

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4205/P	James Williams	Shaftesbury Theatre 210 Shaftesbury Avenue London WC2H 8DP	10/09/2015 17:59:42	OBJCOMP AP	<p>Comment submitted on behalf of the Theatre of Comedy Company owners of the Shaftesbury Theatre.</p> <ul style="list-style-type: none"> • Grape Street and its surrounding areas are mixed in use combining both residential, business and leisure premises. We believe that the proposal has the potential to harm this balance. Importantly we are concerned by the anticipated number of employees expected to occupy the property. A total of 70 staff is considerably more than have hitherto used this premises and we don't believe that adequate explanation has been set out as to how this increase will be managed. • We have concerns that the proposal does not adequately deal with waste management issues. Given the Borough's intended development of Princes Circus, which includes Grape Street, greater attention needs to be given to the matter. • The Borough failed to include the Theatre, and other residents on the west side of Grape Street, in its neighbour consultation list. We believe that this is incorrect procedure. • As in previous planning applications for other sites on Grape Street, the Theatre has a worry that the development will hinder its economic growth and viability. The Development Control Committee is well aware of the importance of maintaining the Theatre as a commercial enterprise and landmark in the southern part of the Borough. We are mindful that such a development could create future opposition to the operating practices of the Theatre, ones that we have been entitled to undertake for over a century. The development and its future freeholders and occupiers should be barred from any action that would seek to prevent the Theatre and other established businesses from carrying out their trading activity. In the Theatre's case that should include 7 day a week operation, the receiving and handling of scenery and other theatrical goods along the length of Grape Street, the management of the public in significant numbers (the Theatre seats 1,406) and the presentation of public performances in an appropriate style suitable for contemporary public taste. This, we feel, falls within the Borough's CS8, "safeguarding existing employment sites and premises." In addition, we note that in CS10 the Borough's aim is the, "...enhancement of existing community, leisure and cultural facilities." • The addition of a fifth floor, with significant areas of glass fenestration, will bring about an increase in the numbers able to look in to dressing rooms and offices at the Theatre, only 5 metres distance from the building. Further, whilst we support green space, positioning it on the Grape Street façade could encourage its use for social events, exacerbating disturbance to those working in the Theatre. • In our opinion the roof finish is not properly explained. We are well aware of the ambitions of the Borough for distinctive buildings, following our own planning application. We are concerned that the proposed roof could be drab, which given the views of it that exist from other high building, should be addressed. In addition, all air conditioning units should be screened and/or built into the fabric of the building. The new roof will be seen by many, given the surrounding high buildings, and should utilise materials to give a pleasing aspect.