

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2024/0993/P	Jade	London	25/03/2025 18:37:33	OBJ	<p>The proposed plans will have a detrimental impact on The Phoenix Garden. The Phoenix Garden is a little haven in the hustle and bustle of central London which has provided refuge to people and wildlife alike for over 40 years. It is a place for people to come together, volunteer and connect through a small piece of green in the city. They have a much wider reach with offering wellbeing sessions (yoga, aromatherapy workshops, happier outdoor festival). There is also the focus on getting the younger generations engaged with nature (Easter Family Fun Day and 'Little Garden Explorers')</p> <p>This green oasis will cease to thrive should this planning be approved. The proposed vertical extension to the old cinema building will block out all sunlight from the garden. This is already limited with the built-up area surrounding. This construction would block out all light to the garden removing a vital element for the vegetation to grow, rendering the plot of land a derelict zone.</p> <p>Throughout the construction phase not only will this disturb the residential units surrounding the build site, but it will cause ongoing disturbance to the garden and the urban wildlife it welcomes. London houses 14,000 different species of plants, animals, and fungi (Greater London Authority, 2025). For what the Phoenix Garden lacks in size, it makes up for by contributing to this ever-dwindling number. The duration of this project will prevent any wildlife inhabiting the area and is likely to deter them from return even when the work is completed.</p> <p>The Phoenix Garden is a place dear to my heart and has seen many a trip from myself. It has provided me with a sanctuary and great comfort. I know many other people feel this way too about the garden. It is also a notable location for many; from personal occasions such as engagements and weddings but also to the use of the garden as a filming location. The beauty of the garden was seen in the 2019 movie 'Last Christmas'. This is how many people have come to know of the garden and its hidden gem.</p> <p>These plans would see an overdevelopment in contrast to the surrounding building which have a lower height than surrounding areas of London. This project would see the new building towering over its neighbours.</p> <p>The submission of these plans shows great disregard to the hard work, time and passion this charitable organisation has worked so hard for. The Phoenix Garden has a longstanding history and demonstrates the beauty that can rise from the ashes. The area was bombed in 1940, became a car park before being nurtured into the garden it is today.</p> <p>This is a plea not to let money overshadow the good work of this charitable organisation.</p>

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2024/0993/P	stephen furness	88 sandringham flats charing cross road westminster london wc2h 0bn	25/03/2025 17:19:07	OBJ	<p>I object on the grounds that the building work suggested is impractical in the space available and would greatly impact residents and businesses in the area. Both the pavement and the road would face major access problems for a very substantial amount of time. I would be interested to understand how the applicant would remove the soil and take it off site and also load in material at the same time. I would suggest traffic would be very impacted and it would entail road closures preventing a number of businesses from getting deliveries and potentially causing a traffic hazard for both drivers and pedestrians .</p> <p>In addition we have a vast amount of hotel and holiday accommodation nearby and indeed less than 2 minutes away we will have a 700 capacity hostel about to open to add to the recent development in tin pan alley which added both hotel and apartment space. The small cinema is a strange choice as we have multiple screens again minutes away. A theatre would be more appropriate and to be clear a theatre can also show pre-recorded entertainment as a production at sadlers wells currently shows.</p> <p>I would ask that this plan is rejected.</p>
2024/0993/P	Rosy Sanders	62 Sandringham flats Charing Criss road WC2H 0BL	25/03/2025 23:22:43	INT	<p>I'm appalled by this proposal</p> <p>As a local resident of many years - in fact from childhood. It was a beautiful old theatre and it should have been given to a proper theatre producer to develop. Yoo Capital ? Please! As if this area needs another luxury hotel with a cinema 6 floors!</p> <p>Not mention the lack of light caused to local residents and our wonderful Phoenix Garden by the extra floors proposed.</p> <p>I thoroughly support the CGCA's objections</p>