

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/7051/P	Meredith Whitten on behalf of the Covent Garden Community Association	Covent Garden Community Association 42 Earlham Street WC2H 9LA	07/02/2018 13:32:48	OBJ	<p>The CGCA objects to the proposed development for the following reasons:</p> <p>Design, overlooking, massing</p> <p>These proposals fail to preserve or enhance the historic nature and unique character of the conservation area (Local Plan Policy D1, D2; also see Camden Strategic Objectives 1, 2 & 3; Local Plan Policy D1, D2, A1, CC1, CC2, CC3). The Council's planning policy is explicit: "Good design takes account of its surroundings and preserves what is distinctive and valued about the local area. Careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development which integrates into its surroundings" (Local Plan, para. 7.4). These proposals fail to achieve this.</p> <p>The proposed size, bulk and and massing greatly alter the building's appearance, which has an impact on the streetscape and on neighbouring properties, including residential flats. Camden's Streetscape Design Manual notes that the relationship of buildings contributes to local character and distinctiveness and "should be preserved or enhanced" (sec. 1.01). Shaftesbury Avenue has a prominent place in London's history and is an internationally recognised roadway because of its historical association with London's cultural and arts industry. Further, with the development occurring at Tottenham Court Road, such as Crossrail, this area will soon experience greater pedestrian and vehicular traffic. Thus, as a gateway to the conservation area and to Covent Garden, this building will play a key role in signalling local character and distinctiveness.</p> <p>Impact on open space</p> <p>Local Plan Policy A2 clearly states that the Council will protect Camden's open spaces. Open space is critical to sustainability and wellbeing, and performs a social role by providing a variety of areas in which to relax, socialize, enjoy sport and take part in physical exercise (para 6.31). The proposed development is directly adjacent to Phoenix Gardens, which is one of only a few public green spaces in Covent Garden and is designated a Site of Local Importance for Nature Conservation. Indeed, Covent Garden is designated as deficient in access to nature.</p> <p>As proposed, the increased massing and height would tower over Phoenix Gardens, resulting in overlooking, loss of day/sunlight and an overbearing, closed-in feeling. This would not only have an impact on amenity, but on biodiversity and habitat, as well. The Local Plan says the Council will resist development that would be detrimental to the setting of designated open spaces; protect non-designated spaces with nature conservation, townscape and amenity value, including gardens; and conserve and enhance the heritage value of designated open spaces and other elements of open space which make a significant contribution to the character and appearance of conservation areas or to the setting of heritage assets (Policy A2).</p> <p>Impact on amenity</p> <p>Roof terraces can cause nuisance and harm to the amenity of neighbours, including local residents and office workers. This includes overlooking and loss of privacy, noise, light spillage and security, all of which are outlined as impacts from balconies and terraces in CPG1 5.23. (Also see CPG6 7.4 re: privacy.)</p> <p>Should the Council grant permission, a condition should be included that limits the hours of use of the balcony/terrace to standard business hours (no earlier than 08:00 and no later than 21:00 Monday through Friday, and not at all on weekends and Bank Holidays).</p>

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Roof-terrace lighting should be turned off or minimised outside of these hours. This condition is needed to protect residential amenity from noise and disturbance at anti-social hours. For precedent, see 2014/4870/P, condition 10.

Further, no music, public events or consumption of alcohol should be permitted on the roof terrace.

The CGCA is also concerned about noise resulting from the proposed uses, namely hotel (C1), restaurant (A3) and bar (A4). Local Plan Policy A1 and TC4 acknowledge that entertainment uses can result in noise and disturbance, littering, antisocial behaviour, crime and violence. Policy A4 says planning permission will be granted for noise-generating development, including any plant and machinery, only if it can be operated without causing harm to amenity and particularly residential amenity. Cumulative use is also a consideration.

