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14 MAR 2014

Appendix C ①

The Licensing Service,
c/o Southwark Environmental Health &
Trading Standards,
3rd Floor Hub 2,
160 Tooley Street,
London SE1 5LX

12th March 2014

Dear Sir or Madam

Application for a Premises Licence Number 844200
321_323 Walworth Road SE17 2TG

I would like to register my objection to the above Licence application under the prevention of nuisance category.

Whilst I welcome the introduction of a new enterprise to the area my support would be greater if reasonable opening hours, for example to 11pm and perhaps 10pm on Sundays were enforced.

I live in Sutherland Walk close to the junction with Walworth Road, the proposed ice cream parlour is directly opposite this junction. Parking is permitted on Sutherland Walk outside business hours and it is common for users of the premises on Walworth Road to park directly outside my house which in normal circumstances is not an issue.

This new cafe will bring additional traffic and parking onto Sutherland Walk as parking is restricted on Walworth Road; previous experience has shown that late night users of the premises on Walworth Road are generally high spirited and very noisy and tend to have their car stereos at high volumes.

Granting a licence to serve refreshments between 11pm and 4am, 7 days a week will mean serious disruption to our lives, with the noise and nuisance disrupting the sleep of everyone in the street.

Yours sincerely

JMT

Date: 10 March 2014

The Licensing Service
Southwark Environmental Health & Trading Standards
3rd Floor
Hub 2
160 Tooley Street
London SE1 5LX

RECEIVED
17 MAR 2014
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Dear Sirs

Licensing Application 844200 – 321 Walworth Road, SE17 2TG

I write to lodge an objection to the above application. I understand that the applicant has requested a licence to serve drinks until 4am, seven nights a week. I had understood that the premises were to be used as an ice-cream parlour, to which I have no objection at all, but I am opposed to the prospect of the premises in effect becoming a late-night bar/club.

I live in the residential street directly opposite the premises, Sutherland Walk, which would be likely to be used for parking by anyone visiting by car. I live alone and would be very worried about my personal safety with a nightclub practically on my doorstep. The noise from the premises would in any case easily reach my house and would be very disruptive, particularly as I often have my very young nieces and nephews to stay overnight.

I would have no objection to a licence being granted until midnight, which seems reasonable. Please call me if you would like to discuss this with me further, either on the number above or on

Yours faithfully

JMT

RECEIVED,
17 MAR 2014

11th March 2014

OBJECTION.

LICENCE No 844200 - KASPARS 321-323
WAZWORTH ROAD
JE17 2TG

APPLICATION TYPE: PREMISES (NEW APPLICATION FOR
THE PROVISION OF LATE NIGHT
REFRESHMENTS ON SUNDAY -
MONDAY FROM 23:00 - 04:00).

Dear Sir or Madam,

I write to strongly object to the possibility
of Kaspar's trading between 11:00 pm and 4:00 am.
This will almost certainly bring more traffic
into the area at anti-social hours causing noise
and a nuisance, when most residents will be hoping
to have a good and full night's sleep.

It appears that Kaspar's has an established
planning use as retail (A1) and whilst planning
permission would be needed to change to the intended
use (A3) I never the less consider such a change
of use to be wholly unacceptable.

I urge you to consider that Kaspar's trade only
between the hours of 7:00 am and 11:00 pm
for seven days a week. Sincerely

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20 MAR 2014

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17 March 2014

321-323 Walworth Road SE17 2TG --

Licensed Premises -- Licence Application 844200

I wish to object to the granting of a licence to serve refreshments at 321-323 Walworth Road SE17 2TG, between the hours of 11pm and 4am, 7 days a week.

Firstly, it appears that the established Planning use is "Minor retail, distribution, servicing", according to the Planning Consent for a new shopfront (Ref: 13/AP/2836). I have not been able to find an application for change of use to A3 Restaurants and cafés -- (For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes), assuming such consent is needed.

I object to a licence on the grounds that the provision of late night refreshment will cause a nuisance, because Sutherland Walk/Square is the nearest parking to the unit (off the main road) and the proposed late opening will bring more traffic into the area at anti-social hours causing noise, when most people will be hoping to have a good night's sleep. The offering of Kaspas emphasises ice cream, which will be most popular in the summer, when residents are most likely to leave windows open.

We have suffered for many years from disturbances, shouting, fights, prolonged loud conversations, noise from cars leaving in the early hours of the morning and urination in the street and on private property. We always believed but never proved that this anti-social behaviour was mainly from customers of the Temple Bar PH (284-286 Walworth Road), which had late opening hours. The closure of this pub has coincided with a reduction but not elimination of the problem.

