

## APPENDIX D

Party 1

**From:** [REDACTED]  
**Sent:** 03 August 2015 09:48  
**To:** Regen, Licensing  
**Cc:** Julie Nicholson  
**Subject:** Objection to License Number: 849051 – Mama Leah's – 660 Old Kent Road, London, SE15 1JF

[REDACTED]  
[REDACTED] Old Kent Road  
London, SE15 1JF

August 3, 2015,

Licensing Authority  
Southwark Council  
Licensing Service  
Floor 3, Hub 2  
P.O. Box 64529  
London, SE1P 5LX

Dear Sir/Madam:

**Re: Objection to License Number: 849051 – Mama Leah's – 660 Old Kent Road, London, SE15 1JF**

I would like to object to following points in the attached proposal in regards to:

- **Late Night Opening hours from 10.30am to 03.00am.**
- **Live Music – Indoors – from 23.00 – 03.00am**
- **Recorded Music – Indoors from 23.00 – 03.00am**

1. You will see that my family (husband, [REDACTED] year old and I) live in the [REDACTED] flat [REDACTED] to the Mama Leah's establishment. At present when there are a large group of people in the restaurant the noise from them talking travels [REDACTED] and can be heard while we are watching television in our lounge. You can hear complete conversations.
2. With the introduction of music, even though it would be contained within the premises it would vibrate and travel [REDACTED] and for us to have to listen to pounding music every weekend would be unacceptable for a young family. We have young children who need to sleep. Also in the summer months, the windows in the back of the restaurant and door from the kitchen will be open as it always is and the noise from the guests and music would be heard as if we were in the room.

• **Objection to: Sale of alcohol between 12.00 and 03.00am.**

1. Even though the proposal states that alcohol will only be sold to those ordering food, we feel that this rule will be broken with people coming in for the entertainment. In the past we have had problems with people urinating at our door which is far from acceptable when you open your front door in the morning.
2. With customers from the restaurant convening outside the front of the property to smoke the smoke even now filters [REDACTED] and can be smelt within our property. We feel that with increased groups of people the noise of people talking and smoking [REDACTED] [REDACTED] is not compliant with a happy and relaxed living environment. We are not smoker's ourselves and no do not want our children subjected to 2<sup>nd</sup> degree smoking.
3. As an example, as I left my property on the morning of Sunday August 2, 2015 there were smashed glass beer bottles outside my property and that of Mama's Leah's. This is a fairly regular occurrence so with increased hours and people smoking outside it will only get worse. Photo evidence attached.
4. At present we have problems with people ringing our front door bell at various times of night as a joke. Again, this can be quite scary for young children to hear and if I am home alone for the bell to be rung late at night if I am in the property on my own with the children.
5. The yard at the back of the property where the door opens out from the Kitchen is already full of rubbish and old boxes. We have mentioned about cleaning the yard up before and this has been done when we have requested it, but then more rubbish is put outside and left another time. My children play in our adjacent yard and again there have been problems with vermin. The house above the restaurant of 660 is infested with mice and this could be down to the food and rubbish left in the yard outside the kitchen of the restaurant.

I am not opposed to the restaurant running as it is, but considering all the houses and flats above the premises are residential the late night openings, alcohol consumption, entertainment is not good for residential housing. I have lived in the premises for 42 years and have no plans on moving and would like to continue to live in a happy quite house.

My family and I therefore strongly object on all grounds to the extended opening hours, alcohol sales, entertainment license and smoking outside the property as proposed in the currently application.

If you would like to discuss any of my points in further detail, I am happy to do so and you can contact me on [REDACTED].

Yours sincerely,

Also sent by Post on Aug 3, 2015.





Smashed glass bottles outside the Property of [REDACTED] and the restaurant of Mama Leah's on the morning of August 2, 2015.

DPS



Party 2.

