

James Kon

From: Hazelton, Laura <Laura.Hazelton@camden.gov.uk>
Sent: 19 March 2019 18:15
To: Anna Snow
Cc: Kieron Hodgson; Lewis Westhoff
Subject: RE: PPA - Odeon, 135-149 Shaftesbury Avenue, London WC2H 8AH
Attachments: 20181015 TT Response - 2017_7051_P & 2018_0037.docx.pdf

Hi Anna,

Thanks for your email. I've just about finished going through all of the previous correspondence and notes so am pretty much up to date with where we are at. Can you advise when you expect to be able to send over revised drawings for us to review?

In addition, we have recently received a further response from the Theatres Trust (attached) which notes that since their initial representation, a number of credible operators have come forward with an interest in the site, and consequently, they believe that a full marketing exercise should be completed.

In view of what the Trust is saying about tenants' normal commitments for maintaining buildings, it would be helpful if you could provide a copy of the lease held by Odeon. I know this has been requested previously, but given that the Theatre's Trust are now confirming that there is interest in the site by a number of Theatre Operators and a demand for theatre space in general, reviewing the existing lease would enable us to fully assess this.

Kind regards,

Laura Hazelton
Senior Planning Officer

Telephone: 020 7974 1017

From: Anna Snow <ASnow@iceniprojects.com>
Sent: 14 March 2019 10:44
To: McDonald, Neil <Neil.McDonald@camden.gov.uk>; Hazelton, Laura <Laura.Hazelton@camden.gov.uk>
Cc: Kieron Hodgson <KHodgson@iceniprojects.com>; Lewis Westhoff <lwesthoff@iceniprojects.com>
Subject: RE: PPA - Odeon, 135-149 Shaftesbury Avenue, London WC2H 8AH

Dear Neil

Thank you for confirming. Laura, it is good to have you on board.

I am liaising with the architects on timescales and will be in touch to arrange a meeting in due course.

Kind regards

Amma

Anna Snow BA (Hons) MPhil PGDip MRTPI
Director, Planning

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email: ASnow@iceniprojects.com



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From: McDonald, Neil <Neil.McDonald@camden.gov.uk>

Sent: 11 March 2019 20:13

To: Anna Snow <ASnow@iceniprojects.com>; Hazelton, Laura <Laura.Hazelton@camden.gov.uk>

Cc: Kieron Hodgson <KHodgson@iceniprojects.com>; Lewis Westhoff <lwesthoff@iceniprojects.com>; Sue Wheldon <sue@brandarchitectsgroup.com>

Subject: RE: PPA - Odeon, 135-149 Shaftesbury Avenue, London WC2H 8AH

Dear Anna,

Looking at the PPA diary included in the updated document which you have sent us I see there are indeed some meetings mentioned which aren't recorded as having been held. Whilst it is difficult to confirm this or otherwise for certain now that Gideon has left I note that the meetings which have been held exceed the '6 x smaller meetings' which the PPA records as needed and on which the £68,000 fee was largely based. Also there are additional meetings I can think of which were held including the large meeting attended by myself and Beth among others I recall last October time. There still needs to be a fair bit of work to be done on the design so I don't want to be agreeing to no further payments indefinitely going forward; however in the circumstances I am willing to agree the two additional design meetings requested under the existing payment, but would ask that any further chairs review is paid for by the applicant.

I am copying this and your updated PPA to Laura Hazelton who is now taking over as the planning case officer following the departure of Gideon.

Regards,

Neil McDonald
Team Manager (South), Development Management

Telephone: 020 7974 2061

From: Anna Snow <ASnow@iceniprojects.com>

Sent: 07 March 2019 09:58

To: McDonald, Neil <Neil.McDonald@camden.gov.uk>

Cc: Kieron Hodgson <KHodgson@iceniprojects.com>; Lewis Westhoff <lwesthoff@iceniprojects.com>; Sue Wheldon <sue@brandarchitectsgroup.com>

Subject: PPA - Odeon, 135-149 Shaftesbury Avenue, London WC2H 8AH

Dear Neil

Further to our discussions of last week please find attached the PPA for the Odeon site. I have added in two further design meetings and a DRP (chair's review) in order to take us forward to an August or September committee. Could you add in the details of the new case officer?

We have recorded where meetings have taken place prior to the application being submitted (and thus under the PPA fee) and note that we did not get all of the meetings paid for. We also didn't have a Development Management Forum or Developers Briefing which were also covered by the £68,400 PPA fee. A further £19,624 was paid as the planning application fee.