It is acknowledged that this licence application does not include sale of alcohol but I think the granting of consent to late night refreshments will still result in noise in the early hours of the morning and it will be 'the thin end of the wedge'. It would be much more difficult to stop the granting of a liquor licence with late hours, if a pattern of late opening for refreshments is established. I believe that the operator of Kaspas says there is no intention to sell alcohol but this position may change or another operator may take over in future.

Although I think there are more than enough restaurants, snack bars and cafes in the area, I don't want to take away someone's living. I am sure an ice cream parlour will be appreciated by many people, especially children and teenagers but they certainly should not be encouraged to be out until 4am in the morning.

There seems to be a concentration of late-opening restaurants, snack bars, cafes and a club, as well as all night gambling in this part of Walworth. The area is likely to be a magnet, not only for honest, late workers but for all types of anti-social people who indulge in criminal activities late at night. Adding a late opening ice cream bar will just attract another, different group, which is likely to wake us all up.

To: The Licensing Service, c/o Southwark Environmental Health & Trading Standards, 3rd Floor Hub 2, 160 Tooley Street, London SE1 5LX

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The Licensing Service
c/o Southwark Environmental Health & Trading Standards
3rd Floor Hub 2
160 Tooley Street
London
SE1 5LX

20/03/2014

Dear Sir / Madam,

Licence Application 844200 – Kaspars, 321 Walworth Rd, SE17 2TG

I would like to oppose the extended opening hours on this application to 4am.

Living very close to Walworth Road and opposite Kaspars I am concerned about the increased noise and disruption such late hours will have on us.

We already have a lot of disturbance at the weekends throughout the night with people using the street as a cut through from the main bus stops on Walworth rd.

These very late / early opening times will just encourage people to stop off here on there way home from being out all night already intoxicated and add to the noise as they then make their way home or park on Sutherland Walk.

We already have problems with drug dealing, bins getting thrown into the cellar wells and screaming and shouting and this will only get worse with somewhere open so late providing a meeting / stopping off point for people for miles around.

I have no problem with say until 11pm etc but 4 am is totally unsociable for residents already suffering with all the noise Walworth Rd brings with it.

Yours sincerely,

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21 MAR 2014

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From: [REDACTED]
Sent: 24 March 2014 10:10
To: Regen, Licensing
Cc: Garfield, Dan
Subject: License Application 844200

Dear Southwark Licensing,

Ref: Kaspas 321-323 Walworth Road SE17 2TG – License Application 844200

I am a member of Sutherland Residents Association which represents the households in Sutherland Square and Sutherland Walk in West Walworth and I fully support the association's objections to the application for a late night license for Kaspas. My family and I have lived in Sutherland Square for over 30 years and seen many changes to the area, mostly for the good. We are pleased that the Walworth Road continues to thrive and diversify economically, but feel a balance between commerce and residents must be maintained. We have experience of late night businesses in the past and Sutherland Walk and the Square suffer from the noise of people arriving and leaving often without consideration for sleeping residents. We are pleased that Kaspas is bringing business to Walworth, but I would ask that their opening time in restricted to 11.00 pm.

Yours Sincerely

[REDACTED]
[REDACTED]

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

From: [REDACTED]
Sent: 24 March 2014 08:35
To: Regen, Licensing
Cc: Garfield, Dan [REDACTED]
Subject: Objection to application Licence Number: 844200 - Kaspas - Walworth Road

Dear Licensing,

I would like to object to the application on the following grounds:

1. The proposed opening hours would encourage crime and disorder in the area. It would be impossible to prevent customers spilling out onto the street, especially in the summer, and this could cause disturbances. There is an alleyway beside it and I can see that this would be a perfect place for people to gather and a potential venue for drug dealing. The hours would also encourage people who had been drinking in the area to go there after the pubs have closed and the clientele for the hours after 11pm will potentially be inebriated. This, coupled with potential drug dealing, will cause fights. As the venue will not have an alcohol license they will under no obligation to provide Security to deal with this. It is also entirely possible that people will bring alcohol with them and consume it in the street/alleyway and there will be no way, legal or otherwise, of preventing this.

