

P1

Party 1

Notification of Objections by Councillor Jonathan Mitchell, East Dulwich
Concerning Proposed License Variation No.: 838498 re: "The Great Exhibition" Public
House, 133 Crystal Palace Road, East Dulwich

To: Roy Fielding, Licensing Unit Hub 2, Floor 3,
Regeneration Department, 160 Tooley Street,
London SE1 2QH.

General Background

(i) This public house is situated at the north-eastern junction of Crystal Palace Road, Underhill Road, and Whateley Road. On each of the remaining three corners of this junction are residential properties. This is one of East Dulwich's residential areas.

The nature, scale, and impact of the changes applied for are out of keeping with the nature of the location, and are more in line with the many public houses, restaurants, and wine bars in the commercial areas of East Dulwich such as Lordship Lane and the Market area of North Cross Road. The General Objection is that the Applicant is endeavouring to turn this public house from a quiet, comfortable and orderly place, into a mecca of music and entertainment with a Market in place within the premises at the busiest times of the week. There might be an argument for such changes if this public house was in a different location in or near to the commercial quarter of East Dulwich, but it is not, it is situated in a residential area.

(ii) The Proposal to add an "internal courtyard" has already been carried out, as on a recent visit last week I went into the Courtyard where I found that decking had been put down, tables and chairs, and lighting and other services were in place, and available for use. My own conclusion that the Courtyard was already in use for the consumption of alcohol, other drinks and food was confirmed when I spoke to a male member of staff on duty who confirmed that fact.

I also drew the conclusion that, if the changes being Applied for were granted, this Courtyard open to the sky for the main part, would provide a useful "cooling-off" area for dancers or those who needed fresh air or a smoke, thus avoiding even larger numbers from spilling out onto the already overcrowded street and pavement areas. It follows that the noise nuisance emanating from this area of the public house will exacerbate the already intolerable levels coming from additional parts of the premises.

(iii) Along the Eastern edge of the site is a dividing wall between this public house and number 250 Underhill Road a residential home. Almost directly in line with the rear windows of the kitchen and rear door to number 250 (albeit on the other side of the wall within the premises of the public house) is a converted bottle store called the "gin house". This is currently in use by customers of the public house, who can exit from the main large bar, walk through the "Courtyard", and sit in the gin house to smoke.

I am unable to say of what materials the gin house (smoking area) is constructed but I express concern about the appropriateness of the current arrangement on fire risk, planning, and health and safety grounds, to say nothing of the pollution of the neighbours premises, and the nuisance to the residents at both 250 Underhill Road, and the rear of 90 Darrell Road, and the other premises in the immediate area.

(iv) The northern edge of the public house's property is a residential property in Crystal Palace Road. The Western side in Crystal Palace Road has a large open area with seating and tables, and the Southern side in Underhill Road has a smaller seating area with tables. Both these areas are directly facing family homes. If we also include the Courtyard and "gin yard" smoking area on the Eastern side, this public house has three sides providing a constant loud noise nuisance to neighbouring residential properties.

OBJECTIONS:

1. That the extensions asked for in Variations 1 and 3 should not be allowed for the reasons that a substantial increase in the already unacceptable noise nuisance and disorderly behaviour will take place. Sleep disturbance for children, key workers (such as a fireman and others), elderly people, those who wish to keep their windows open at night (but are presently unable to do so because of the noise going on at unacceptably late times of the night), and others, is a major problem.

Some of the causes of noise disturbance from this public house include:

- (a) noise of music and raised voices, with doors left open;
- (b) insufficient control by staff of people in outside areas, which includes not just normal or extended hours, but at times well outside a 30 minute "consumption" time and late into the night. This is compounded because the later it gets and the quieter the neighbourhood becomes, the louder the chatter, laughter, arguments, and disorderly behaviour seems by contrast to be;
- (c) people milling around from one part of the outside of the premises to another;
- (d) people using the bin storage alleyway adjacent to number 349 Underhill Road in which to urinate or misbehave;
- (e) on early Friday and Saturday mornings unacceptable noise begins early as people arrive and start setting up market stalls (etc.) on the premises;
- (f) in addition to the general milling about outside the premises described above, there are people spilling out into the road causing a road safety hazard;
- (g) the large bottle bins, which always seem to be wrongly kept on the pavement, are filled with large quantities of bottles at unacceptable times late into the night and early in the mornings.

2. That Variation 2 should not be allowed because 30 minutes is far too long, especially as the staff make no effort to keep people quiet, or ensure they finish their drinks and leave the area.

3. That the already existing "Courtyard" be kept as a place where no consumption of alcohol or any drinks or food takes place, and that no variation of the Licence is made in relation to this area.

4. That no Variations are granted to permit increased opening hours, and that no Variations are granted to vary the timings on Bank Holidays.

5. I agree with the suggestions Councillor James Barber has set out in his Formal Objection to the Variation Application.

JONATHAN STUART MITCHELL

Liberal Democrat Councillor for East Dulwich

2nd August 2010

P2

Party 2

From: Barber, James
Sent: 02 August 2012 13:56
To: Fielding, Roy
Cc: Shimell, Rosie; Mitchell, Jonathan; Regen, Licensing
Subject: 838498 The Great Exhibition 133 Crystal Palace Road

Please accept this as a formal objection to the applied licensing changes application 838498.

The application if successful would dramatically increase nuisance for the surrounding area. It would also cause harm for the large number of neighbouring children who would be disturbed. It also hard to imagine such late licences in such a quiet residential street not increasing disorder. So on these 3 grounds I object.

The Great Exhibition was formerly a quiet local pub called the Crystal Palace Tavern. Since reopening as The Great Exhibition it has been a much noisier establishment.

The proposals to increase the opening hours are unacceptable in such a quiet residential area. The application to open until 2am/2.30am Thursdays, Fridays and Saturdays is particularly ridiculous for such a quiet family residential area and will further increase the noise and disorder local residents have already been experiencing. As a quiet family residential area with high numbers of children any late night noise will impair their ability to do well at school.

This pub has many seats and tables directly facing family homes and has already been causing much upset with late night noise.

I can see no merit in removing or amending conditions. 109, 110, 127, 163, 167, 168, 177 or 178.

I'm very concerned at the proposal to amend condition 4 to create a courtyard for people to drink in without a noise report to show that no noise would leave the premises above the ambient background noise levels.

I also strongly object to any proposals to vary opening hours on bank holidays. Invariably bank holidays are Mondays and usually a normal school/working day afterwards. Making any noise and disruption to people in this quiet neighbourhood unacceptable.

Please confirm receipt of this objection.
Regards james

James Barber
Liberal Democrat councillor for East Dulwich
07903 964130
www.jamesbarber.org.uk
<http://twitter.com/CllrJamesBarber>

P3

Party 3

From: [REDACTED]
Sent: 23 July 2012 13:14
To: Regen, Licensing
Subject: Great Exhibition Licence 838498

I'd like to object to the extension of opening hours at this pub. It is in a residential area and there is already a lot of noise from people walking home late and rowdy. Midnight is late enough – 2am will mean residents being woken up by the noise and rowdiness rather than not getting to sleep in the first place. Music should not be allowed if the doors and windows are open. The noise travels a long way. This weekend's singalong and saxophone was at an earlier hour – I would strongly object to that music at 10 pm let alone 12 midnight or 2am.

The pub is doing well, seems busy and should not be allowed to upset the neighbours any more than it currently does.

Late til midnight is fine, but no later.

[REDACTED]

P4

Party 4

From: [REDACTED]
Sent: 23 July 2012 09:30
To: Regen, Licensing
Subject: The Great Exhibition - Late Opening App Protest

Dear Sir/ Madam,

I recently came across the application for late opening from the Great Exhibition pub. I live on Crystal Palace Road very close to the pub and strongly oppose it. The reasons are -

1. High noise levels - we find it difficult to carry on as usual now with the present opening hours and noise levels, it is unthinkable to bring up a family with the noise continuing into the wee hours.
2. Rody behaviour - Again already delaing with groups of young men hanging around and throwing bags of crisps/ beer cans in our front yard. It is very intimidating esp for me as a woman.
3. Increased availability of alcohol till late. In Britian alcohol i sso readily available and we ordinary people have to deal with the repurcursions of drunk husbands/ partners. If stayed open until late, people will drink for those extended hours.

So it is my humble request to please not approve extended opening hours for the Great Exhibition.

