From: Bowman, Catherine
Sent: 13 December 2011 15:36
To: Read, Kirty
Cc: 'Lin B'
Subject: Licensing Application 836328 - 24 hr Alcohol Application, (formerly John Smith House) 144 Walworth Rd SE17

Dear Mrs Read,

I wish to object to the above named application on the following grounds:

1. Granting a 24hr licence to said premises will be likely to cause public nuisance, specifically to the many residents in nearby dwellings.
2. Granting said application will very likely contribute to an increase in crime and disorder, contrary to the aims of the Licensing Act.

Yours Sincerely,

Catherine Bowman

Cllr Catherine Bowman
Liberal Democrat Member for Newington Ward
Chair of Overview & Scrutiny Committee
-----Original Message-----
From: Diamond, Patrick
Sent: 08 January 2012 10:41
To: Regen, Licensing
Subject: Objection to application 836328

Dear Committee,

I am writing as the local Newington Ward Councillor to object to this application for a 24 hour license under the current licensing act.

The grounds for my objection are that first, such a license would potentially increase the level of alcohol related disorder on the Walworth Road and surrounding streets. This is a predominantly residential area with recently built accommodation on both sides of the premises. A 24 hour license would adversely affect the quality of life by increase the potential for disorder in an area already subject to such problems.

The second objection concerns nuisance and the likelihood of increased noise late at night. A 24 hour license is bound to increase noise disturbance in the surrounding area. I am also concerned that in an era of constrained resources it will be difficult for council officers to rigorously enforce what conditions do exist to regulate licensed premises, and this needs to be taken into account.

A written copy of this letter follows.

Best wishes,

Cllr Patrick Diamond
Newington Ward

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Dear Sir / Madam,

Your reference: Licensing application number 836328

I am writing to you to object to the application for a 24 hour alcohol license for the premises formerly known as John Smith House, at 144-152 John Smith House Walworth Road, SE17 1JL.

This premises which was formerly offices was given planning permission to be converted into a 280 bed hotel last year. I note that the companies behind the premises are continuing to promote it as a 400 bed hostel rather than a hotel, adding to the existing amount of student accommodation in the area. For reference please see:

http://www.moorfield.com/investment/safestay/32

http://www.propertymall.com/press/article/25179

http://www.cafeland.co.uk/cafeland_plc.html

I am very concerned about the application for a 24 hour licence at these premises. I don’t believe that there is anywhere in this area of Walworth that currently has a 24 hour licence. I am objecting on the following grounds:

- There is the potential from a 24 hour licensed premises that there will be an increase in crime and disorder locally.
- There is the potential for nuisance and anti-social behaviour, impacting on local residents, especially those returning home via the bus stop in Walworth Road, or walking from the tube station.
- It will bring traffic into the area on a 24 hour basis, with the nearest parking being on Amelia Street so traffic may be drawn through the Pullens Estate to access Amelia Street.
- There will be an increase in noise pollution.
- I believe that this will adversely impact on trade for existing local licensed premises.
- There are public health concerns about the availability of alcohol and measures are being taken to combat this being taken elsewhere in London.

Sincerely yours,
02 January 2012

Licensing Division
Southwark Council
160 Tooley Street
PO Box 64529
London SE1 5LX

Dear Madam or Sir,

Re Licensing application 836328, 144-152 John Smith House Walworth Road
SE17 1JL

I write to object to the above application to supply alcohol on the premises, 24
hours daily.

I am very concerned about this development and am objecting on the following
grounds.

Background
The much vaunted ‘regeneration’ of the Elephant, and specifically the upper
Walworth Road, has not brought about a new community, but instead a large
number of new betting shops, encouraging gambling in a low-income
neighbourhood; and a large number of densely-packed housing for
predominantly transient young people (students, young travellers, young renters).
Instead of families we have now a population of young and inexperienced people
living alongside sometimes vulnerable and very disadvantaged people, all living
on a limited income. This is not a thriving community, and it suffers from the
problems that go with that. It has not been helped by the proliferation of betting
shops, high-interest payday loans, and cheap alcohol.

1. We have local pubs already, notably the Tankard on Amelia Street which really
is a ‘local’ – one of the few. To add an ‘all-nighter’ such as is proposed here would
probably adversely affect The Tankard’s business.

3. Such a facility and location has to the potential to increase crime. Young out-
of-town and foreign visitors who have been drinking will not understand the local
dynamics and could get into difficulties with local youth (there is gang activity) or
could stumble into the wrong area (postcode) late at night, and be robbed, or
worse.

3. 140 Manor Place is the location of a hostel for homeless and vulnerable females
with experience of alcohol and drug abuse. To have a location nearby with a 24-
hour licence could offer a serious risk to their recovery.

4. There is an increased risk of noise pollution as a result of this facility as people
Southwark Licensing Team
Community Safety EHTS,
3rd Floor Hub 2
160 Tooley Street
PO Box 64529
London SE1 5LX

Objection to Application Number 836328 (John Smith House, Walworth Road)

I would hereby like to object to the above application for a license to serve alcohol 24 hours a day, seven days a week.
It is already bad enough that the Council has granted planning permission for a change of use for this listed building, allowing its use for a hostel. The above mentioned change would be even worse, and create a public nuisance for the residents of the area.