Old Kent Road  
London  
SE15 1JF

3<sup>rd</sup> August 2015

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

Licence Number: 849051

Trading name and address: Mama Leahs, 660 Old Kent Road, SE15 1JF

Ward: Livesey

Applicant's name: Tobi Raphael

Application type: Premises (Variation Hours: opening hours, Live/Recorded Music and sale of alcohol for Thurs to Sat. Remove conditions 345, 341, 342, 113, 114 & 355.)

Application received date: July 15, 2015

Last Date for objections: August 12, 2015

Dear Sir/Madam:

My wife and I wish to place on record our objection to Licence Number 849051 being approved for the following reasons.

My wife and I live [redacted] to 660 Old Kent Road and occupy floors [redacted]. We are leaseholders for the residential property at [redacted] Old Kent Road and our daughter, her husband, and their children aged [redacted] the [redacted]. The ground floor and basement are commercial premises. My wife and I have lived at [redacted] Old Kent Road for in excess of 47 years and we feel that if this application were to be approved, it would seriously affect our quality of life.

We note that Mr. Raphael wishes to have live/recorded music and to sell alcohol on Thursday, Friday and Saturday until 3am with the premises closing at 3.30am on these days. If approved we feel we would be subjected to additional noise and possible nuisance.

Please note that the width of the pavement from Mama Leahs to the curb side is only 3 metres. The distance from our street door to that of Mama Leahs is [redacted] metres. We already have a problem with patrons from the restaurant congregating outside and even leaning against our front door while they smoke and the possibility of them being fuelled by alcohol would make us feel very intimidated when



entering or leaving our property at anytime during the proposed extended hours. We are also concerned that the stipulation of a maximum number of 5 persons being allowed outside would not be adhered to. Even so, 5 people possibly under the influence of alcohol congregating outside our front door during the proposed extended hours of 10.30pm to 3.30am could still feel very intimidating.

We have noted that there would need to be visible signage inside the Old Kent Road entrance requesting people to leave the premises quietly. Again, due the possible influence of alcohol the probability is that this would be ignored. Further, given the proposed closure time on Thursday/Friday/Saturday of 3.30am patrons ordering taxis/minicabs would again congregate on the narrow pavement outside our property again causing a disturbance and nuisance to us especially with our bedroom being at the front of our property, this is without the added noise of vehicle doors being slammed. Even those wishing to get a late night bus (the stop being approx 20 metres away) need to walk past out front door.

With regard to **Condition 135**, as a point of clarification, irrespective of the time of day are we correct is assuming alcohol will only be served to patrons at the table as an accompaniment to their meal?

In relation to the music itself, knowing the need for the sound to usually be played at full blast, we feel that we would certainly hear it through the walls and even more so if the external door/window in the basement area is open. We already hear noise, usually only voices at the moment, when the doors from the kitchen located at the rear of the restaurant at ground floor level are open.

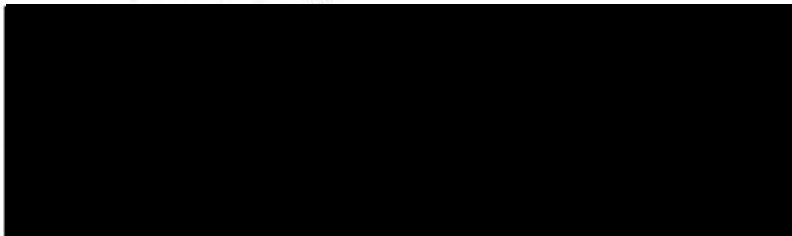
Although not relevant to the application for extended hours, we are surprised that permission would be granted to have the basement area occupied by any number of people given the location with regard to risk in the event of a fire. As far as we are aware, the basement area is reached by a narrow staircase at the rear of the restaurant leading down from the nearby kitchen area. Once in the basement the only means of escape is up that same internal staircase again through the restaurant and out onto the Old Kent Road. At the rear, outside at the basement level, (where it is proposed for the live/recorded music to be), is a concrete area approx 4 x 3½ metres. In order to get out of the concrete area a height of approx 5 metres would have to be climbed (by means of a drainpipe) up a wall which is topped by iron pointed railings. On the other side is a private yard area belonging to the private residents of 660 Old Kent Road (this is also where the fire exit doors lead from the kitchen area of the restaurant on the ground floor). Then by climbing the iron staircase and jumping down over a 2 metre wall an escape could be made. There is no access to the back of the building for a fire engine.