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2017/7051/P	Sian F Williams	Flat 8 30 New Compton Street London WC2H 8DN	07/02/2018 20:10:24	OBJEMAI L	<p>Gideon Whittingham/Planning</p> <p>I am writing on behalf of the Lindsay House Residents" Association (LHRA) as I am Hon Sec. Lindsay House is number 30 New Compton Street (NC St) and is directly affected by this proposed development.</p> <p>We have various points and objections as follows:</p> <ul style="list-style-type: none"> - NC St is primarily a residential street with 69 flats/residencies in 5 blocks. This is not properly acknowledged in the application. In "Draught Construction Traffic Management Plan - The Site & Surroundings 2/2.3 " residential dwellings" is last on the list. - 30 NC St is not even mentioned in the "Statement of Community Involvement - 4/4.2 Early Stakeholder Engagement" although other blocks were. Residents in all other blocks were apparently approached yet we have an entrance on N C St and are above The Glasshouse (mentioned & has entrance on Shaftesbury Avenue) and were not considered. Clearly not enough research was done. - In point 4/4.4 of Statement of Community Involvement it suggests the development will help tackle anti-social behaviour. Yes, it will move it further down N C St. And frankly the nature of the development won't help. - The public exhibition was woefully inadequate and just over 2 and half days with hours not convenient for working people in particular. - The overall increase in traffic, particularly the removal of building waste from construction, will be overwhelming to NC St. This is a small street which has already felt the effects of Crossrail and other building nearby and is not suitable for the intended level of traffic and then constant deliveries. - Phoenix Garden is a unique and treasured site and has just had a new building completed. The development would overshadow it and the homes in Pendrell House and Stacey Street. - Noise - the level of disturbance from construction will affect everyone. We can hear the building work at the end of N C St (125 Shaftesbury Avenue) now. A roof terrace would generate noise and would be overlooking homes. You cannot underestimate how noise travels here. - In "Need for Renewal, Public Realm 3/3.2" there is a nonsense statement that the current building is a "hard barrier". The proposed development will make it a bigger "barrier" and not one sympathetic to the area. It will also make more "dark elevations".

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					<p>Overall there has been a complete lack of understanding of NC St and the fact that this is a residential street. The proposed development is unsympathetic, oversized and a mismatched design and not an enhancement to the area.</p> <p>Please consider our objections seriously and the impact this large proposed development will have on our lives and our homes.</p> <p>Sian Williams</p>

2017/7051/P	Mr luke Peppard	10 stacey street , WC2H 8DG WC2H 8DG	07/02/2018 19:53:12	OBJ	<p>i am objecting to this application as a resident who lives yards from the site. we would face loss of ancient lights, due to the height of the works, we would face years of noise, dust and pollution and after the works would endure endless deliveries to the premises, meaning more traffic in a small tight street. if there is a roof top restaurant we would have noise into the early hours.the building is listed too. the rear of the works would see large construction trucks and be a danger to local children and cause pollution, which is a real concern of the mayor of london, mr khan. the area already is overwhelmed by works and it's too muc, there would be significant loss of light to the community garden, the phoenix garden and would leave ot in permanent shadow and lose its appeal as an "oasis" in central london. there has been no consultation or leafelts to residents, whatever the architects may claim.the works may also bring back rats and the area was over run recently by rats and it took a lot to control them, so there's a health concern too.if the development is a hotel is will mean the visitors to use cabs and more pollution and road traffic and noise, also the area is a high drug user area and thefts would increase, i see no benefit to the community with this development going ahead and strongly object to this application.</p>
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2017/7051/P	Mrs sharon peppard	10 Stacey Street London WC2H 8DG	07/02/2018 22:46:05	OBJ	Sharon Peppard and family 10 Stacey Street London WC2H 8DG

I am writing as residents of Stacey Street as I am directly affected by this proposed development.