In this context, and bearing in mind that this is a live application with a fee paid, I trust you are happy for discussions to resume without the need for any further payments to the London Borough of Camden.

Kind regards

Anna

Anna Snow BA (Hons) MPhil PGDip MRTPI

Director, Planning

telephone: 020 3640 1022

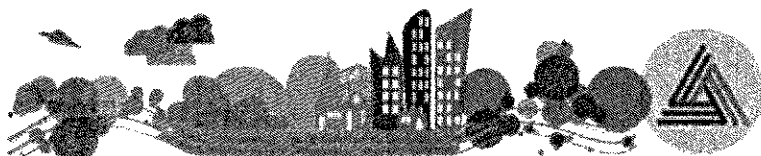
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Protecting theatres for everyone



Ref.: TC/2076

15 March 2019

Gideon Whittingham
Regeneration & Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

By e-mail: planning@camden.gov.uk;

Application: 2017/7051/P & 2018/0037/L

Site: 135-149 Shaftesbury Avenue LONDON WC2H 8AH

Proposal: The comprehensive refurbishment of the existing Grade II listed building and the provision of a new two storey roof extension and new basement level, providing a new four-screen cinema (Class D2) and spa (sui generis) at basement levels, a restaurant/bar (Class A3/A4) at ground floor level, a 94-bed hotel (Class C1) at part ground and first to sixth floors and associated terrace and bar (Class A4) at roof level, together with associated public realm and highways improvements

Remit:

The Theatres Trust is the national advisory public body for theatres. We were established through the Theatres Trust Act 1976 'to promote the better protection of theatres' and provide statutory planning advice on theatre buildings and theatre use in England through The Town and Country Planning (Development Management Procedure) (England) Order 2015, requiring the Trust to be consulted by local authorities on planning applications which include 'development involving any land on which there is a theatre'.

Comment:

The Trust previously submitted comments objecting to this proposal on 15th October 2018. These comments have been drafted to supplement our previous representation.

In our previous representation we noted the lack of marketing exercise to demonstrate the site cannot support alternative cultural use as required by policy and challenged the applicant's assertion that "the existing accommodation is unable to meet the needs and demands of commercial occupiers". At that stage we noted interest from at least one operator seeking West End accommodation at the scale offered at this site.

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

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F 020 7836 3302

E info@theatrestrust.org.uk

W theatrestrust.org.uk

Chair Tim Eyles Director Jon Morgan

Trustees Richard Baldwin, David Blyth, Pam Bone, Paul Cartwright, Paddy Dillon, Ruth Eastwood, David Ien, Richard Johnston, Gary Kemp, Dara Ó Briain, Simon Ricketts, Peter Roberts, Ann Skippers, Anna Stapleton

The National Advisory Public Body for Theatres

The Theatres Trust Charitable Fund co-operates with Theatres Trust, has the same Trustees and is registered as a charity under number 274697

Since that time a number of further credible operators have come forward with specific interest. This site represents the last and only opportunity in the West End to provide a large scale cultural venue such as a theatre with a fly tower, as it still has the volume and footprint to provide one. It has the potential to offer an auditorium seating up to around 1,400 seats.

We consider it critical that this application is either not determined or refused, and certainly not permitted, until such time as a proper marketing exercise has been undertaken. If potential operators have expressed their interest to us without prompt, we find it inconceivable that a formal and appropriate marketing exercise by the applicant would have drawn no interest.

We would also like to further elaborate on previous critiques of figures contained within the applicant's supporting documents. The Condition Report prepared by Hallas & Co. estimates costs of £10 million to make good defects with the building. The majority of these are as a result of poor management and maintenance; we would have expected the property to have been let on a repairing lease meaning dilapidations are the responsibility of the former tenant or owner which may now have passed to the new owner. Furthermore, much of this would have been rectified in any case as part of the redevelopment proposed thus should not be used as a basis to demonstrate the supposed unviability of maintaining cultural use at the existing scale. On that basis, the £26 million figure would also seem to be inflated because that figure is inclusive of the £10 million.

We continue to **object** to this proposal and urge that the issues we have raised are further explored. In particular, it is clear the applicant has not made any realistic effort to market the site for continued cultural use and this must be addressed.

Please contact us should you wish to discuss this representation further.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'T Clarke', written in a cursive style.

Tom Clarke MRTPI
National Planning Adviser