2. If it then becomes a venue for drug dealing, there will then be an issue with public safety. It will require constant policing at huge expense. The alleyway will also become a public toilet and a health hazard. On a personal note, I work evenings and come home late, getting off the bus at the East Street stop. Currently, I do not feel threatened by my walk home, but in order to get to the traffic lights to cross the road I have to walk past the premises and the alleyway. However, I will not feel comfortable about doing this if I am going to walk past undesirable events (such as drug dealing) and people blocking the pavement and will be forced to cross the road where there are no traffic lights and this is dangerous. This will constitute a violation of personal safety for those living in Sutherland Walk/Square and those needing to use the traffic lights. Also, as many of the buses in the Walworth Road are "24 Hour" there could also be issues with inebriated people traveling there by bus causing a nuisance on the bus.

3. The resulting debris from drug dealing and the refuse from the venue which will undoubtedly end up on the street, will also constitute a nuisance and health hazard. There are already problems with urban foxes and rubbish and this will exacerbate them.

My further objection is that if a license for opening is granted past midnight, it will only be a matter of time before they apply for an alcohol license to cover that opening time as well. They will say that having that license will deal with the issue of people consuming alcohol outside and force them to employ Security. Granting them the initial license will play straight into their hands for this.

Finally, I can see no reason for an ice cream parlour to be open past midnight. Who is going to want to eat ice cream or other sweet delights at that hour? There must be another agenda and the Council should investigate extremely thoroughly. The endgame is probably a full-blown nightclub and this is not what we need in this area.

Looking forward to your response.

Kind regards,

[Redacted signature block]

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

From: [REDACTED]
Sent: 23 March 2014 16:58
To: Regen, Licensing
Cc: Garfield, Dan; [REDACTED]
Subject: Ref: Kaspas 321-323 Walworth Road SE17 2TG ? Licence Application 844200

Dear Sirs

As a resident of Sutherland Square (full address below) I am writing in a personal capacity to support the following objection by the Residents Association. A requirement for Kaspas to close at 11.00 pm is perfectly reasonable, and I personally would not object if this were extended to midnight on Fridays and Saturdays, for a train period: anything beyond that involves an unacceptable risk of nuisance and antisocial behaviour at a time when residents of this area are working hard to promote it as a desirable and increasingly safe area to live and work:

Sutherland Residents Association represents the households in Sutherland Square and Sutherland Walk in West Walworth. We are a fully constituted residents group and represent some 120 households. We are objecting to the application by Kaspas's (844200) for a licence to serve refreshments between 11pm and 4am the next morning 7 days a week. Overall their proposed opening hours are from 7am every day through to 4am.

As Sutherland Walk/Square offers the nearest parking to the retail unit (away from the main Walworth Rd on which parking is not allowed/possible), the proposed late opening will bring more traffic into a residential area at anti-social hours thus causing noise and nuisance during and potentially throughout the night.

Residents are supportive of the local economy and keen to encourage the success of local businesses. We have, however, experienced considerable problems with anti-social behaviour from late-night openings of businesses on the Walworth Rd in particular from customers arriving and departing from the area late at night by car.

We do not understand why this branch of Kaspas's has a need to stay open early into the morning. We note from the Kaspas's website (<http://www.kaspas.co.uk/location.html>) that the two existing branches in Croydon and Purley Way close at 11pm (with the exception of Friday and Saturday in Croydon where the branch closes at midnight). We would propose that a condition is set that this Walworth branch should

conform with the other branches and not be open beyond 11pm.

We hope that these comments will be taken into account and we would like to note that we have attempted to contact Kaspas (via their website) to discuss this issue with them but have (to date) received no reply from them.

Yours faithfully

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

From: [REDACTED]
Sent: 23 March 2014 19:20
To: Regen, Licensing
Cc: Garfield, Dan
Subject: Fwd: Nuisance from Late Night Premises Licence - Walworth Rd
-Licence Number: 844200

Dear Sirs

Ref: Kaspas's 321-323 Walworth Road SE17 2TG -- Licence Application
844200

I totally agree with the below statement, my family and I feel that this would cause a major nuisance to the area:-

Sutherland Residents Association represents the households in Sutherland Square and Sutherland Walk in West Walworth. We are a fully constituted residents group and represent some 120 households. We are objecting to the application by Kaspas's (844200) for a licence to serve refreshments between 11pm and 4am the next morning 7 days a week. Overall their proposed opening hours are from 7am every day through to 4am.

As Sutherland Walk/Square offers the nearest parking to the retail unit (away from the main Walworth Rd on which parking is not allowed/possible), the proposed late opening will bring more traffic into a residential area at anti-social hours thus causing noise and nuisance during and potentially throughout the night.