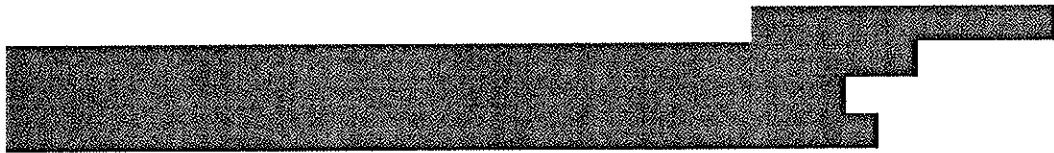
Regards,

[REDACTED]

[REDACTED]

PS

Party 5



24th July 2012

Dear Sirs

Re: Licence No 838498
Applicant: Zelgrain Ltd

I wish to object to the above application for a variation to the licence at The Great Exhibition public house on Crystal Palace Road.

The Great Exhibition is situated in a residential area and an extension to the licensing hours will result in an increase in the noise nuisance which already occurs when customers leave the premises.

There are a great number of families with young children living in the area and the disturbance to their sleep caused by customers leaving the Great Exhibition in the early hours of the morning will be detrimental to their health and well being.

The public have access to other establishments with longer licensing hours a short walk away on Lordship Lane which is not such a residential area and I do not see that there is a need for extended hours at The Great Exhibition.

Yours sincerely



Party 6

From: [REDACTED]
Sent: 24 July 2012 11:45
To: Regen, Licensing
Subject: Licence No 838498: The Great Exhibition

Hello,

I have read the above application online. I would like to object. I think 2am is too late for a pub in residential streets.

My address is [REDACTED]. My house backs onto the pub. I think it's a great pub but I don't want to see it open until 2am because I've seen what has happened on Lordship Lane around those premises that are open until 2am.

I hope you will take this into consideration and thank you in advance.

[REDACTED]

Party 7

From: [REDACTED]
Sent: 25 July 2012 13:17
To: Regen, Licensing
Subject: Ref: Licence Number 838498

Dear Sir/Madam

From: [REDACTED]
Sent: 26 July 2012 20:06
To: Regen, Licensing
Cc: [REDACTED]
Subject: Objection to a change in license for The Great Exhibition. Licence Number: 838498

I wish to object to this application for extended hours. We live at [REDACTED]—just across the road from The Great Exhibition—and have a baby. Both our bedroom and the baby's bedroom face the pub. Currently, the noise levels from this venue are just about tolerable. On nights when they are being particularly loud—and these are frequent—there is some consolation in knowing that the music has to stop before the early hours. If you grant a 2:00am license, I am afraid it will force us to pay to install double-glazing on the front of the house. We cannot afford this currently.

We are happy the pub is successful and like what the owners have done by way of refurbishment. It is our local. However, it is important to remember that it is in a residential area. An occasional late license is one thing, but one that covers half the week does not seem appropriate under the circumstances.

Regards,

[REDACTED]

PS

Party 8

From: [REDACTED]
Sent: 29 July 2012 17:46
To: Regen, Licensing
Subject: licence reference application is 838498

Att: Southwark Council Licensing

I'm writing to object to the change to extend licensing hours at The Great Exhibition public house. The pub is situated in the middle of a residential area very popular with families and very close to housing. I believe local residents will suffer disturbing levels of nuisance noise in to the early hours which will disturb sleep of adults and children.

Even with best efforts from the Landlord, noise on leaving the pub is inevitable. It will encourage an after hours drinking crowd who would normally drink on the predominately non-residential areas of Lordship Lane where noise levels are less of an issue. I believe The Great Exhibiton serves the community well as a pub keeping 'regular' pub hours and not as a 'nightclub' style late license establishment.

Yours sincerely

[REDACTED]

[REDACTED]

Pg

Party 9

From: [REDACTED]
Sent: 29 July 2012 14:10
To: Regen, Licensing
Subject: Reference 838498 - AGAINST - The Great Exhibition's application for an extended licence.

Hi,

My friend lives very close to this pub and since its been refurbished the noise levels have been awful, extending the license into the early hours is going to leave local residents with worsening conditions to raise children when neither child nor parents can sleep.

Disorder will increase with customers drinking and drinking into the early hours, then making loud noises (typically shouting) when leaving.

I find it really poor that any such consideration for allow the inevitable additional noise after 11pm be allowed in a residential area with surrounding houses with families needing sleep.

[REDACTED]
[REDACTED]
[REDACTED]

P10

Party 10

-----Original Message-----

From: [REDACTED]
Sent: 29 July 2012 13:14
To: Regen, Licensing
Subject: The great exhibition licence extension application

As a resident in close proximity to the great Exhibition public house at 193 crystal palace road se22 9ep I hereby formally oppose an extension to the licence as applied for.

This is a residential area and there are suitable places for late drinking and dancing in lordship lane which is much less residential.

The noise created by the pub is already unacceptable and opening later will only encourage more noise and more disorderly drunken behaviour.

Best regards,

[REDACTED]

[REDACTED]

P11

Party 11

From: [REDACTED]
Sent: 29 July 2012 12:31
To: Regen, Licensing
Subject: THE PREVENTION OF NUISANCE

Please accept this email as my objection to STOP The Great Exhibition Pub from extending their licence to open until 2.30a.m

I live almost opposite and as much as I love this new pub and the people it attracts - as it has a great family feel environment, I don't think it will be a good idea in bringing the rest of the public after pub closures on Lordship Lane to a venue to continue drinking/dancing/noise shenanigans till 2.30am... I am happy with just a midnight finish at the weekends..

It will then end up being one of those PUB-CLUBS... leave that to the city-centres... not lovely residential East Dulwich - the reason for our move to here...

Thank you...

[REDACTED]

[REDACTED]

P12

Party 12

From: [REDACTED]
Sent: 29 July 2012 12:10
To: Regen, Licensing
Subject: Great Exhibition pub licensing extension 838498

I wish to oppose the application to extend opening hours to the Great Exhibition pub in Crystal Palace Rd East Dulwich. Although a great pub, and my local 2.30am is not right for a residential street. I live opposite and have to get up for work on Friday's and Saturdays as does my wife..

[REDACTED]
[REDACTED]

1213

Party 13

From: [REDACTED]
Sent: 29 July 2012 11:40
To: Regen, Licensing
Subject: Great Exhibition Pub - Crystal Palace Road, SE22

Dear Southwark Licensing,

Licensing Hours - Great Exhibition Pub

I would like to formally object to the proposed extension of operating hours for the above premises (to 2.30am on Thur/Fri/Sat) on the basis of prevention of nuisance.

This pub is inarguably in a residential area containing many elderly people and families with young children. Whilst very happy to have a neighbourhood pub, the current operating hours can see increased noise nuisance and disturbance to neighbouring streets up until approximately 11.30pm. This I think is generally considered reasonable at weekends but an extension to 2.30am Thursday to Saturday will significantly increase the disamenity to residential neighbours.

Late night licenses should only be considered acceptable on predominantly commercial streets such as Lordship Lane. I am sure that your Noise Team could very easily and quickly collect evidence demonstrating the considerable difference between ambient noise levels at this location against the pub's current activities.

I would be more than happy to attend a Licensing Committee to expand on my concerns if this would be of assistance when considering this application.

Yours sincerely,

[REDACTED]

P 14

Party 14

From: [REDACTED]
Sent: 30 July 2012 21:48
To: Regen, Licensing
Subject: objection to application 838498

[REDACTED]

30 July 2012

Southwark Licensing Team
Hub 2, 3rd Floor
PO BOX 64529
London
SE1P 5LX

Dear Sir Madam

Re: licence reference application 838498

We are writing to object to the planning application made by the Great Exhibition Public House to extend it's licence to 2.00am on Thursday to Saturday on the grounds that it will cause nuisance. We feel that it is not suitable for a pub to be opened so late, particularly when it wants to allow live and recorded music to played until these times and have an outside courtyard bar to serve alcohol. The pub is located in a densely populated residential area and as we live between it and the Actress pub we are likely to experience more noise nuisance with people going between the two late at night.

Yours faithfully

[REDACTED]

P. 15

Party 15

-----Original Message-----

From: [REDACTED]

To: Regen, Licensing

Subject: Licence number:838498 - The Great Exhibition Pub

I Object to the extended hours proposed for The Great Exhibition Pub (Licence number:838498) under The protection of nuisance and the protection of crime and disorder.

Living directly opposite, currently the noise of patrons exceeds its current operating hours on Weekends and on weeknights during periods of good weather. Allowing them to extend to 02:30 would adversely affect everyone surrounding the pub, of which are all residential buildings in all 4 directions.

