

From: Charlotte Street Assoc.

Sent: 06 February 2023 21:12

To: Sam FitzPatrick

Cc: Charlotte Street Association; Adam Harrison (Cllr); Rishi Madlani (Cllr);
Sabrina Francis (Cllr)

Subject: Re: Comments on 40 Whitfield Street (Tesco) Objection - 2022/3007/P

Sam

Therefore Charlotte Street Association wishes to make the following comments:

The proposed design is clumsy and reduces the "back of store area" which is used when there is a delivery to the store. So it may be a problem for the operation of the store deliveries. Plans also indicate a reduced floor area of the retail store in order to increase the office space.

There is no shortage of office space in Fitzrovia. But there is a need to maintain a retail shop at Goodge Street that is both viable and serves the needs to the residential community with a wide range of affordable groceries. Over the years local people have supported the Tesco store at Goodge Street as it provides affordable produce in a neighbourhood increasingly gentrified, and a shopping street sadly in decline.

The reduced size of the store would have a negative effect on the choice of products for local residents and may make undermine the store's viability. The Tesco store is an important "anchor" premises that supports the wider vitality of the street.

For the above reasons, the application should be refused.

Regards

Linus Rees

on behalf of Charlotte Street Association