I have various points and objections as follows:

- the area behind the proposed development is primarily a residential street This is not properly acknowledged in the application. In "Draught Construction Traffic Management Plan - The Site & Surroundings 2/2.3 " residential dwellings" is last on the list. To Quote "Stacy Street is a circa 4m two-way single carriageway road subject to a 20mph speed limit and double yellow parking restriction, prohibiting parking at any time. It is also signposted that no loading can occur between 8am – midnight. Footways exist on both sides of the carriageway." There is residential parking in the north of Stacey street and also despite the restrictions loading happens 24 hours a day as local businesses ignore this and traffic wardens most of the time give leeway.

2.19 The area surrounding the site has good pedestrian links with an established network of footways. Within the vicinity of the site, footways are of adequate width and sufficiently lit, providing good quality, safe connections to the surrounding area.

The area behind the development is not adequately lit and as such attracts drug dealers users and other antisocial behaviour including street urination and faeces, vomiting and a regular merry go round of tents put up by the homeless, and is often used by street drinkers and by this I also include people tanking up before going out for the evening.

Exit from New Compton Street— All vehicles shall exit the site in a south-westerly direction towards Stacey Road. From here they shall travel south to the junction of Stacey Road/Shaftebury Avenue before heading in a north-easterly direction to the A401 to commence the return journey on the strategic highway network.

This is already a nightmare with lorries even smaller than those described driving onto the footpath at that corner as they cannot negotiate the sharp turn.

5.10 Construction will take place on Monday to Friday between the hours of 08:00 – 18:00, while taking note of the different permitted loading times. Work would only take place on Saturday s between 08:00 – 13:00. There will be no working outside of these hours, including Sundays or Bank Holidays unless otherwise agreed with the LBC. This mitigates the potential adverse effects which construction traffic can have on residential amenity This covers school run times given my comments above I believe this will pose a danger to school children of the residential properties.

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					<p>5.11 Delivery vehicles will not use local residential side streets. All construction vehicles will follow a pre-determined route to ensure vehicles only use routes appropriate to their vehicle types. Vehicle routes will be provided to all delivery firms prior to arrival and relayed to site personnel via tool box talks. The routing strategy will minimise the impact that construction traffic will have on residential amenity.</p> <p>New Compton St, St Giles Passage and Stacey street are residential streets/side streets, I would debate this applicants research. Please see previous two comments.</p> <p>5.14 Waste removal will be undertaken by an appointed party mainly through the form of grab lorries. Where feasible the appointed company will remove all material from the site to waste recycling stations and separated for recycling where possible. Alongside this, it is not anticipated the development will result in any problem for LBC refuse and general servicing of Shaftesbury Avenue or New Compton Street. The frequency of LBC refuse collection will be identified and factored into the delivery planning schedule</p> <p>There are about half a dozen different refuse and recycling companies which collect from businesses in the streets behind this development not just LBC. We have had to take up complaints with most of them already as they are not obeying traffic management/ hours/noise etc. There will be knock on effects and they will start to collect again during the night and become an antisocial nuisance.</p> <p>"Statement of Community Involvement - 4/4.2 Early Stakeholder Engagement" I have spoken to people in my block and also in blocks nearby and no one has received any communication from the applicant. My door is on street level so I don't see what the problem was dropping something through the letter box, reading the amount of people who attended the open day I think that sufficiently shows the low attendance shows that the engagement either was not done in some cases or of poor quality engaging with Soho housing is a nonsense as they did not inform us nor do they ever and did not engage with the residents before meeting with the applicant, therefore it cannot be presumed that the residents of their blocks are happy with the development, they are feeding back as a provider of housing and no more.</p> <p>- In point 4/4.4 of Statement of Community Involvement it suggests the development will help tackle anti-social behaviour. Yes, it will move it further down New Compton Street and Stacey St Phoenix St . the nature of the development won't help the severe antisocial behaviour that is in the area. Drugs/urination/defecation to name but three.</p> <p>- The public exhibition was inadequate and just over 2 and half days with hours not convenient for working people. This was not advertised and hidden away in a restaurant and not a public place where local residents may go.</p>