Yours,

[REDACTED]

[REDACTED]

P16

Party 16

-----Original Message-----

From: [REDACTED]
Sent: 30 July 2012 18:31
To: Regen, Licensing
Subject: The Great Exhibition pub: application to extend license

My name [REDACTED], and I live at [REDACTED] [REDACTED], Southwark, [REDACTED]. I object to the application by The Great Exhibition pub to extend their license. I object on the basis of the prevention of nuisance.

Thank you,

[REDACTED]

[REDACTED]

1717

Party 17

-----Original Message-----

From: [REDACTED]
Sent: 30 July 2012 17:48
To: Regen, Licensing
Subject: The Great Exhibition (objection)

Please take this email as my OBJECTION for the application of extended licence for The Great Exhibition.

This is on the basis that at closing time there is already a considerable amount of noise and loitering in the street due to the pub turning out customers and then the customers waiting around for cabs etc outside.

Regards

[REDACTED]

1718

Party 18

From: [REDACTED]
Sent: 30 July 2012 15:03
To: Regen, Licensing
Subject: The Great Exhibition Application for late Licence

Dear Southwark Council

Apparently the owners/managers of The Great Exhibition have applied for a late licence that would see them open until 2.00 a.m. on Thursdays, Fridays and Saturdays and until midnight on all other nights (with special de-restrictions applying on bank holidays).

The application, if approved, would allow live and recorded music and dancing until these times and the applicants want to remove a number of existing restrictions. They also want to have an outside courtyard bar serving alcohol.

The Great Exhibition
193 Crystal Palace Rd.
SE22 9EP
licence number 838498

I feel that the location in a Residential Area is totally unsuitable to late night opening.

The building has poor sound insulation having large glass windows and doors which are kept open even when live music is being played and on quiz nights.

There is already a considerable amount of noise from outside seating and more noise at closing time.

Allowing Extended hours to 02.00am would create more noise until 02.30am or later as people are leaving.

I would like to add that this is not a Grudge vote to have this application turned down as I use this pub myself.

I understand I am not alone in being against this application, and would hope Southwark Council will reject it.

Yours Sincerely

[REDACTED]

[REDACTED]

P19

Party 19

From: [REDACTED]
Sent: 30 July 2012 14:13
To: Regen, Licensing
Subject: The great exhibition - change of license

Dear Sir/Madam

I would like to register my objection to above Pub extending their opening hours.

I live [REDACTED] and my bedroom faces the pub. As it is, I don't get to sleep as long as they play music. Extending the hours would result in me moving from an otherwise very pleasant flat and surroundings.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 30 July 2012 14:45
To: Regen, Licensing
Subject: Proposed License Extension for The Great Exhibition Pub

[REDACTED]

I am writing in regard to the proposed license extension of the Great Exhibition Pub on Crystal Palace Road.

Since the refurbishment of the pub, I have had to put up with constant noise from the customers. I have had my door bell rang repeatedly at night by drunken customers disrupting my sleep and disturbing my kids. The customers when leaving at the end of the night drive very noisily and they have also damaged two trees, one tree on sylvester road and another tree opposite my house in front of the salon services shop just a few days ago.

An extension to their licence would have a very negative impact on the neighbourhood, with the experience i have had from their customers i would not only oppose the extension but would like to see their licence revoked.

South

✓ 20

P21



Party 21

29th July 2012

For The Attention Of:
Roy Fielding
Case Officer
Licensing Enforcement
London Borough of Southwark
Community Safety EHTS
3rd floor, Hub 2, 16^c Newington Street, SE1 5LX

RECEIVED
31 JUL 2012

.....

Dear Roy,

We, the residents of [redacted] understand that The Great Exhibition, 193 Crystal Palace Road have applied for an variation to their premises icense (reference 838498) to allow opening until 2.30am with music and dancing Thursdays, Friday and Saturday nights and opening until 12.30 am with music and dancing the rest of the week, and we would like to make representation on the basis of **the prevention of public nuisance.**

As things stand currently, the noise escaping from the Great Exhibition, when entertainment activities are held (Music and Pub Quizzes) and most importantly, when the pub's customers are free to sit , drink and smoke in the beer gardens outside our house without restriction or time limit (creating excessive noise audible beyond the existing opening hours), is depriving us of sleep and interfering with our right to sleep both during the week and at weekends. As our dwelling is connected to the pub, vibration and noise easily passes through the structure of the building as well as from outdoor areas. I repeat, noise from the pub's outside area, usually shouting or loud voices is especially noticeable at night and can be heard until and beyond 00:00.

The noise as things currently stand is undeniably causing a statutory nuisance and we urge you to ensure that all current licence conditions are being adhered to. The fact that, in our view, there is evidence that current license conditions are not being adhered to, means that the application for a license extension should not be granted. We have endeavoured to resolve the matter informally. However, as this approach has failed, we would like to provide all necessary evidence so that you may enact your legal powers to serve an abatement notice requiring the nuisance to stop. Separately to this objection, we will therefore be applying for a review of the current license agreement.

We would like you to consider the following concerns in our representation / objection to the proposed variation:

- In our view the terms of the existing license are not currently being adhered to, with public nuisance through noise currently extending beyond the pub's opening hours;
- The pub, since it was taken over by new management, has become very noisy: the doors and windows are left open (which may help for ventilation) but causes a lot of noise for neighbouring properties. This is in contrast to, for example, The Actress (90 Crystal Palace Road), where the doors are shut from 10 p.m. and there is no access to the outdoors areas (smokers have to use the space outside the front door which is staffed by an accredited security person). There seems to be

no equivalent at The Great Exhibition where people are free to sit , drink and smoke outside without restriction or time limit (beyond the existing opening hours);

- The smoking area /courtyard is already a considerable source of noise going late into the night. The space is not enclosed by a roof (otherwise it couldn't be used for smoking) so the noise is highly audible late into the night. In addition, it seems that the courtyard to the right of the bar area (referred to as the GIN YARD) is not currently covered by the licensing agreement and this is creating considerable noise. The variation seeks for this additional bar outside to be part of the license agreement (indicating that the GIN YARD currently in use is non-compliant within the terms of the current license); that will significantly increase the existing problem of noise;
- The immediate vicinity of the corner of Underhill Road and Crystal Palace Road is wholly residential and it is not an area where there is any tradition of late-night noise;
- There are already problems with drunk and rowdy people leaving the Great Exhibit after midnight. Extending weekend opening times until 2.00 a.m. will mean that increased disturbance is caused to residential neighbours for longer into the early hours of the morning (hugely disruption our ability to rest in between work days and at weekends);
- Waste management has been really poor since The Great Exhibition opened. For weeks at time, bins with general waste and bottles have been left only a few meters from our front door (on the street and not within the pub premises) leading to smell or other effluvia and insects arising; from which we have found to be a statutory nuisance. Despite notifying the pub that this is not acceptable, this unsightly waste has been left outside our house on several occasions.
- Parking in the local area has been affected by The Great Exhibition and this proposed license review will only make matters worse;
- Property values in the area will be affected negatively by a noisy premises, with such late opening hours making the neighbourhood less attractive to residents and prospective residents.

So far we have directed our complaints directly at the management of The Great Exhibition, repeatedly requesting to have a meeting with management to discuss the extent to which they are currently not compliant with the terms of their existing license. Although we have communicated by phone and face to face on a number of occasions, management have not been forthcoming and we have been left with no resort but to start to reporting disturbances daily by calling the 24 hour hotline on 020 7525 5777 to report the problem and keeping a noise diary detailing the date and time of noisy events.

Finally, we feel very strongly, that:

- (i) The proposed extension to the license should not be granted and we would like the right to attend any future hearings to make our case by appointing a representative.
- (ii) A review of whether existing 'The Great Exhibition' license conditions are being adhered to should be undertaken, and would be in the interest of the public, and wellbeing of the local residents and the local community as a whole;

Yours Truly,



29-07-12

P22

Party 22

-----Original Message-----

From: [REDACTED]
Sent: 30 July 2012 13:04
To: Regen, Licensing
Subject: The Great Exhibition Pub

Dear Sir/Madam,

I wish to object to the application by the Great Exhibition Pub to extend its licensing hours on the grounds of the prevention of nuisance.

The Great Exhibition is situated in a quiet residential area of East Dulwich and their application is not appropriate.

I live opposite the pub and there is already considerable noise nuisance. Firstly, the pub appears to have no sound proofing so existing music events cause a great deal of disturbance. The pub also allows customers to sit outside drinking and smoking until they close. No other pub in the area allows this to happen.

