

President: Sir Nicholas Underhill

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*Friends of St. James's Park and The Green Park*

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For the attention of Rosemarie MacQueen  
June 2013

6th

Dear Ms.MacQueen

Ref. No: 12/03341/FULL | Received: Tue 03 Apr 2012 | Validated: Mon 23 Apr 2012  
| Status: Application Refused

**Use of ground floor retail unit 1 for food retail use. Alterations to Greencoat Place frontage including the formation of a new service door and blocking up of existing service door and a new service store door (Servicing Option 1).  
10 Rochester Row London**

**Use of ground floor retail unit 1 for food retail use. Alterations to Greencoat Place frontage including the installation of a new service door and blocking up of existing service door adjacent to residential entrance (Servicing Option 2).  
10 Rochester Row London**

Please forward to the Inspector this letter in response to the Appeal from Sainsbury against the decision by Westminster City Council's Application Refusal.

**Objection** The Thorney Island Society has not changed its opinion that the application/s should be rejected. Further given that the Appellant has sought to increase the delivery servicing hours, the Society strengthens its objections. The proposed addition of servicing hours is considered as constituting further potential nuisance and being contrary to the local community's interests.

To this end we have attached the earlier letter of Objection dated 21st May 2012 . The Society wishes both that letter of Objection and this letter in response to the Appeal to be taken into account by the Inspector, and in the hope that the Appeal will be rejected in the interests of the local community. It is the local community most greatly affected by the proposal.

**Delivery Servicing hours** We find it astonishing that the proposed servicing apart from newspaper deliveries Monday to Friday is 07.00 - 9.00, and Saturday and Sunday is 09.00 -17.00. Apart from other considerations, we question the realism of the proposed times and are extremely sceptical of weekend newspapers not being delivered until 09.00. How long would it be before it was realised that papers are

sought by locals from 07.00 onwards. The time proposed does not even allow for sorting and setting up etc.

We made the point previously in our letter of objection that it is not only the hours stated for deliveries that are relevant, but it is also taking into account the time for clearing up, and restocking which brings with it all manner of potential nuisances including volume of a variety of noise sources.

**Local Experience** Experience in a different location, but not too far from this - and with a different operator, has within little more than a year demonstrated a growing antisocial situation. Tesco was granted permission for a store on Lupus Street. The experience once it was opened has had a disastrous impact with large delivery lorries up to several times a day. These have resulted in causing major disruption even to an extreme pitch. A community bus stop has had to be withdrawn to accommodate the delivery lorries on a somewhat vague schedule. Add to the deliveries also the removal of packaging, crates etc. invariably an obstacle to the flow of pedestrians, many of whom have had no business with the retail outlet.

**Need for this store ?** The argument that the store is required by the local community is weak. It is the local community most directly to be affected who strongly objected in the first place. The existing Sainsbury store on Wilton Road is not so far away. The proposed Waitrose store on Victoria Street at City Hall is much closer. Strutton Ground provides an opportunity for greater variety of retailing which at present is struggling and surviving only through an excess of lunchtime office workers 'sandwich outlets'. Any thing which weakens that retail market street should be resisted, especially under the current economic position.

The Society considers the proposals to be unacceptable both in principle and in fact, and recommends that the Appeal be turned down. We look to the Inspector to take heed of the local residential community, and its objections; as did Local Authority. We trust our observations and comments will be of assistance to the Inspector in reaching his decision.

Yours Sincerely  
for and on behalf of the Thorney Island Society

*PP Tom Ball*

**June A Stubbs**  
Chairman

Attachment : copy of Letter of Objection dated 21.5.2012 to  
Operational Director at WCC .