

Westminster City Council

Email to Planning Department

Dear Sir/Madam,

I am writing on behalf of the shadow Fitzrovia West Neighbourhood Area Forum to object to the inclusion of 87 Cleveland Street on the list of refuelling stations on page 45 of the Transport & Movement booklet.

We assume this entry refers to the refuelling station which is located on Clipstone Street but which is currently unused and has been run by a succession of petrol companies until about a year ago. The reason for objecting is that architects for Dukelease are currently preparing plans for the redevelopment of the block identified as 87-125 Cleveland Street, W1 and are arguing that a petrol station needs to be included in their plans because this is stated as 'Council planning policy', although of course the booklet 13 is only out for consultation at this stage. In a recent exhibition of the proposed plans this petrol station was shown as located in the narrow mews behind Cleveland Street, immediately opposite the residential block, Holcroft Court.

Our objection is that the refuelling station in Clipstone Street appears to be unviable and if relocated to the mews would be less viable, unsustainable, and a major cause of noise, smell and nuisance to residents in the proposed flats above and in that part of Holcroft Court which is immediately adjacent to the mews street. In general petrol stations are very competitive and margins are small thus requiring a large customer throughput to remain viable.

FITZWEST
c/o Fitzrovia Community Centre
2 Foley Street
London W1W 6DL
info@fitzwest.org

In addition, traffic movements have changed in this part of Fitzrovia and there is now much greater emphasis on public transport, walking and cycling and therefore there is less demand for refuelling. Whereas Clipstone Street could claim to be a through way to Howland Street and Tottenham Court Road, the proposed location is not.

We therefore that a refuelling station is not viable, sustainable or justifiable on planning grounds in this location and the proposed redevelopment of this site is a good opportunity to delete the requirement to provide a replacement in the City Plan or supporting documents. Just because a petrol station was included in the original development in the 1960s (WCC was the freeholder/developer), it doesn't mean it should be a requirement to replace it 50 years later.

Yours faithfully

Nick Bailey

For the Fitzrovia West Neighbourhood Area Forum shadow executive group