I would appreciate it if you could confirm that you have received my objection. I would also appreciate it if you could tell me who I complain to about existing noise nuisance.

Best regards

[REDACTED]

rom: [REDACTED]
Sent: 30 July 2012 09:52
To: Regen, Licensing
Subject: Great Exhibition Pub - extended hours application

Dear Sir/ Madam,

I am writing to register my strong objection to any extension of the license 838498 to the Great Exhibition pub on Crystal Palace Rd. My objection is on the basis of PREVENTION OF NUISANCE.

I have lived in the vicinity of this pub for over 17 years. The neighbourhood is a quite, residential area with many parents of young children as well as many elderly people.

Since the change of ownership of the pub, (renamed from Crystal Palace Tavern to Great Exhibition), and the use of the former bottle store to the rear, the noise levels have increased exponentially. This part of the pub backs exclusively onto residential gardens. The sound of crowds shouting and generally making noise now accompanies us and our neighbours every evening, both in our gardens and in our houses, even if we close all windows and doors. This situation is becoming intolerable. I would seek for the use of this yard to be returned to storage and not to be used as an area for drinking and music. This new use totally disregards our rights as residents to enjoy living in our own homes.

There have been further problems with drunken and rowdy behaviour from people leaving the pub around its present closing time.

The granting of any extension of these opening hours would make all of the above much worse than it is now, and would be totally out of keeping with the area.

A main high street such as Lordship Lane is better suited to the type of establishment that this company, Zelgrain Ltd. is trying to impose on us and on our neighbours.

I would be pleased to attend a licensing committee to expand on my concerns if this would be of assistance when considering this application.

Please acknowledge receipt of this email. Many thanks.

Yours sincerely,

[REDACTED]

[REDACTED]

P24

Party 24

From: [REDACTED]
Sent: 31 July 2012 16:41
To: Regen, Licensing
Subject: GREAT EXHIBITION PETITION

Hello,

We missed a visit today from somebody collecting signatures against this noisy pub who are making an application to open until 2.30am for music nights.

We oppose this strongly; the noise is intolerable, it makes it hard to sleep. When they stop the music, noise levels continue due to people spilling out into their outdoor area. This is a residential area. People need to sleep and get up to go to work and we are very bothered about it.

We would like too add our opposition to any extension of licensing hours, especially music.

Thank you

[REDACTED]

Sent from my iPad

P25

Party 25

From: [REDACTED]
Sent: 31 July 2012 16:05
To: Regen, Licensing
Subject: The Great Exhibition Pub

Good afternoon,

We wish to object to the application, for the extension of the licence, at the above establishment.

The reasons;

1. We live in a quite residential area.
2. A mixed population, from young families to elderly retired.
(Young families use the pub, during the day, over most weekends).
3. The noise and disturbance, leaving, in the early hours of the morning
4. Parking problems!

I hope you visit the area, before deciding on your decision.

Many thanks,

[REDACTED]

[REDACTED]




East Dulwich
London
SE22 9EP

31st July 2012

Dear Sirs

RE: ANONYMOUS OBJECTION TO LICENSING ACT 2003 APPLICATION NUMBER 838498

I write to formally object in the strongest terms to the above application on the grounds of the prevention of nuisance and the prevention of crime and disorder.

My husband and  Road, in the immediate vicinity of The Great Exhibition public house which is the subject of the above application. My property directly faces the pub's beer terrace and a main entrance, both of which are a matter of metres away.

I believe that the extended license will cause a serious nuisance to the surrounding residential area and that I will be directly and negatively affected if it is granted, in whole or part. This is compounded by concerns I already have with the current activities of the pub which, at times, are antisocial and potentially overreach the owner's existing license.

The pub that preceded The Great Exhibition, the Crystal Palace Tavern, was a quiet, unobtrusive and positive local feature. It sat easily amongst its neighbours and generally caused no problems for the community. Since the pub was refurbished its activities have increased drastically. These have already proved to be a nuisance to my husband and I, as I know they have for many other residents.

A quiz night now takes place every Tuesday and a band night every Thursday. The quiz master's microphone is so loud that his voice is an audible annoyance inside my house; likewise, the noise from the musicians is always unacceptably high, on occasion involving brass instruments and drums. Although these events take place inside the pub the double doors that face my property are almost always left wide open, allowing the sound to carry clearly in to the surrounding streets at night and in to my home. On the extremely rare occasions that the doors are kept closed, due to the pub's thin glass windows, the noise still travels unacceptably in to my home. The events continue past 11.00pm and have, on many occasions, made it difficult for me to sleep. In surrounding streets that are otherwise quiet in the evenings, these activities stand out and are an unwelcome source of nuisance.

This summer alone, on separate occasions my husband has called the police, as well as Southwark's nuisance telephone line, in the small hours of a weekday morning (past 12.30am) to report groups of drunken customers who have not dispersed from the pub after an event. Customers loiter after closing hours and talk loudly, often shouting, without consideration for local residents who are trying to sleep. Extending the license would fuel this existing problem with customers leaving later in a more drunken and rowdy state, having been drinking for even longer. To date, I have seen no evidence of The Great Exhibition taking responsibility for its activities and asking its own customers to disperse after closing hours and be considerate to neighbours. There is a small A4 notice on the exit door, but this is evidently not adequate. The fact that they wish to open even later with license for potentially more nuisance activity when they have not proved themselves to be considerate neighbours within the remit of their existing license is worrying.

My bedroom faces the front of the pub. On many nights I am disturbed, typically just as I am trying to get to sleep at c.11.30pm, by the pub's staff after closing hours dragging around and securing their wooden tables and benches on the terrace at the front of the pub. Although the noise is temporary, lasting 10 minutes or so, it is yet another unacceptable disturbance and nuisance in the middle of the night when most people are trying to sleep. If the licence was extended then this daily closing activity would take place at 00.30am on a Sunday night, and 2.30am on a Friday morning which is not fair, reasonable or acceptable.

The local area is an entirely residential one. It is filled with families – some very young – and individuals whose daily routine typically involves waking for work between 5.30-6.30am. If opening hours were extended on a Thursday night to 2.00am customers would, from experience, only disperse by 3.00am – just a couple of hours before our community would be waking to begin their working day.

Notably, there are other pubs in the immediate vicinity that thrive with more 'normal' opening hours and far greater consideration for their neighbours. These include The Actress, an extremely well-liked and established pub. The Actress closes its doors after 10.00pm and, after this time, it only allows customers outside to smoke, not drink. This is done under the supervision of their door staff who usher customers back inside, preventing them from gathering and causing noise disturbance. So, too, The Actress does not seek to host loud, raucous musical events which cause distress to its neighbours. It appears to respect the area in which it is situated. In contrast, the Great Exhibition's customers continue to drink, smoke and talk loudly well after 10.00pm outside the building with absolutely no attempt from the pub's manager to bring them back inside. This pub's focus appears to be firmly set on its own interests, rather than those of the community.

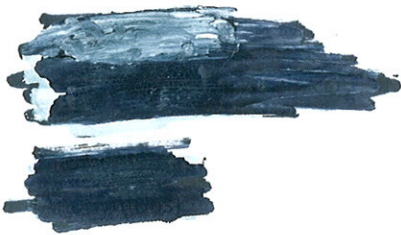
Our local residential streets are not a high street. There is no tradition for a pub promoting music (live or recorded) and dancing late in to the night in this area whatsoever. If customers wish to drink and dance to loud music late in to the night there is an ample supply of such bars and pubs on nearby Lordship Lane which is a main, non-residential road and where late licenses therefore have their place.

The mere fact that the owners of The Great Exhibition would even consider it appropriate to make this application demonstrates that they have absolutely no understanding of, or interest in, the local community. This application would have zero benefit to local residents and is entirely out of sync with the life of our community. I can only see that the main objective of the application is to increase the pub's profits.

The pub certainly has the potential to exist peacefully within the community. I, and my neighbours, enjoy a glass of wine there on occasion after work, or lunch at a weekend with friends or family. However, this current application does not reflect a desire to serve the needs or wants of me or my neighbours.

I would urge you to reject this application and, furthermore, would welcome an investigation in to the current concerns raised above about the existing activities of The Great Exhibition.

Yours faithfully

A large, dark, irregular redacted area covering the signature and name of the sender.

