

GLA Planning Division

By email to:  
MOCorrespondenceTeam@london.gov.uk



16 February 2022

Dear Sirs

**MERTON PLANNING APPLICATION 21/P3163 –  
ST GEORGE’S HOUSE EAST, ST GEORGE’S ROAD, WIMBLEDON, LONDON SW19**

This application, to demolish the existing office block at the corner of St George’s Road and Wimbledon Hill Road and to replace it with a 12-storey building, was approved by Merton Council’s Planning Applications Committee on 10 February.

Because the proposed building has a total floorspace of more than 15,000 square metres and a height of more than 30 metres, it is referable to the GLA, as indicated by the GLA’s Planning Report of 8 November 2021, ref: GLA/2021/1024/S1/01.

The decision reached by Merton was decided, in part, by the provisions of its Future Wimbledon SPD of November 2020. Section 5.3.48 et seq refers to building heights. The map on page 52 of the SPD identifies that the site in question has a guidance maximum of 6 storeys (21-24 metres) along the St George’s Road and Wimbledon Hill Road frontages, rising by steps to 8 storeys (28-32 metres) and then 12 storeys (42-48 metres) furthest away from St George’s Road and Wimbledon Hill Road.

Paragraph 30 of your own Planning Report states that:

*“The applicant has confirmed heights of between 49.38m - 50.48m above ground to roof top parapet and 53.8m-54.9m to the top of the set-back plant area.”*

This is considerably more than the maximum height of 48 metres given in the Future Wimbledon SPD.

Local surveys have consistently shown that residents do not wish to see tall buildings in their town centre. Our own view is that 6 storeys should be the maximum, as shown in the Society’s own comprehensive plan for the town centre: “Vision 2040”. However, whilst we recognise that the Future Wimbledon SPD allows up to 12 storeys (42-48 metres), we strongly believe that this limit should not be exceeded.

A copy of the Society’s letter to Merton raising specific objections to the proposals (including the greatly increased carbon footprint resulting from the demolition of a big perfectly sound 1980’s building) is enclosed for reference.

The proposed building exceeds the 48 metre limit by a considerable amount. Consequently, it should not have been approved by Merton and we now look to the GLA to refuse permission.

Yours sincerely

Chris Goodair  
Chair, Wimbledon Society Planning & Environment Committee

Please send all correspondence by email to [chairmanpc@wimbledonsociety.org.uk](mailto:chairmanpc@wimbledonsociety.org.uk)