



10th January 2017

**2 Lavender Hill (Sendero Specialty Coffee)
Planning application 2016/6443 - proposed Change of use A1 to A3**

Dear Sir or Madam,

I am writing on behalf of the *Lavender Hill for Me* residents group to express our support for the above proposal.

There are good arguments for supporting this use. The business behind the venture appears reputable and established, and the proposed use as a coffee shop could act as a destination venue in the neighbourhood, which in turn could attract footfall that should help the other retailers in the immediate vicinity. 2 Lavender Hill is a highly prominent fully glazed corner unit. A busy and active café frontage on this corner should ensure this part of the street remains attractive to passers by, for example customers of the nearby and soon-to-be-opened Premier Inn hotel (which has only limited in-house food choices).

We have previously been concerned at the loss of A1 retail on Lavender Hill, and this remains a general issue on this stretch of the road. However on balance the merits of this particular proposed use, and its ability to draw new general footfall, appear to outweigh the risks. It is worth noting that there has been some notable recent loss of A3 use in the immediate vicinity – notably 18 Lavender Hill (formerly the Beaufoy Arms public house) has become a Yoga studio; 642 Wandsworth Road (formerly Inigo and a variety of other bar tenants) seems to be being marketed as a retail unit; 30-32 Queenstown Road (Forbidden Temple bar/restaurant) has converted to A1 retail; this proposal could to some extent offset the decline in activity this represents.

Other changes that are currently underway at the site appear purely cosmetic, and in particular we note there is no net loss of trading space as part of the proposals, so the unit will remain of a viable size – for the proposed occupier, and for occupiers more generally should the unit change tenant in the future.

David Curran
On behalf of Lavender Hill for Me