My objection is on the following grounds, as outlined in the Licensing Act 2003:
- The Prevention of crime and disorder
- The prevention of nuisance
The building has hundreds of residential properties in very close proximity (one of which is mine), and the area already has several drinking establishments within close walking distance. The establishment of this particular license would very likely disturb the peace and create a nuisance in the area. Furthermore, the combination of a hostel and serving license means that most of the clientele would be of a transitory nature, hence most of the clients of the establishment would not be working when using the establishment, leading to unreasonable drunkenness, noise and disorder at hours when residents of the area are trying to sleep in order to get up for work the next day.

I would suggest given the proximity of other drinking establishments in the area which already pose disturbances, that the establishment of another one, even closer to residential properties is wholly inappropriate and a license should therefore not be granted in any shape or form, especially not one for 24/7 service.

To confirm, the address of the application to which I am objecting is:

John Smith House
144-152 Walworth Road
SE17 1JL

Yours sincerely,
Southwark Licensing Team  
Community Safety EHTS,  
3rd Floor Hub 2  
160 Tooley Street  
PO Box 64529  
London SE1 5LX

30th December 2011

Licence Application Number: 836328 (John Smith House, Walworth Road)

Dear Sirs,

I am writing to object to the above application for a licence to serve alcohol 24 hours a day, seven days a week. The fact that the Council have already granted planning permission for a change of use for this listed building and former headquarters of The Labour Party, allowing 269 hostel beds to be squeezed into it, is bad enough. Granting the above licence would be even more inappropriate.

My objection is on the following grounds, as outlined in the Licensing Act 2003:

- The prevention of crime and disorder
- The prevention of nuisance

The above two grounds for objection are linked: a 24 hour alcohol licence for a premises likely to be inhabited by people who are not at work and can go to sleep and get up whenever they want to is very likely to lead to unreasonable drunkenness and noise/ disorder. The transitory nature of the likely inhabitants of a hostel also makes it more likely that inconsiderate behaviour will occur. As this is an increasingly residential area, with hundreds of houses and flats within a few hundred yards of this building and more to be built soon, that situation would represent a nuisance to a significant amount of people. As the nearest residential building is a student residence, people who are trying to study would also be disturbed. If an alcohol licence is deemed necessary for a hostel at all (especially when there are already several licenced premises within a few hundred yards), I believe an 11a.m. to 11p.m. licence, with reduced hours on a Sunday, should be the maximum that is granted.

To confirm, the address of the application premises is:

John Smith House  
144-152 Walworth Road  
SE17 1JL

Yours sincerely

........................................

[Signature]
Southwark Licensing Team
Community Safety EHTS,
3rd Floor Hub 2
160 Tooley Street
PO Box 64529
London SE1 5LX

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John Smith House
144-152 Walworth Road
SE17 1JL

Yours sincerely

Signed 

Name
Southwark Licensing Team  
Community Safety EHTS,  
3rd Floor Hub 2  
160 Tooley Street  
PO Box 64529  
London SE1 5LX  

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144-152 Walworth Road  
SE17 1JL

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Signed ........................................

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To confirm, the address of the application premises is:  

John Smith House  
144-152 Walworth Road  
SE17 1JL  

Yours sincerely  

[Signature]  

[Name]  

RECEIVED  
4 JAN 2012
Southwark Licensing Team  
Community Safety EHTS,  
3rd Floor Hub 2  
160 Tooley Street  
PO Box 64529  
London SE1 5LX

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144-152 Walworth Road  
SE17 1JL

Yours sincerely,

Signed …………………………………

Name …………………………………
Southwark Licensing Team
Community Safety EHTS,
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John Smith House
144-152 Walworth Road
SE17 1JL

Yours sincerely

Signed ...........................................

Name ............................................

RECEIVED
~ 4 JAN 2012
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London SE1 5LX

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To confirm, the address of the application premises is:

John Smith House
144-152 Walworth Road
SE17 1JL

Yours sincerely

Signed ................................

Name .............................
From: 
Sent: 06 January 2012 13:01 
To: Regen, Licensing 
Subject: OBJECTION OF LICENCE 836328

To Whom It May Concern,

Re: Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 836328.

John Smith House  
144-152 John Smith House Walworth Road  
SE17 1JL

I would like to object about this application to serve alcohol 24 hours a day under the third licencing objection: The prevention of nuisance. I live behind this building in.

If you require any further information from me please do not hesitate to contact me.

Yours faithfully
-----Original Message-----
From: [Name]
Sent: 09 January 2012 00:00
To: Regen, Licensing
Subject: Objection to licensing application 836328

Sun 9 January 2012, 23h59

I am opposed to the application for a 24 hour alcohol license from license application number 836328. I live in the building backing onto this premises and feel that there is already enough disturbances in the area overnight, especially at weekends, that an addition to these nuisances is not welcome.

Nominally signed,