

**Proof of Evidence for Covent Garden Community Association  
re Loss of Amenity as a result of the development, in operation and during prior works**

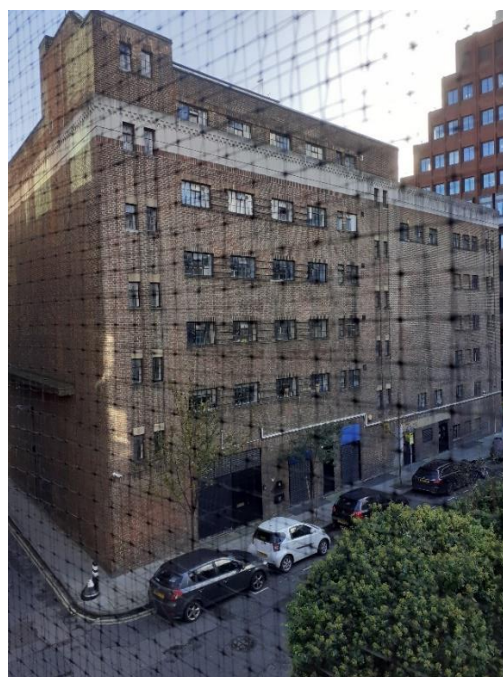
**Document ref. no. 3.2**

---

My name is Nancy Hearn.

I am a resident of Pendrell House, where I have lived for the last 11 years. I live below Angel Daden, who has also submitted a witness statement.

These are the views from my living room window and from my balcony, so the redevelopment would have a massive impact on me:



I attended the exhibition in 2017 and discussed the plans with the representatives of the developer who were there. Their answers to my questions were very concerning, and I objected to their applications. Along with my neighbours, we were very relieved when Camden Council refused them.

It is extremely stressful that the owners of the site are disputing Camden's fair decision and trying to get it overturned. My mental health is already suffering and I can't see how I would cope with having to live with such intensive activity right opposite me.

I wish to support all the comments made by my neighbour and to add these points:

1. I will have no privacy if the building is converted to a hotel. At the moment I can see right into the offices at the back of the Odeon. It's so close that I can even see what's on their security screens. If those rooms become hotel bedrooms then I will be looked in on by many different people during the day and even at night. I was told at the exhibition that the glazing would allow the occupants of the hotel to look in at me, but not me to look in at them.

2. The extra floors would be even worse. The open rooftop bar would have lots of people chatting and smoking outside, making a noise and looking straight down into my flat until late into the night.
3. At the exhibition they admitted that the building work could last 2 years. It would be very heavy work, including digging out extra basements. They told me that the work would involve 10-15 trucks every day, which our narrow back streets can't cope with. I and my neighbours would have very poor quality of life during this time.
4. At the back on New Compton Street they want to move the parking spaces to the garden side so that they can load and unload on the Odeon side for the hotel. This will make the street too narrow, leading to more noise and traffic congestion. The air pollution will mean that we can't enjoy our precious balconies any more.

I would prefer the building to return to its original use as a theatre. Although this would lead to a bit more disruption than leaving the cinema as it is, it would be nothing like this hotel and leisure complex with its extra floors. We don't need yet another hotel or any more restaurants and bars around here, but a well-run theatre would be a good thing.

-----