

From: Eric Stuart
Sent: 15 April 2025 10:53
To: David Fowler
Cc: Planning
Subject: 2024/5408/P - 125 Shaftesbury Avenue

Dear Mr Fowler

I am writing on behalf of The Seven Dials Trust in respect of the above-referenced application. The Trust works in partnership with local authorities, landowners, national agencies and local amenity groups to protect the historic fabric of Seven Dials and the surrounding conservation areas, and to promote and bring about exemplary environmental improvements in the area.

The Trust is generally supportive of the proposed redevelopment which replaces a large, tall, dark building without architectural merit or interest with a lighter and more visually interesting building that will tie in much better with its surroundings. We also appreciate the applicant's revisions to the design add a cornice at the top of the 6th floor, to visually lessen the impact of eliminating the step back to the 7th-8th floors above. Overall, we believe that the views of the site from the Seven Dials Conservation area will be enhanced by the proposed redevelopment.

We do, however, have two reservations.

We believe that the view of the site from the northern end of Mercer Street remains somewhat harmed by not having an actual step back at the top of the 6th floor to the 7th-8th floor above and that the design would be further improved by adding an actual step back to some degree.

We would also ask that loss of light to the Phoenix Gardens at the rear of the site be looked at and considered closely. It does not appear that there will be a significant loss of light on either of 31 March or 30 June, the measurement dates used in the applicant's daylight report. If, however, there were to be a significant loss of light on a measurable number of the days in between, this could have a detrimental effect on Phoenix Gardens, particularly if the proposed redevelopment plans for the neighbouring 135 Shaftesbury Avenue (which would double its height and which plans the Trust opposes) are approved.

Sincerely

The Seven Dials Trust

by Eric Stuart, voluntary Trustee