In 2012 an application was made and granted to change the use of the business premises of 660 Old Kent Road from A2 (Solicitors) to A3(Cafe). It now appears that the proposal would see the business more run along the lines of a club.

We have sympathy with Mr. Tobi Raphael's application. From our association with him he appears to be a very nice man who is doing his best to make his business work and for this we can only commend him. At present the business operates at reasonable hours.

Unfortunately, and with no disrespect to those in a position to grant applications, they may be lucky to live in homes away from, traffic noise, drunks on the street outside their home, people urinating against their front door, frequent violence on the street etc etc. This is our home, and has been for 47 years, it was once residential flats over business premises that operated between 9am - 6pm with most closed at the weekend. We appreciate we have to accept change but feel the area has enough late night venues (another one opening soon on the corner of Peckham Park Road) without living next door to the proposed night club. As already stated, if this application were to be approved it would seriously affect our quality of life.

Yours sincerely,



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 02 August 2015 20:54  
**To:** Regen, Licensing  
**Cc:** neil bisset; neil timberlake  
**Subject:** License Application 849051-Old Kent Road

Good morning,

There are some points I would like to raise against this license application:

-The premises are located in a residential block, and extended opening hours until 3.30am with music and patrons will result in nuisance to the residents. There is already a restaurant operating until 3am and playing loud music in the block (Wazobia) and since the license was approved it has resulted in more noise and people outside yelling loudly (see pictures) besides the vibrations of the music played being felt up to the third floor flats.

-The Council has failed to put a paper notice informing the residents about this license application. There is a printed A4 on the premise's window written by the applicant, where it is clear the goal is to deter objections using the 5K fine for false statements (see picture). It is a passive-aggressive fashion not to be tolerated.

This piece of paper is not always visible, since the premises has a shutter and hence only to be seen when the restaurant opens.

-I know the owner and we had talked about the implications of the loud music and long opening hours of the other restaurant, when he opened Mama Leah's, and I remember he promised it would not be something he'd pursue.

-I kindly ask the council to extend the consultation period until first week of September (since some residents might be away during August and unable to give their opinion), put an official application paper to a lamppost and reconsider future applications of operation beyond 11pm if premises are located in a residential building.

I believe this is common sense and urge the council to care for its residents quality of life and not only business.

Yours sincerely,

[REDACTED]  
[REDACTED] Old Kent Road  
SE15 1JF  
[REDACTED]



LICENSING ACT 2003  
APPLICATION TO VARY A PREMISES LICENCE.

I, TOBI RAPHAEL, have applied to Southwark Borough Council for the Variation of a Premises Licence for the following premises:

**MAMA LEAH'S, 660 OLD KENT ROAD, SOUTHWARK,  
LONDON, SE15 1JF**

The proposed application is for the following variation:-

**Sale and supply of Alcohol between:**

**Thursday – Saturday 12:00 – 03:00**

**Regulated Entertainment between:**

**Thursday – Saturday 23:00 – 03:00**

**Late Night Refreshment between:**

**Thursday – Saturday 23:00 – 03:00**

**Opening hours of the premises between:**

**Thursday – Saturday 12:00 – 03:30**

Full details of this application may be viewed at the Council Offices of the Licensing Authority at Southwark Council, Licensing Service, Floor 3, Hub 2, PO BOX 64529, London, SE1P 5LX  
[licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk);

Interested parties or responsible authorities can make written representations to the Licensing Authority any time up to 1<sup>st</sup> August 2015. It is an offence for anyone knowingly or recklessly to make a false statement in connection with a licence application. The maximum fine on summary conviction is £5000.



