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**From:** Claire Appleby <[REDACTED]>  
**Sent:** 29 March 2019 14:55  
**To:** Hazelton, Laura  
**Cc:** Tom Clarke  
**Subject:** RE: 135-149 Shaftesbury Avenue - 2017/7051/P and 2018/0037/L  
**Attachments:** 20190301\_LandRegistry.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Laura,

Good to speak with you earlier. As discussed please find attached the land registry document for the Saville Theatre - downloaded from the Land Registry website 1 March 2019. As discussed it indicates that the site was bought in 2012 for a figure of £2.5 million - quite a steal for a central London site.

I will contact the interested operators to ask whether they feel the current dilapidations of £10 million seems to be of the right order. I suspect this is something that they are unable to answer as they have not surveyed the building or seen the asbestos report, electrical survey documents etc.

I will also ask if the operators have any evidence - feasibility / viability based - to support their proposals for the Saville.

In the meantime, we would query the following:

Delapidations - lease terms usually require the leasee to cover delapidations costs and restore the building to the condition that it was in when they took on the lease. Are the £10 million costs reported by the owner covered either all or in part through current lease agreements? Was the delapidations cost reflected in the low purchase price in 2012?

Marketing - there is obviously an appetite amongst theatre operators for this site to become a theatre once again. That none of the obvious candidates for operating this building as a theatre had been contacted by the owner prior to them putting in a planning application to convert to a hotel is a huge oversight. We query why this hadn't been done in the first instance.

I hope to be in touch over the next couple of weeks with further information from the operators, but please do give either Tom or me a call if you have any queries in the meantime.

Kind regards,

Claire

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**From:** Hazelton, Laura <Laura.Hazelton@camden.gov.uk>  
**Sent:** 29 March 2019 09:53  
**To:** Claire Appleby  
**Cc:** Tom Clarke  
**Subject:** RE: 135-149 Shaftesbury Avenue - 2017/7051/P and 2018/0037/L

Hi Claire,

Thanks for your email and voicemail – apologies you couldn't get hold of me yesterday.

Is it ok to give you a call this afternoon?

Kind regards,

Laura Hazelton  
Senior Planning Officer

Telephone: 020 7974 1017

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**From:** Claire Appleby <[REDACTED]>  
**Sent:** 29 March 2019 09:21  
**To:** Hazelton, Laura <Laura.Hazelton@camden.gov.uk>  
**Cc:** Tom Clarke <[REDACTED]>  
**Subject:** FW: 135-149 Shaftesbury Avenue - 2017/7051/P and 2018/0037/L

Dear Laura,

I left a message on your voicemail yesterday in response to your email to Tom.

I'm out of the office today, but available on the mobile number in the email footer below, or around on Monday to discuss. Alternatively Tom is in the office today and we are both available on Monday if it would be preferable to speak to both of us.

As per our letter, we are aware of a number of theatre operators, all of whom have expressed great interest in the Saville. Several have spoken to Neil McDonald direct and we understand that he has suggested that they speak to the current owner - we believe they are doing so. All those that have expressed an interest have expert knowledge of the West End theatre market.

We have not spoken to cinema operators however can ask the Cinema Theatre Association, if they are aware of any operators who may have an interest - please do let us know if this would be helpful.

We certainly believe that the market is there for the Saville to be returned to theatre use - as demonstrated by the interest from theatre operators - and that this is a credible and real option for the building. Please do give me / Tom a call and we can discuss in more detail.

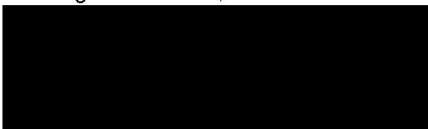
Kind regards,

Claire

Claire Appleby  
Architecture Adviser

**Theatres Trust**  
22 Charing Cross Road, London WC2H 0QL

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**M**  
**E**  
**W**



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**From:** Hazelton, Laura [<mailto:Laura.Hazelton@camden.gov.uk>]  
**Sent:** 20 March 2019 16:27  
**To:** Tom Clarke <[REDACTED]>  
**Subject:** RE: 135-149 Shaftesbury Avenue - 2017/7051/P and 2018/0037/L

Hi Tom,

Thank you for your recent email regarding the above site. I have recently taken over these applications following Gideon's departure.

I just wanted to get in touch to introduce myself and to ask if you could provide any other information about the theatre operators who are interested in the site. Can you confirm whether they have approached the owner to either purchase or lease the building, and whether they have conducted a feasibility study into the proposed works to repair and convert the space into theatre use? Are the interested parties all theatre operators or have you spoken to cinema operators also? Any additional information you could provide would be really helpful.

Many thanks,

Laura Hazelton  
Senior Planning Officer

Telephone: 020 7974 1017

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**From:** Tom Clarke <[REDACTED]>  
**Sent:** 15 March 2019 10:59  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Day:** [REDACTED]  
**Subject:** Further comments - 2017/7051/P and 2018/0037/L

Hi Gideon

Please find attached a further representation which builds on some of our previous objections to applications 2017/7051/P and 2018/0037/L.

Kind regards,

Tom Clarke MRTPI  
National Planning Adviser

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