Party 27

From: [REDACTED]
Sent: 31 July 2012 13:12
To: Regen, Licensing
Subject: RE Application for extended opening hours ref 838498 - Great Exhibition Pub on Crystal Palace Road

Dear Sir or Madam

I live at [REDACTED]. I am very concerned to learn that the Great Exhibition Pub has made an application to extend it's licensing hours which I only found out a matter of days ago by chance. I have already noticed an increase in pedestrian traffic down Whateley Road late at night since this pub became established . Drunk people are shouting and singing and generally creating a nuisance waking me up when I am trying to sleep. About 3 weeks ago I stepped outside my front garden gate to be greeted by a pile of sick. IS this the start of things to come ? I have also had rubbish thrown in my front garden eg crisp wrappers and fast food containers. No doubt urinating over the wall will be next.

I object most strongly to the extended opening hours and I am very upset that this is being considered. This is a residential road full of families and people who need a good night's sleep before going to work. If people want to stay out late they can go to Lordship Lane or nearby areas – there are plenty of options. Why does this pub feel the need to cause misery to it's neighbours ? It has made no effort to control it's customers or be considerate to date and with later opening hours this will just get worse.

Please please would you consider the wishes of the local residents.

I am more than happy to discuss this further if required with any representative of Southwark council

Thank you for you consideration

[REDACTED]

P21

Party 28

-----Original Message-----

From: [REDACTED]
Sent: 31 July 2012 13:20
To: Fielding, Roy
Subject: Objection to application for extension of license to the Great Exhibition public house

Dear Roy

Good to meet you today. To recap, I called your office in early spring to express my concerns that the local pub under new management were using what had in the past been a bottle store, a private area as a beer garden called the 'Gin Yard'. This beer garden is at the corner of two rows of residential gardens and the noise of people drinking and shouting as they progressively get drunker is preventing us from sleeping and ruining the quality of our homes. This is an area of families, aged people and young professionals and the nightly din of a large crowd of people in the garden late into the night and the disturbance it causes is very upsetting.

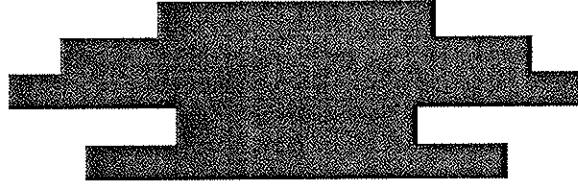
I spoke to Jane Tear, who assured me she would visit the establishment and check to see if the garden was permitted. I called her several times as the summer progressed and she repeatedly said she would address these issues. I do not know if she did, she left me a message and I have repeatedly left voicemails for her but now learn she has been on leave, although her message does not say this. Is the Gin Yard legal and if not can it be closed so that the neighbourhood can once again enjoy some peace?

I completely object to the the granting of any extension to their licence on the basis of prevention of public nuisance. Apart from the garden issue the management allow drinkers to sit on the seats outside long after they have closed. People have urinated and vomited against the wall of my house in the early hours of the morning and are very noisy and rowdy, a group of revellers kicked one of the newly planted trees over the other night. The street is littered with bottles and cans in the morning. It is unthinkable to allow a pub in such a residential and peaceful area a licence until 2 am or until midnight during the week and later on bank holidays. They have the windows and doors open until and beyond closing time allowing noise to escape and have installed a very loud PA system audible from adjacent streets. It is also unthinkable that they would be allowed to serve from a bar and cook food in the yard. This would further increase the noise and add a new aspect of nuisance in the form of smells.

I object to all the requests in this application.

Yours sincerely

[REDACTED]



Southwark Council Licensing Team
Hub 2, 3rd Floor
PO BOX 64529
London
SE1P 5LX

31 July 2012

**Application by the Great Exhibition Pub
(ref. 838497) for a licence variation**

I am writing to object to the application by the Great Exhibition Pub (ref. 838498) for a variation of its licence to allow late opening hours and live music. This is on the grounds of prevention of nuisance. Such a licence is inappropriate to the pub's surroundings and allowing it would have a detrimental effect on the neighbourhood.

I live immediately opposite the pub, with lounge and bedroom windows opening immediately onto it, and I am already suffering from the noise it creates. Patrons are allowed to drink in the outside areas until the pub closes and they frequently have loud music playing inside the pub which can make it difficult to hold a quiet conversation or watch television in my lounge. I fear that continuing such music late into the night would make sleep difficult in the neighbouring properties, many of which contain children.

My sleep is in fact already suffering. It is now a regular occurrence for groups of people to mill around the pub after closing. This is a quiet area and late at night their talking and laughter appears amplified, making it very hard to sleep through. Just last Saturday a group of around ten people were hanging around in the street until after one o'clock. On occasion these groups have been considerably larger. One Thursday a number of weeks ago there were several dozen young people congregating for well over an hour after an event night finished. On both of these occasions, members of the pub staff were present but made no discernable effort to move people on or keep them quiet.

On a Friday/Saturday this problem is compounded by the fact that the noise begins again very early the next morning, as the pub's outside space is turned into an 'artisan's market'. This means that those people who live next to the pub only get six hours respite from pub-related noise.

Not only do the groups milling around outside create noise, they also spill out onto the street, creating a road safety issue. I have also encountered a member of one group urinating in the alley where my block's refuse bins are stored.

It is worth stating that I am not objecting out of dislike for pubs or because I am out of touch with the times. I am 34 years old, a social drinker and regular frequenter of pubs and bars with late licences, music and dancing. I like such places. It is simply that the Great Exhibition is so clearly in the wrong location to have such a licence. Nor is it necessary as there are a number of late venues open to people nearby should they wish to continue drinking on a weekend.

I am also not resistant to change and was genuinely pleased when I saw that the Crystal Palace Tavern – which I used to regularly frequent - was being given a face-lift. Far from being a positive benefit to the local community, however, this change is having a real detrimental impact on this quiet residential area. I now look fondly back to the quiet, scruffy but community pub that was there before. I am aware that other establishments manage to co-exist well with their neighbours, by adopting noise reduction measures, limiting outside use late in the evening and having proportionate opening hours. Unfortunately those who run the Great Exhibition are making little effort to do likewise.

I hope that this email is helpful and ask that it is logged as a formal objection on the grounds of prevention of nuisance. I would be grateful if you could let me know of any public hearings or Council meetings where this is being discussed, so that I might be able to attend.

Many thanks



PS - I believe that the pub is supposed to display notices of its application where passers-by can see them. Until last night the only notice on display was tucked away behind a bush, so as to be almost invisible from the street.

P30

Party 30

From: [REDACTED]

Sent: 31 July 2012 21:52

To: Regen, Licensing

Subject: The Great Exhibition Pub , 193 Crystal Palace Road, SE22 - Objections to Extended Opening Hours

Dear Southwark Licensing

We are raising our objections to The Great Exhibition's application to extend their opening hours.

As residents who live on Crystal Palace Road which is in very close proximity to this pub, since March 2012, when they took up occupation, we have had to endure noise nuisance such as loud music, groups of people shouting, talking loudly and laughing late at night every weekend. We must highlight that when this pub was under the ownership of the Crystal Palace Tavern we did not have cause to complain.

Furthermore, around 14 July 2012, the wing mirror on our car was broken off and on 28 July 2012, a small tree, sited on Crystal Palace Road was deliberately broken down and uprooted by a some of their revellers in the early hours of the morning.

We do not believe Zelgrain Ltd and its customers are respectful and mindful of the environment, possessions and peace of their neighbours. Crystal Palace Road is a residential area. The hooliganism and noise we have suffered to date should not be rewarded with even longer opening hours.

We trust you will take our concerns seriously and stop their plans.

We look forward to hearing from you.

Yours sincerely

[REDACTED]

P31

Party 31

From: [REDACTED]
Sent: 31 July 2012 21:53
To: Regen, Licensing
Subject: GREAT EXHIBITION EXTENDED HOURS. LIC.No.838498

EXTENDING OPENING HOURS FOR AN ALREADY NOISY PUB IN WHAT UNTIL RECENTLY, WAS A QUIET NEIGHBOURHOOD, WILL BE INTOLERABLE FOR THE RESIDENTS ESPECIALLY THE ELDERLY. IN ADDITION TO THE NOISE FROM THE PUB, WE WILL HAVE CUSTOMERS SPILLING OUT ON TO THE STREET AT 2.AM AND BEYOND. WHILE I APPRECIATE THE RECREATIONAL ASPECT, I DO BELIEVE THE NOISE SHOULD BE CONTAINED WITHIN THE PREMISES. I WOULD ALSO LIKE TO INFORM YOU THAT NEITHER WE NOR OUR NEIGHBOURS WERE AWARE OF THIS APPLICATION UNTIL A FEW DAYS AGO. IS THIS NORMAL PRACTICE?

