



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

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Sam

Thank you for allowing us to (again) comment on this application.

I have now made yet another site visit and have had a lengthy discussion with my colleagues about this and we wish to maintain our objection to the application.

Please accept the following comments below and please also accept the attached drawing of the latest proposal which I have amended to show in pink highlight pen the

area occupied by Tesco - both the customer area and the staff only area. I'd be grateful if this drawing was included with our comments.

The applicant has now submitted two amended "proposed" drawings in addition to the original "proposed" drawing. None of the submitted drawings show the application area in its proper context. That is, they do not show the relationship between the office use and the Tesco store use.

We note the applicant's letter of 22 February 2023 states: "[T]he application proposal would not have any impact on the existing servicing arrangements for the retail unit, *which shall continue in its current format*" (*my emphasis*).

This suggests that there is no intention to change the "current format" of the Tesco store.

But this is either a mistake or a deception. Because the area behind the street facade in the drawing is occupied by the Tesco store. Please see the proposed drawing with our amendments in pink highlighter to show where the extent of the Tesco store is in context.

Therefore the proposals as submitted indicate that the applicant wishes to reduce the size of the Tesco store and use the area leading to the new entrance for office use.

In the applicant's covering letter of 14 July 2022 they state: "It is therefore proposed to provide an alternative entrance into this *office accommodation*" (*my emphasis*).

We can only conclude that this application is to reduce the size of the Tesco store and change part of it to office use.

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 undermine the store's viability. The Tesco store is an important "anchor" premises that supports the wider vitality of the street. It is the only retail premises on Goodge Street that provides for the everyday needs of the local population.

For the above reasons, the application should be refused.

Regards

Linus Rees

