

**Appeal Refs: APP/X5210/W/19/3243781 & APP/X5210/Y/19/3243782**

**Address: 135-139 Shaftesbury Avenue, London WC2H 8AH**

**Draft Programme v3**

*NB: The sessions below are provisional and subject to amendments. Other than the start times for each day, the timings are not fixed and can be kept under review as the Inquiry progresses.*

**Day 1 (Tuesday 1 December)**

**Session 1 (10:00 – 11:30)**

* Inspector’s opening remarks
* Appellant’s opening statement
* Council’s opening statement

**Session 2 (12:00 – 13:30)**

* Theatres Trust opening statement
* Covent Garden Community Association opening statement
* The Phoenix Garden opening statement
* Interested parties

**Session 3 (14:30 – 16:00)**

* Round table discussion relating to the effect of proposal on the users and biodiversity of the Phoenix Garden (see agenda)

**Day 2 (Wednesday 2 December)**

**Session 1 (10:00 – 11:30)**

* Round table discussion relating to the effect of proposal on occupiers of neighbouring properties and the local highway network (see agenda)

**Session 2 (12:00 – 13:30)**

* Round table discussion continued

**Session 3 (14:30 – 16:00)**

* Council’s first witness (Andrew Jones)

**Day 3 (Thursday 3 December)**

**Session 1 (10:00 – 11:15)**

* Council’s second witness (David Wilmore)

**Session 2 (11:45 – 13:00)**

* Council’s third witness (Colette Hatton)

**Session 3 (14:00 – 16:00)**

* Council’s third witness continued (Colette Hatton)

**Day 4 (Friday 4 December)**

**Session 1 (10:00 – 11:15)**

* Council’s fourth witness starts (Laura Hazelton)

**Session 2 (11:45 – 13:00)**

* Council’s fourth witness continued

**Session 3 (14:00 – 16:00)**

* Council’s fourth witness continued
* Potential session for Paul Velluet of CGCA or the start of Theatre Trust’s witness

**Day 5 (Monday 7 December)**

**Session 1 (10:00 – 11:15)**

* Theatre Trust’s witness (Tom Clarke)

**Session 2 (11:45 – 13:00)**

* Theatre Trust’s witness continued

**Session 3 (14:00 – 16:00)**

* CGCA’s witnesses regarding heritage, design and viability (Amanda Rigby / Paul Velluet / Jane Palm-Gold)

**Day 6 (Tuesday 8 December)**

**Session 1 (10:00 – 11:15)**

* Appellant’s first witness starts (James Dilley)

**Session 2 (11:45 – 13:00)**

* Appellant’s first witness continued

**Session 3 (14:00 – 16:00)**

* Appellant’s first witness continued

**Day 7 (Wednesday 9 December)**

**Session 1 (10:00 – 11:15)**

* Appellant’s second witness starts (Laurie Handcock)

**Session 2 (11:45 – 13:00)**

* Appellant’s second witness continued

**Session 3 (14:00 – 16:00)**

* Appellant’s second witness continued

**Day 8 (Thursday 10 December)**

**Session 1 (10:00 – 11:15)**

* Appellant’s third witness starts (Anna Snow)

**Session 2 (11:45 – 13:00)**

* Appellant’s third witness continued

**Session 3 (14:00 – 16:00)**

* Appellant’s third witness continued

**Day 9 (Friday 11 December)**

**Session 1 (9:30 – 11:15)**

* Round table discussion on conditions

**Session 2 (11:45 – 13:00)**

* Round table discussion on planning obligations

**Session 3 (14:00 – 16:00)**

* Round table discussions overrun if needed
* Reserve session if needed (could start closing submissions)

**SITE VISIT – Tuesday 15 December (TBC)**

**Day 10 (Friday 18 December)**

**Session 1 (10:00 – 11:15)**

* The Phoenix Garden’s closing submissions
* CGCA’s closing submissions
* Theatre Trust’s closing submissions

**Session 2 (11:45 – 13:00)**

* Council’s closing submissions

**Session 3 (14:00 – 16:00)**

* Appellant’s closing submissions
* Costs (if applicable)
* Inquiry close