

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2024/0993/P	Denise Barnett-Henry	FLAT 32 Michael Cliffe House SKINNER STREET EC1R 0WW	24/03/2025 15:27:40	OBJ	I am objecting to the planned redevelopment of the Odeon, Shaftesbury Avenue. I am the gardener at The Phoenix Garden, which lays very closely behind this building. If the plans go ahead, we will lose 25% of our sunlight. Which means that the wildlife we have at present will very likely disappear. We have counted 10 different bee species and almost as many different bird species. Chaffinches, Goldfinches, Wrens and more. The garden has been here for 41 years and is the only one of its kind in the West End. It's a much needed community asset for locals and workers to get some much needed respite from the madness of the streets surrounding the area. The building of so many new levels on 135 Shaftesbury Avenue will decimate plants and wildlife in a unique space that could never be replaced. I wholeheartedly object to the adding of new levels on top of the building, 135 Shaftesbury Avenue.
2024/0993/P	Louise Gates	14 Tavistock Chambers Bloomsbury Way WC1A 3EP	24/03/2025 17:54:32	OBJ	I am the Manager of the Phoenix Garden and a local resident. The Daylight and Sunlight Assessment shows that we will be loosing 25% of sunlight to our garden except in midsummer when the sun is directly over head. As it is, the building already shades 25% of the garden so this will account for a massive 50% overshadowing. 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 and insect 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 along with small garden birds and countless other insects all coexisting in our tiny ecosystem. The reduction in sunlight to the south will radically alter the ambiance of the garden, creating an uninviting dark space. Our visitors describe the garden as a quiet oasis, and the benefit from the peace, the sun and the open sky. If this development goes ahead, our garden will never recover.
2024/0993/P	Jane	Manor Road	24/03/2025 19:03:46	OBJ	This development will be massively detrimental to the Phoenix Gardens. A small haven in the middle of London.