped:

- 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 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.

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.

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