

From: Cantor .L

Dear Sirs

191 – 193 Western Road Colliers Wood SW19 2QD

We write on behalf of the current freehold owners (and as intended purchasers) of the above site.

This site was identified as Site Proposal 78 within the Council's Stage 2 'Potential Sites for New Uses' (adopted by Cabinet on 11 June 2012) and as part of the consultation process and prior to being passed to the Secretary of State, LB Merton are inviting comments on their proposals.

Accordingly we now write as follows:-

1. Whilst the historic use of the above site is as B1/employment use, the Council have recognised that it would constitute a 'scattered' site and as such, it is appropriate to re-designate it to residential (C3) use and we confirm that we would strongly support such a proposal.
2. Being a brownfield site in an established, predominantly residential area, the re-designation of this site from employment use to residential (C3) use will promote sustainable development and will be in full compliance with both regional and national guidance, including the National Planning Policy Framework (2012) as well as the London Plan (2011).
3. Despite its historic use as an employment site, the demand for commercial space of this kind has diminished over the years with very few jobs now being supported on this site, and it can therefore no longer reasonably considered an 'employment' site.
4. Conversion to residential use would provide significant social, environmental and economic benefits.
5. In compliance with the adopted UDP and subsequent emerging Policy documentation, any proposed residential redevelopment would consist of high quality architectural design with all new buildings conforming to modern, sustainable methods of construction and which would minimise carbon emissions during both the construction phase as well as during subsequent occupancy.

For the reasons stated above, the proposed re-classification of this site from B1/employment to residential use would result in significant benefits for local residents and the Borough generally and we fully support the Council's proposal in this regard.

Would you please ensure that our comments are included in any submissions provided to the Secretary of State and also keep us advised as and when matters may progress further.



34 St. George Street
London, W1S 2ND
DD: 020 7016 7538
Fax: 020 7016 7525
Mobile: 07747 611473
email: lcantor@metsub.co.uk
web: www.metsub.co.uk