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**From:** Jessica Skippon [REDACTED]  
**Sent:** 27 December 2019 23:34  
**To:** Sild, Thomas  
**Cc:** [REDACTED]  
**Subject:** My representation regarding Tesco's licensing application

Honestly, all that work I put into formatting and your website can't do paragraph breaks? How is anyone supposed to read it and make sense of it?

Apologies for my not being in touch with you earlier but I was very ill in November and am still struggling to get back to normal.

I realise that the licensing decision is the key one for all the applications that have been made. When I put my objections into the planning application, I asked to be able to speak to the issue when it came to committee. There is a suggestion that the licensing application may not go to committee. In view of the strong public feeling – there were probably 50 residents at the September meeting – can I urge please that this go to the committee and not be decided by a members' panel.

One thing that hasn't been mentioned as far as I can see, is that the trading floor is very, very small, probably half the floor space of the shop. Why bother?

For the record, here is my representation with paragraph breaks.

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These are our personal representations, on behalf of myself and other residents in 47 Shelton Street. We also very strongly endorse the representation made by Jim Monahan and are grateful for his involvement.

1. Prevention of crime and disorder

This is one of Tesco's big failings, taking the Russell Square Local as an example. There are beggars outside and people milling around, well out of proportion to the rest of Bernard Street. Organised beggars sit out front of the shop. I have personally seen them handing money over to their 'supervisor'.

Our corner has its share of homeless people, generally three or four sleeping next to the hot air vents by the gym in Odham's Walk, and then, for the past two winters, a tent pops up on the south-west corner, joined by one or two others in sleeping bags. If Tesco proceeds with their ventilation outlet next to our building's front door, the rough sleepers will come across to our side (the Camden side) of the street.

For the last two winters, we have had serious problems with homeless people getting into our building and spending the night, generally in pairs. They frighten the young people who live here by 'tailgating' their way in, and leave food, bottles, butts and drug paraphernalia behind. One youngster going to school was faced with a couple having sex on the stairway.

The police have been very supportive and our landlord, Origin Housing, has promised a new street door but the problem of tailgating will persist.

The monthly crime statistics for Holborn and Covent Garden sent out by the Metropolitan Police are truly shocking – month after month we have topped every other Camden ward in almost every category. In November there were 794 reports of anti-social behaviour for Camden as a whole. Holborn and Covent Garden had 120 of those, 15% of the total of Camden's 18 wards.

Reasons 2 and 4:

The junction of Endell Street and Shelton Street is especially confusing for tourists and children trying to cross the road. Cars, lorries, bicycles turning, going straight, making three point turns because there is no other way out, and no system of traffic control. During commuting hours you can wait seven or eight minutes for a break in the traffic.

There are two primary schools just 3 or 4 streets away, St Clement Dane's and St Joseph's. The children are generally accompanied by an adult but Tesco will be a magnet for them and the junction will need to be rethought, to protect them.

Please, no beeping pelican crossings.

#### 4. Prevention of public nuisance

There are nine flats above the proposed shop and a majority of residents have lived in the building for 35 years, since its first lettings by the GLC in 1985. The shops underneath us were originally the London Ecology Centre, then a variety of community shops including a pet shop, Snappy Snaps and a fishmonger. A Spanish retailer took over the entire space for 20 years from 1997.

No one in our building ever had a problem with any one of the shops. They were good neighbours, and so were we.

But Tesco carries a reputation for being aggressive, and in our case although we met with them, first at a public meeting I organised and 6 weeks later at a meeting in my home with residents, landlords, and Tesco reps, we have explained our concerns, they appeared to be listening but there has been no response, no indication that our concerns would be addressed. Tesco is proud of their corporate structure, but where is their department to deal with local concerns?

The impact on our residents will be life-changing.

For example, the proposed loading bay is directly underneath the parents' bedroom and sitting room of Flat 4, the home of a Bangladeshi family of 6. This bay will probably also be used as a staff entrance from 5:30am and exit at midnight.

The tenant's bedroom and sitting room in Flat 3 are above the proposed entrance to the shop. The tenant is an older widow with a mobility disability and a general nervous condition. We do not have double glazing and the shop's proposed hours of 6am to 11:30pm seven days a week give us no respite.

The wire cages used for loading and rubbish are a particular concern. They are very loud and disruptive. At our residents' meeting we suggestion either additional soundproofing or a floating floor to reduce the vibration. Sound travels through our walls and floors.

Tesco has not come back to us with a solution, or indeed a willingness to act to prevent or minimise the problems.

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Kind regards,  
Jessica Skippon