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					<p>- The overall increase in traffic, particularly the removal of building waste from construction, will be overwhelming to New Compton st and Stacey Street These are small streets which has already felt the effects of Crossrail and other building nearby and is not suitable for the intended level of traffic and then constant deliveries. We are already at constant odds With TK Max who are not supposed to use Stacey st for deliveries but try and get away with it with deliveries in the evenings and again using pavements to drive up their lorries, planners need to come down to the street to see how badly laid out our streets are with some sort of expectation of deliveries. Historically these streets were residential accommodation and not planned for businesses.</p> <p>Phoenix Garden is a unique and treasured site and has just had a new building completed. The development would overshadow it and the homes in Pendrell House and Stacey Street. Phoenix garden is an oasis and also home to a collection of birds, bees butterflies and other insects which help the biodiversity of the immediate area. Construction and the resulting building will cause detrimental harm and block light and this has not been considered in the application. Whilst the ecological appraisal takes into account the site, it fails to realistically reflect the benefits and the damage it would do to Phoenix garden.</p> <p>- Noise - the level of disturbance from construction will affect everyone. We can hear the building work at 125 Shaftesbury Avenue and Book Mews now. A roof terrace / metal screening glass would enable hidden observation of peoples homes and invading peoples privacy and enjoyment of their homes and the phoenix garden, playground .and would generate noise You cannot underestimate how noise travels here, the streets are so narrow noise carries easily. As TLF states in their response about the noise of Crossrail, well we already hear the northern line constantly, what ever works have happened with Crossrail this has elevated it from only hearing it in the very early hours if you listen carefully to now hearing it above normal daytime use of a home.</p> <p>- In "Need for Renewal, Public Realm 3/3.2" there is a ridiculous statement that the current building is a "hard barrier". The proposed development will make it a bigger "barrier" and not one sympathetic to the area. It will also make more "dark elevations" and will not provide any natural surveillance. It doesn't at the moment and will not given the current plans.</p> <p>historical observations 3.2.2 No watercourses or naturally occurring bodies of water are known within the immediate vicinity of the study site.</p> <p>Can I draw your attention to the map below which was not included in the applicants survey in particular to item d. The pool close, this is directly where the site is and could be observed given the picture and the name of a possible water facility for the hospital. There would be a need for water and this seems an obvious candidate.</p>

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Overall there has been a complete lack of understanding of NC St and the fact that this is a residential street. The proposed development is unsympathetic, oversized and a mismatched design and not an enhancement to the area.

Roman excavations;

During the redevelopment of Denmark street, Roman remains of a village were found and these have been documented by the Museum of London however this has not been discussed nor referenced in the document nor the excavations that happened as part of the St Giles development. Again please see documents from the museum of London.

The application dumbs down the historical importance of this small area including the rookeries, the Flitcroft estate (Queen Elizabeth 1st) Saxon importance, Hogarth's observations, we have an active historian locally had the applicant bothered to engage with the community they may have found out a lot and more than they have.

Crossrail and the demolition of the Astoria again which was a fairly deep concert hall and night club area turned up a factory for preserves.

<https://archaeology.crossrail.co.uk/exhibits/19th-century-marmalade-jar/> Renewal of a playground in the Church yard turned up many bones. You do not know what you are going to find when you dig no matter what people think may or not be there. A lot of those buildings when they were originally put up could have disturbed archaeology but it was found that they hadn't, so I believe it is foolish to presume there will be nothing on this site.

To also note the applicant mentions New Compton "Road" and Stacey "Road" They are not roads they are streets. I am presuming this is shoddy proof reading and as such reinforces the shoddy application with complete lack of understanding of the site, the locality, or the residents.

Please consider mine and the communities' objections seriously and the impact this large proposed development will have on our lives and our homes.

With best wishes

Sharon Peppard and family.

I have a map to submit but your form won't allow this.