Residents are supportive of the local economy and keen to encourage the success of local businesses. We have, however, experienced considerable problems with anti-social behaviour from late-night openings of businesses on the Walworth Rd in particular from customers arriving and departing from the area late at night by car.

We do not understand why this branch of Kaspas's has a need to stay open early into the morning. We note from the Kaspas's website (<http://www.kaspas.co.uk/location.html>) that the two existing branches in Croydon and Purley Way close at 11pm (with the exception of Friday and Saturday in Croydon where the branch closes at midnight). We would propose that a condition is set that this Walworth branch should conform with the other branches and not be open beyond 11pm.

We hope that these comments will be taken into account and we would like to note that we have attempted to contact Kaspas's (via their website) to discuss this issue with them but have (to date) received no reply from them.

[REDACTED]

From: [REDACTED]
Sent: 25 March 2014 17:50
To: Regen, Licensing
Cc: Garfield, Dan
Subject: Kaspas 321-323 Walworth Road SE17 2TG – Licence Application 844200

Dear Sirs

I understand that Kaspas, a new shop providing food on Walworth Road, is requesting a licence to be able to continue to sell food and refreshments from 23.00 to 04.00 every day of the week including Saturdays and Sundays.

I wish to object to this licence for the following reasons:

Parking. The shop is immediately opposite Sutherland Walk which will be the parking place of choice for the late night visitors to Kaspas. Sutherland Walk is a quiet residential road where the bulk of residents are in bed and asleep by midnight at the latest. Experience from previous stores in the Walworth Road that were permitted to stay open after 23.00 was that people moving to and from their cars and starting them created sufficient noise to wake people in the Walk and keep them awake. Please, not again.

Kaspas group. There are two other Kaspas shops in London, Croydon and Purley, that are only open during the day and up until 23.00. Neither of these stores opens after 23.00 and they must be sufficiently profitable on this basis to encourage the opening of a third shop in Walworth Road. Therefore, it would seem unnecessary for any licence to be granted to go on providing food etc between 23.00 until 04.00 in the morning the next day.

Yours faithfully.

[REDACTED]



Tear, Jayne

From: Regen, Licensing
Sent: 20 March 2014 06:50
To:
Cc:
Subject: FW: Objection to Licence Application 844200

From: Garfield, Dan
Sent: 19 March 2014 17:32
To: Regen, Licensing; Regen, Licensing
Subject: Objection to Licence Application 844200

Licensing Team,

I would like to make an objection to Kaspas's 321-323 Walworth Road SE17 2TG – Licence Application 844200 in Faraday Ward.

This objection is based on the licencing objectives:

- 1) Prevention of crime and disorder
- 2) The prevention of nuisance

I have recieved objections from residents of Sutherland Walk and from the Fielding st residents association both of which represent areas close to the shop. These objections and my own are based on the opening hours (11am-4am) and the fact that this will be 7 days per week.

The application requests worryingly late opening hours considering current anti-social behaviour on walworth road - specifically in establishments which have late opening hours. These hours will result in noise from customers and cars which are parked or will use sutherland street, McLeod Street and Fielding street - all residential areas - at very early hours of the morning.

The license request would add to the rubbish nusiance caused by late night opening establishments.

The license request would draw people to walworth road at times when it already suffers from anti-social behaviour problems. Establishments very near to this site have caused problems which have been taken up by the police on numerous occasions.

Other branches of this establishment in Croydon and Purley have opening hours until 11pm. I do not see why this branch needs different opening hours, or why this london borough would not take the same licencing views as another. I would ask the licencing sub-committee to consider a similar license for this establishment.

Kind regards,

Dan

Ref: Kaspas's 321-323 Walworth Road SE17 2TG – Licence Application 844200

Sutherland Residents Association represents the households in Sutherland Square and Sutherland Walk in West Walworth. We are a fully constituted residents group and represent some 120 households. We are objecting to the application by Kaspas's (844200) for a licence to serve refreshments between 11pm and 4am the next morning 7 days a week. Overall their proposed opening hours are from 7am every day through to 4am.

As Sutherland Walk/Square offers the nearest parking to the retail unit (away from the main Walworth Rd on which parking is not allowed/possible), the proposed late opening will bring more traffic into a residential area at anti-social hours thus causing noise and nuisance during and potentially throughout the night.

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Cllr Dan Garfield
Labour Member for Faraday Ward