

Roselea
Abbotsford Grove
Kelso
Roxburghshire
TD5 7BN



25 September 2019

Camden Council
Planning Department
Development Control
5 Pancras Square
Judd Street
London
WC1H 9JE

For the attention of Samir Benmbarek

Dear Sirs

Planning Reference 2019/3728/P
43-47 Shelton Street & 15 Endell Street WC2H 9HJ

As a trustee I am proprietor of commercial and residential property at 27/29 Endell Street and as such am very concerned about the planning application by Tesco and wish to record my objection.

Firstly and generally, I understand that Camden's plan states that any development must avoid harmful effects on the amenity of existing and future occupiers and nearby properties. Endell Street, part of the Covent Garden Conservation Area has its own unique character with individual shops and restaurants. A bog standard Tesco Express detracts from this character and lowers the uniqueness to a standard local high street, which it certainly is not.

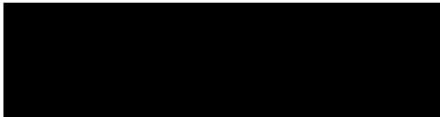
More particularly this application promises to create chaos with deliveries and traffic. Already the position is farcical, with constant traffic jams and large lorries unable to turn from Endell Street into Shelton Street and Betterton Street and bollards on the corners being demolished regularly. The only loading bay near the site of the application is in front of our property. This is small and has great difficulty coping with existing traffic. A Tesco Express will involve significant deliveries and I understand that their delivery lorries are too long for this loading bay. Unless there are radical changes there will be a complete mess-up. I cannot see that there has been any independent assessment of the effects of traffic and deliveries - there certainly must be before the application is considered.

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There will certainly be an adverse effect on locals - not only will residents be disturbed by noise by out of hours deliveries, but Buddha on a Bicycle and Circus will be cut off from the street by these large delivery lorries. I understand that Tesco use trollies to move the merchandise - these will block the pavement and shut these businesses off completely.

It is quite clear that this application runs completely contrary to the aims of the Council's declared policy on the amenity of locals and without question should be refused .

Yours faithfully

A solid black rectangular box used to redact the signature of Peter Bullick.

Peter Bullick