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2017/7051/P	Jane Palm-Gold	17 Pendrell House New Compton Street WC2H8DF WC2H8DF	07/02/2018 10:51:38	OBJ	Application - 2018/0037/L and 2017/7051/P Planning Officer - Gideon Whittingham Odeon Covent Garden site, 135-149 Shaftesbury Avenue Objection –

I object to the planning proposal due to the following points:

Design of development on top of existing building. - Unsympathetic use of contrasting building materials. This is a Grade II Art Deco building and to mix the existing stylish design with enormous architectural 'blocks' of glass and stone looks awful. As a former trustee of the Phoenix Garden who was responsible for putting the building up, we had to use sympathetic building materials to fit in the Conservation Heritage zone – ie. Portland stone because of the direct view through to the Flitcroft designed St. Giles-in-the-Fields church. It seems that no such consideration has been given to this in the design of the additional new parts to the building.

Height of new storeys on top of existing building - Re: back of cinema building - these two new storeys are too high at 10m and are proportionally completely unsympathetic to the aesthetic design of the existing building. These new storeys will face directly and overlook into residents front rooms and bedrooms in Pendrell House at 5 levels on that corner adjacent to the back of the development (at no's 24, 18, 12, 6 Pendrell House and No. 2 St. Giles Passage) This can be seen in the proposed plans - people can be seen at windows at the back of the new storeys on top of the existing structure.

Construction of new subterranean level – The 'digging out' and earth removal process will cause a huge amount of noise and disruption to residents here. The dirt and grime this will create will be intolerable and I am very concerned about the impact of this upon the Portland stones and brick facing of the brand new adjacent Phoenix Garden building. I am even more concerned about the vibration caused by 'digging out' this new underground level and that this will cause considerable damage to the Phoenix garden building. We have experience of this here in Pendrell House and at St. Giles church: the vibration caused by the construction (which was much further away) of Central Saint Giles did great damage to the side of the church – I saw this over the years that construction took place as I overlook the church and churchyard – and to the Pendrell House roof garden wall (bricks in many places were cracked through in the middle of the brick in many places on both sides of the two roof garden here and this where there was no damage before). I can say this categorically because I was one of the residents that inspected the walls during this process: where no damage was before, first one roof garden wall was affected and then the other side of the building later on.

Loss of light to residents on that corner of Pendrell House and to the Phoenix Garden - There will be a dramatic loss of light to half of the Phoenix Garden. In the winter, the sun is very low on the horizon to the south of the building and the south end of the garden gets any sunlight to it after March. With the proposed 10m rise in the height of the new building

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					<p>this adjacent half of the garden (next to the cinema) will not see any proper sunlight until June. This will dramatically affect garden growth to the south side of the Phoenix Garden and to the green roof and wipe out existing species of bees and other insect life that the brown roof was very carefully and considerably designed to allow to flourish upon it.</p> <p>Loss of existing parking spaces to residents - Moving parking spaces from the back of the cinema and to alongside the Phoenix Garden is not the solution. This is a heavily used road and the space at the back of the cinema on the road is limited already. Our street is used as a rat run: traffic often stacks up upon it (when Shaftesbury Avenue is jammed up – which is frequent these days) and struggles to turn down one side of the cinema already. The number of lorries needed to remove earth (when digging out) will greatly add to the traffic problem on this part of the road. On Stacey Street traffic is always stacked up too and lorries and large vans often move along the road due to lack of space up upon the pavement beside the Phoenix Garden building. The roads cannot cope already with this proposed increased traffic and intrusion and at that end of New Compton Street/junction with Stacey Street: I often see huge juggernauts struggle to turn at the far end by the cinema.</p> <p>Noise from proposed bar and roof terrace - object to the roof garden terrace and bar due to late night noise that so many long-existing residents will be affected by. This is a densely occupied street with many flats and residents living here on New Compton Street (45 New Compton Street, Pendrell House, 19 New Compton St, the Glasshouse and above it 30 New Compton St) and Stacey Street (Stacey Street and Alcazar).</p> <p>Deliveries - would like (if this goes ahead) normal restrictions placed upon hours that the hotel can receive deliveries and services. I do not want deliveries all night going to the back of the hotel and unloading at unreasonable hours.</p>
