

From: Anne Garrigues
Sent: 18 April 2025 05:40
To: Louise Gates
Cc: Planning
Subject: AGAINST - Re: Planning permission recommended by Camden

Hello

AGAINST - Re: Planning permission recommended by Camden

Is that the ODEON cinema ? You should say.

The developers did a consultation - few years ago BBQ at Phoenix Garden - on the basis that the cinema - Odeon - was going to be a theatre namely for 'Le Cirque Du Soleil' shows and renovating the Odeon (Saville) in proportion with the conservation area that is Covent Garden with Seven Dials nearby and the garden - Phoenix - which used (still is?) visited and attended by Michael Palin. And many others.

London especially this area here Wc2H has become a big tourist attraction an amusement park losing its identity and culture. With disregard to residents and independent businesses those who make the very fabric of our community life in what is Camden its borough, Westminster, and, can we keep things at a human scale rather insipid format ruled by greed in order to be attracting money and tourists but on the basis of what ? Camden & Westminster are going to be losing the very basis on which to attract clients with this development in contradiction with the source and origins and roots of what it originally is: an independent cinema.

Common sense fairness equality cultural identities should prevail not the big bucks nor ambitious irresponsible developers. There won't be anything left to attract (clients, tourists, money, etc) because there won't be anything left that will be attractive.

The project - development was approved by our community

initial consultation stage to Yoo Capital developers with visionary promises from them (YC) that this development is going to be in line with the cultural

identity of the Odeon theatre and built proportionally wise and also with respect to the surrounding conservation area.

????!!!!

Self explanatory.

Developers are killing the very reasons and essence of what makes London and with our Covent Garden area charm and attraction.

Not mentioning Phoenix Garden with its exceptionally vibrant life at human scale and flora with little bit of fauna which in climate change times must be preserved. Can we get Phoenix Garden listed (as in conservation area or else?).

With best wishes

Anne

Wc2H

On Thu, 17 Apr 2025 at 16:06, Louise Gates wrote:

Dear Volunteer

You may be already aware that Camden Planning is recommending to grant planning permission to demolish and rebuild 135 -149 Shaftesbury Avenue.

[Click here for the planning Councils report](#)

Here is an interesting bit:

there would be a notable impact from the cumulative schemes in terms of overshadowing on Phoenix Gardens with less than 50% of the area seeing at least 2hrs of direct sunlight on 21 March, contrary to BRE guidance. However,

when looking at the impacts across April to September, it can be seen that the space achieves BRE compliance with the sunlight levels rising significantly throughout April, May, June, July and August. Considering UK growing seasons, the greatest cumulative impacts would be over winter when many plants are dormant. Nevertheless, there may be impacts on some plants and it is therefore considered necessary to secure a contribution of £50,000 to mitigate these impacts and allow for adaptation and replanting in the gardens to ensure there was not a major adverse impact on the quality of the space and its value as a site important for nature conservation.

If we are planning to present a deputation at the end of April, we better get our skates on to plan what we will say. We need to focus on the adverse effect the building will have to the biodiversity of the garden.

If anyone is interested in being part of a team to plan our response, let me know. If anyone knows an expert we could consult, even better.

all the best,

Louise Gates

Manager

The Phoenix Garden

21 Stacey Street, London WC2H 8DG

(I work Tuesday to Saturday)

[The Phoenix Garden](#)

Tuesday 11:00-12:00 - Garden volunteering (everyone welcome)

12:30-14:30 - Back to Nature (ages 55+)

Wednesday 12:30-14:30 - Food growing group (everyone welcome)

14:30-16:30 Garden volunteering (everyone welcome)

Saturday 10:00-14:00 - [Garden volunteering](#) (everyone welcome)

- 19 April, Easter Event

[Sign up for our newsletter here](#)