[REDACTED]

[REDACTED]

P32

Party 32

From: [REDACTED]
Sent: 31 July 2012 21:46
To: Regen, Licensing
Subject: Objection to The Great Exhibition license application number 838498

[REDACTED]

[REDACTED]

31/08/2012

Dear Sir/ Madam

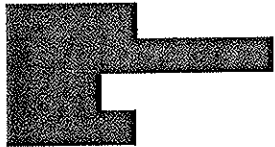
RE: The Great Exhibition application for extended hours License No: 838498

I strongly object to the above mentioned application , As a resident within close proximity to the public house I have already been subjected to increased noise levels late at night from people leaving the premises. Granting extended hours would increase noise and nuisance and have a detrimental affect on this residential street and on my health.

Thanking you for your kind consideration in this matter.

[REDACTED]

From: [REDACTED]
Sent: 01 August 2012 08:24
To: Regen, Licensing
Cc: [REDACTED]
Subject: Licence reference application is 838498



01.08.2012

Dear sir/madam,

I am writing to oppose the application for a late licence at The Great Exhibition Rooms on Underhill Road/Crystal Palace Road on the grounds of the prevention of crime and disorder and the prevention of nuisance.

As owner of a property practically opposite this pub I am strongly against their application to extend the opening hours in this wholly residential area. Since the renovation of this pub there have been a number of noise issues with loud bands playing and late night quizzes taking place late at night during the week. The owners do not seem to make any effort to keep the noise down with windows and doors left open, large groups of noisy customers in the courtyard area and there appears to be little effort to disperse customers at closing times. In my opinion any extension to the opening hours would increase the disturbance already caused and their application for an additional courtyard area outside would also add to the existing problems.

Other pubs in the area in similar residential streets such as The Actress on Crystal Palace Road have to abide by restrictions on their music and outdoor space by 10pm which they keep to. The Great Exhibition Rooms are in no less a residential area and I feel that similar restrictions should be put in place for them too so that there is minimum impact of surrounding neighbours.

Yours sincerely,

[REDACTED]

[REDACTED]

Party 34

31st July 2012

Ref Licence Application 838498

Dear Sir/Madam,

I am writing to object to a late licence application from The Great Exhibition pub on Crystal Palace Road, SE22. I am a local resident and although I have been impressed with the reinvention and renovation of the pub since it has been in the hands of the current owner and enjoy the place I feel that a 2am licence has enormous repercussions on residents in the immediate vicinity. I am concerned that a late licence will encourage noise levels of extremely inebriated people into the early hours, particularly on Landells Road which is often used as a through road to the top of Lordship Lane. The pub is situated in an overwhelmingly residential area and consists of a number of young families and professionals therefore I don't feel that this is in the best interests of households in the neighbourhood.

Yours Sincerely,

[REDACTED]

RECEIVED

- 1 AUG 2012



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

30 July 2012

Dear Sir/Madam

Zelgrain Ltd / Licence number 838498

I would like to lodge an objection against the above application.

The Great Exhibition is located slap bang in the middle of a residential area and it is my view that, should the proposed extended opening hours be given the go-ahead, local residents will suffer unreasonable levels of disturbance at ridiculously anti-social hours. I believe that noise and disturbance on leaving the pub is inevitable despite any signs that may be posted inside or outside the premises, and think that such licences should be restricted to places in non-residential areas of the borough where noise levels are less of an issue.

Yours faithfully



Party 36

From: [REDACTED]
Sent: 01 August 2012 11:33
To: Regen, Licensing
Subject: licence reference application is 838498

Dear Sir,

I am writing to express my thoughts on licence reference application 838498; extension of opening hours at the Great Exhibition and addition of dancing.

My name is [REDACTED] and I am writing on behalf of myself and my husband, [REDACTED]. I live at [REDACTED], just one block from the Great Exhibition.

Firstly let me say how much I like the new pub; I have been there many times over the past few months and it is a great improvement on the CPT.

However, the current location and design of the pub and its popularity means that it already makes a lot more noise than its predecessor. This is particularly the case on Tuesday evenings when they run the quiz and I can actually hear the questions from my bedroom at approaching 11pm. There have also been weekday nights when they have live music. Due to the outside area of the pub being completely open, having doors to the main area of the pub open and the fact that they don't seem to stop people sitting in the outside area later in the evening (as I believe that the Actress does for instance) the noise levels are not insignificant. And once people are disbursed from the pub (which currently seems to be between 11:30 and midnight) it is often noisy as they make their way back through the residential streets.

I am very concerned that if weekday and Sunday opening hours are extended to midnight this will only make the situation worse and will cause even greater noise and sleep disturbance to local residents on working days. I am definitely against a license until 2am on a Thursday. Although I don't particularly see the need to have such a late licence on a Friday or Saturday, or to have a disco given the number of similar establishments on Lordship Lane, I object to this less than to the weekday application, though I would still rather it did not happen.

I would be grateful if you could take these concerns into consideration during the decision making process.

Kind regards,

[REDACTED]

Party 37

From: [REDACTED]
Sent: 01 August 2012 22:13
To: Regen, Licensing
Cc: [REDACTED]
Subject: Objection to The Great Exhibition Pub license extension

Hello

I would like to formerly object to the proposed license extension by The Great Exhibition Pub, Crystal Palace Road.

I believe they have applied to open until 2.30am with music and dancing on Thursday, Friday and Saturday nights and opening until 12.30am the rest of the week. This is as well as an extension to 2.30am on Sundays that fall within a Bank Holiday.

I live opposite the pub [REDACTED] and this would cause a great disturbance. I can hear the music and people from my flat and then them leaving the pub, and believe this would keep me awake or wake me up at night.

I would like to object on the basis of 'the prevention of nuisance'.

Kind regards

[REDACTED]

Party 38

P38

40

RECEIVED

- 2 AUG 2012



1st August 2012

Southwark Licensing Team
Hub 2, 3rd Floor
PO Box 64529
London
SE1P 5LX

Also sent by email to:
licensing@southwark.gov.uk

Dear Sirs,

Re: Objection to Application to Vary
Premises License no 838498

I wish to object to the above application, personally, on the basis of the prevention of nuisance. I specifically object to:

1. the extension of the permitted hours for all licensed activities except live music to midnight on Sun - Weds, 02:00 on Thurs – Sat.
 2. the adding of provisions of facilities for dancing for the same hours as above
 3. the removal of previous conditions
- and
5. to include non standard timings for Bank Holidays and New Years eve

I have already noticed the increase in noise coming from these premises since the Great Exhibition has been trading. While I have accepted this is as a result of a thriving business, I do not think it is reasonable to inflict even higher volumes of traffic and noise from revellers into the early hours of the morning in an otherwise quiet residential area.

Yours faithfully,



From: [REDACTED]
Sent: 01 August 2012 10:28
To: Regen, Licensing
Subject: The Great Exhibition Pub

Dear Sir/Madam

I am writing to inform you of my objection to the application by Zelgrain Limited to extend the license of the Great Exhibition Pub.

I live on a nearby on Silvester Road and already the noise from the pub is noticeable. This is a residential area and what is being proposed sounds like it belongs on the high street. Applying for license for music, alcohol and dancing sounds to me like a nightclub license and it is unthinkable that this should be granted in a quiet residential area. For years the Crystal Palace Tavern (as was The Great Exhibition) served as a local pub and existed happily as part of our community, but this nightclub style business plays no part in the community.

I am also concerned about the courtyard use being extended. I know other successful establishments like The Bishop ensure that all outside space is vacated by a certain time (9 pm? and) I hope that this will be the case in this application. The courtyard is really very large and the noise from that being full would be considerable.

I trust that as the decision makers Southwark Council will serve to ensure that a community continues to live peacefully rather than Zelgrain Ltd get rich.

I hope that you take your role seriously and consider the best interests of the local residents who have lived here long before Zelgrain Ltd wanted to open a nightclub.

Yours faithfully

[REDACTED]

[REDACTED]

RECEIVED

- 2 AUG 2012

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



1 August 2012

Dear Sirs

Appeal Application: 838498 The Great Exhibition Pub

I write as a resident who lives directly opposite the public house above, which has applied for a license extension.

My address is [REDACTED] but as it falls on the corner of a junction it is also referred to as [REDACTED]

I oppose to the application filed under reference **838498** on the basis of the **prevention of nuisance**.

The noise levels have increased significantly since the change to the present ownership of the establishment in question. I notice that the staff and patrons also deposit waste in and around the bins which are for use of the residents of the flats, and there less parking spaces available following the increased volumes of patrons.

The Pub holds a weekly quiz night and the level of noise during and following the closure of the pub is unacceptable for residents living in the surrounding streets. This will only increase if a late license is granted. An establishment which is completely surrounded by residential properties should in no circumstances be awarded a license until 2am. The detriment to the surrounding area will be unacceptable.

The noise pollution is already unacceptable after 11pm to the point where quite often I cannot keep my windows open if I wish to sleep. If an extension to the current license is permitted it will be unbearable to live in the immediate area and likely to affect house prices in a negative way.



From: [REDACTED]
Sent: 02 August 2012 17:14
To: Regen, Licensing
Cc: [REDACTED]
Subject: Planning Application 838498 - Great Exhibition pub request for extended opening hours. Request for REFUSAL.

Sir/Madam,

I am writing to request the above application is REFUSED.

The area proximate to the pub is entirely a residential area, a couple of corner shops, no evening establishments open at all, even the chip shop closes at 9.30pm. So, it's entirely houses and flats which already bear the brunt of the noise from music, antics of the drinkers sat outside and the loud, jovial people who leave the pub often quite late. I have had someone leave vomit in my front yard and a few times people have peed behind my hedge, by time my children tell me about this of course the people have gone, but it's all due to people going to pubs and drinking too much. There is late opening already available for revellers on Lordship Lane, 30 yards away, there is no need to extend the 'partying zone' to include this neighbourhood. The pub has been there for 140 years and it has never been a nightclub-type establishment.

Any decision on the licensing for Great Exhibition has surely to consider the local population ? My 3x children aged 4, 6 and 8, share the big room at the front of our house. Since the pub changed hands earlier this year they are being kept awake at night as it is. At least I can tell them the noise will stop in a couple of hours (as things stand now). But to have to wait until the early hours of the morning before I can be sure that my children have peace enough to sleep, and therefore I can sleep, is not reasonable. Although we are disturbed by the noise, we realise it IS a pub and pubs do close at 11pm, so we have something to look forward to on particularly noisy evenings.

Currently there is increased noise due to live music and DJs, when there is live music I can hear this in my garden and at the back of my house (my house faces the pub). This means the doors are being left open, probably for ventilation, but this does impact the local populace.

The existing pub, since changing-hands, has proven most popular. I wish the owners the best of luck in all sincerity, but to extend opening to formidable town-centre times will completely destroy what's left of the peace and quiet we already have come to look forward to, almost daily, in this house. My neighbours have voiced similar concerns, though I believe they will be contacting you independently.

In summary:

- My children and their parents are already losing sleep due to noise, we cannot function if the duration is increased because that directly translates to more sleep deprivation.
- This area is residential, not commercial.
- Locals go to Lordship Lane (main street) for an selection of existing late-night establishments.
- Our family will be forced to consider moving if this licence is granted, after 22 enjoyable years here that should not be necessary !

If you need validation of my identity please advise me what form that should take, I can scan a copy of a utility bill if you require.

Regards and Thanks,

[REDACTED]

From: [REDACTED]
Sent: 02 August 2012 16:59
To: Regen, Licensing
Cc: [REDACTED]
Subject: Premises Licence application 838498 - The Great Exhibition

Dear Sir/Madam

I am writing to object to licence application 838498 - The Great Exhibition - which seeks to extend the opening hours and create a new bar and food service area, as well as relaxing other licence conditions. I am writing on behalf of myself and my partner. We ask that our names, address and contact details be kept anonymous and redacted in any published documents unless required by a public inquiry.

Please acknowledge receipt of this email.

We live at [REDACTED] which is approximately 60 metres from the great Exhibition. We are therefore directly affected by the existing noise from this pub and would be adversely affected by any relaxation of the licence as proposed in the application.

The Great Exhibition is located in an entirely residential area and any increase in opening hours will have an adverse affect on local residents, the local area, and the public amenity derived from being able to live free from oppressive noise.

We would like to object on four main grounds:

1. The prevention of nuisance
2. The prevention of crime and disorder
3. Public safety
4. The protection of children from harm

The prevention of nuisance

The immediate vicinity of the corner of Underhill Road and Crystal Palace Road is wholly residential and it is not an area where there is any tradition of late-night noise. Since opening in its new incarnation of The Great Exhibition, the pub is very noisy:

- the doors and windows are frequently left open which causes a lot of noise for neighbours in the surrounding area;
- the pub is an old building with no modern soundproofing;
- the pub puts on live music and recorded music on a regular basis;
- the pub has an outdoor smoking courtyard which is particularly noisy and remains open while the pub is open.

There seems to be no time restriction on existing use of the outside space (at the front or in the rear courtyard) - people are free to sit, drink and smoke outside without restriction or time limit (beyond the existing opening hours).

The smoking courtyard is already a considerable source of noise going late into the night. The space is not enclosed by a roof (otherwise it couldn't be used for smoking) so the noise just escapes out making life unpleasant for those living nearby. Having an additional bar and food service area outside, as proposed in the application, would significantly increase the existing problem of noise.

The prevention of crime and disorder

There are already problems in East Dulwich of low level crime and anti-social behaviour

associated with late night drinking. Most of this is confined to the bars and pubs on Lorship Lane, SE22. Allowing the licence change would mean that the people who become rowdy, abusive and/or who commit acts of vandalism (such as the recent destruction of a tree on the corner of Silvester Road and Crystal Palace Road) would be doing so for longer and there antisocial activities would be concentrated in this residential area.

Public safety

While I am not aware of any problems relating to public safety to date associated with the Great Exhibition, the opportunity for people to drink longer into the night would increase the possibilities of alcohol-related violence and property crime/vandalism in the area. It is a residential area, there are no routine police patrols and no security staff at the pub.

The health impact from noise should also be taken into account. Loss of sleep through noise would harm the health and quality of life for all who live in the vicinity.

The protection of children from harm

There are many families with young children in the area. The increased noise from extended opening hours and increased use of the rear courtyard would make it more likely that children's sleep would be disturbed, thereby harming their health and their performance at school.

Summary of main points

- The area around the Great Exhibition is a residential neighbourhood.
- The existing use of the pub already causes significant problems of noise due to use of outside areas and the leaving open of doors and windows.
- Allowing extended opening hours would have a significant negative impact on the reasonable expectations of local people to live in an area with out loud noise late into the night.
- Allowing the use of the courtyard for a bar and food service area would significantly increase the problem of noise in the local area.
- Extending the licensing hours would increase the likelihood of crime and anti-social behaviour.

We therefore oppose the application. Indeed, we would actually like to see a review of the existing licence conditions because of the problem of noise caused by the operation and activities of the Great Exhibition.

Please acknowledge receipt of this email.

Yours faithfully,

A large black rectangular redaction box covering the signature area of the letter.

From: [REDACTED]
Sent: 02 August 2012 16:45
To: Regen, Licensing
Subject: Extended late license ref 838498 - objection

Dear sir/madam,

I live a block away from The Great Exhibition and am formally objecting to the application:

1. To Extend the permitted hours for all licensed activities except Live Music to Midnight on Sun - Wed, 02:00 on Thurs - Sat.
2. To add provision of facilities for dancing for the same hours as above.
3. To remove conditions 109, 110, 127, 163, 167, 168, 177 & 178.
4. To vary internal lay out of the premises to add a courtyard for the consumption of alcohol and
5. To include non standard timings for Bank Holidays and New years eve.

Like many people in the area I am fond of this pub and enjoy a drink there myself from time to time. However, I cannot support an application that seeks to extend licensing hours into the early hours of the morning. The immediate area surrounding the pub is wholly residential and for those living close to the pub the impact of an extended late license would be significant and negative.

My specific objection is concerned with noise levels of people leaving the pub, having had a good few drinks, late at night and early morning. I live in a ground floor flat on the corner of two streets - as people pass on their way home, having had a good night out they will, of course, be a noise nuisance for those of us hoping to have a peaceful, undisturbed night's sleep. The problem is exacerbated by the corner location of my home - pub customers will be passing along both streets, sometimes in high spirits, at silly hours (as late as 2.30am Thursday - Sunday).

I also wonder about noise carrying from the pub for those who live closer than I - surely the sound of music and customers will be heard beyond the premises (even with pub doors and windows closed)? In addition, there's very little detail about the planned 'courtyard'. Would the courtyard be an outdoor/uncovered space (like the terrace at the front) - if yes residents need more information about proposed opening hours and use of that space due to the impact increased noise levels may have on their lives.

I genuinely wish the Great Exhibition well but pub business should be remain restricted to more neighbourhood friendly opening hours due to its very residential location.

Yours sincerely,

[REDACTED]

From: [REDACTED]
Sent: 02 August 2012 19:49
To: Regen, Licensing
Cc: [REDACTED]
Subject: Great exhibition pub

To whom it may concern

I am writing to you with our objection to The Great Exhibition's proposed extension on their current license.

We are a family with young children who already find our nights occasionally disturbed by people leaving the pub at the weekend. I can only see this increasing with such a proposition.

Crystal palace road is a residential area with lots of families living here who are likely to suffer disturbance as a result of this extension.

Our address is [REDACTED]

I look forward to hearing your response.

Kind regards
[REDACTED]

Sent from my iPhone

P45

Party 45

From: [REDACTED]
Sent: 02 August 2012 15:56
To: Regen, Licensing
Subject: The Great Exhibition - Extension to license reference 838498

2nd August 2012

Dear Sir

I am writing to object to the proposed extension to licensing conditions for the Great Exhibition Pub in East Dulwich.

I live opposite the pub, at [REDACTED] and will be directly, negatively affected by the proposed changes.

The area in which the pub sits is highly residential, and as a result it is important that the proprietors of the Pub are considerate neighbours.

In summary I understand the application to contain the following:

- Opening hours until 12.30am Sunday to Wednesday, and 2.30am Friday to Sunday
- Dancing until 30 minutes before the above times, with recorded music.
- Live music until 11pm Monday & Tuesday, midnight Wednesday to Saturday, and 11.30pm Sunday.

I note that section 315 states that drinking should finish in external areas at 11.30pm. That however will be irrelevant when progressively more drunk customers move to external areas to smoke or get fresh air. The cross-roads is otherwise largely quiet, so people shouting in the early hours of the morning will carry, and disturb the peace.

The above provision (315) is already in excess of that enjoyed by other similarly located pubs such as The Actress, which closes its outside areas at 10pm. Since The Great Exhibition has opened they have made no attempt to encourage their customers to disperse at night. Beyond a note on the door, they equally have made no effort to encourage their customers to keep noise to a minimum whilst outside.

While the pub, being engaged in the hospitality industry, may find the proposed hours part of a working day, the vast majority of residents in the surrounding homes will keep more typical office hours. This will involve rising for work between 6 & 7am. The proposal that on a Friday morning customers of the pub would be dispersing 3.5 to 4.5 hours before this is in no way reasonable. The opening hours across the week propose that there would be non activity from the pub during night time hours for a maximum of 5.5 hours before people begin rising for work. This is again unreasonable, and it is hard to see how this could be seen as of benefit to the local community.

Live music to date has included drums, electric guitars and brass instruments.

As a nearby resident I feel that the existing provision for this is not appropriate to the pub's location. I would expect that were I to rehearse a 4 piece band complete with amplifiers until 11pm or midnight on a weeknight (or weekend) within my home, my neighbours would be extremely unhappy, and Southwark's noise enforcement team would instruct me to desist. My home has double glazing, which reduces noise travelling externally, the pub does not.

Similarly the pub requests to essentially turn the venue into a nightclub, with dancing into the early hours of the morning. I am unable to bring to mind any such venues that have large single glazed windows taking up the larger part of the wall on two sides, as is the case with the pub. The building was not created for this purpose, and is unsuitable for this use. Similarly the location, being surrounded on all

sides by private residences, is not appropriate for an establishment of that nature. I fail to see how the proprietors expect that the noise generated will not disturb local residents.

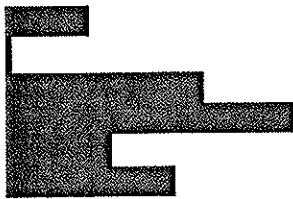
The above concerns relate to the license application. The nature of the application, and its lack of consideration for the local community, are consistent with the behaviour of the pub's proprietors to date. Below are examples where they have shown that they seem to have no concern for their impact on local residents, nor have they shown themselves to be proactively seeking to be 'good neighbours'.

I note provisions in the proposed license that presumably exist in the current license, namely 310, 340 (both of which relate to keeping doors & windows shut) & 342 (placing speakers externally).

The managers of the pub have failed to adhere to these on a number of occasions:

- The double doors facing Crystal Palace Road have frequently been left open over the summer, increasing noise levels when a quizmaster is using a microphone, or the bands are playing.
- The pub at one point invited a travelling DJ ('the middle class disco') to set up on a trailer outside the pub and play music during the day. This was at such a level that it was clearly audible in my house, despite my windows being shut. When I went across the road to ask them to turn it down, the response of the barman I spoke to was to the effect that they thought they'd set it up and see if anyone complained. It is this attitude which makes me concerned that the owners of the pub are unconcerned as to any effect their actions may have on the local community.

Kind regards

A large, dark, rectangular redacted area covering the signature and name of the sender.

12.6

Party 46

From: [REDACTED]
Sent: 02 August 2012 08:27
To: Regen, Licensing
Subject: Objection to License application 838498 - The Great Exhibition
Importance: High

Dear Southwark Licensing,

I am currently unable to get full details of this application from your website due to an error with the web page.

You may wish to check the Premises – Applications section now to see this at this link: <http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=838498>

This means that those who wish to object and get full information may be unable to do so by closing time for the above license number.

Regardless, I therefore write by email to object to the above application which is to extend the licensing hours of the above establishment, The Great Exhibition to 2.30am. As an interested party I own two flats opposite this premises and my tenants are already complaining of increased late night noise and we have already lost a good tenant as a result. We welcome the investment in this public house which has greatly improved but we feel that an 11.30 close time is entirely appropriate for a large number residents within the surrounding , mainly residential area who risk late night social disturbance. This establishment is not on Lordship Lane or within a similar existing area of evening commerce.

I would be grateful if you could kindly take this objection into account alongside many others in your consideration of this extension.

Many thanks,

[REDACTED]

[REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: 02 August 2012 09:30
To: Regen, Licensing
Subject: Objection to extended liscencing

Dear Sir/Madam,

I write to declare my objection to the application for an extended licence by the 'the Great Exhibition' on Crystal Palace Road, SE22, in view of it being surrounded by residential buildings.

Regards

[REDACTED]

From: [REDACTED]
Sent: 02 August 2012 10:59
To: Regen, Licensing
Subject: The Great Exhibition pub - extended licence application

I would like to object to this application as I live opposite it in East Dulwich, in what is a largely residential area. The noise is a major factor as is the fact that people would be leaving the pub late at night and cannot be trusted to respect the wishes of local inhabitants that the area remains quiet at night and in the early morning.

Please confirm you have received my objection as it appears your website is not functioning properly.

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 02 August 2012 11:22
To: Regen, Licensing
Subject: Great Exhibition license extension 838498

Re. number 838498

I would like to object to the above proposal to extend the licensing hours and extension of music license of The Great Exhibition public house.

It is amidst a residential area on all sides. Noise from music and noise from customers leaving at very late hours would be disturbing for local residence. There is no need of a premises such as this to have a late license as Lordship Lane is but moments away with many premises that already serve this requirement. There are two sections of the establishment that are outdoors, for smokers, that would add to the misery of local people who need to sleep in order to work or go to school the following day if allowed to remain open past 11p.m. Not everyone works Monday to Friday - a lot of people have to get up early all through the week to work or study.

The noise etc. would not affect me directly, but I am very close and it is my local pub and I feel this license extension is wrong.

This establishment is not in a suitable geographic area for the license sought.

Regards

[REDACTED]

[REDACTED]

PS

Party 50

From: [REDACTED]
Sent: 02 August 2012 22:32
To: Regen, Licensing
Subject: Great exhibition license

Dear sir/madam,

I live at [REDACTED], a stone's throw from the Great Exhibition. The pub currently plays live music until 11pm, which although loud is bearable, beyond this is when I'm in bed and that is not acceptable. I cannot contemplate a late license. I am wholly against this extension; this is absolutely a residential area some 400m off the main Dulwich drag.

Please accept this email (and I'd appreciate a reply to confirm) as notice of my disapproval and objection to the license extension of the Great Exhibition pub on Crystal Palace Road, East Dulwich.

Best regards,

[REDACTED]

-- Sent from my HTC Desire on 3 --