

From: [REDACTED]
Sent: Monday, January 09, 2017 7:35 PM
To: Regen, Licensing
Subject: License application number 857201

RE: Licence Application Number 857201
Black sheep coffee house.
Unit 4 the gallery
South bank central
SE1 9LS

Dear planning department.
My name is

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED].

I write to object to the licensing application above.

This is a mixed residential and commercial group of buildings. The premises is almost directly under my flat. I am extremely worried about the late night noise from any music, general drunken behavior and rowdiness.

Thank you.
Kind Regards.

[REDACTED]

From: [REDACTED]
Sent: Monday, January 09, 2017 6:00 PM
To: Regen, Licensing
Subject: OBJECTION: Premises Licence Application Number 857201 Black Sheep Coffee

RE: Licence Application Number 857201
Black Sheep Coffee
Unit 4 The Gallery
South Bank Central/ Kings Reach Tower
SE1 9LS

OBJECTOR's Name and Postal Address:-

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Representations:

The Gallery & South Bank Tower/Central form part of our Estate (previous known as Kings Reach) which comprises of a mixture of residential & commercial buildings. There are 186 residential flats in our development excluding the new residential flats in South Bank Tower which also forms part of the Estate. The buildings that form part of the Estate are linked together mainly by our first floor podium garden, which also forms the roof of some of the commercial property. We already have many noise issues due to the acoustic problems on the Estate - any noise appears to reverberate around the whole development. Part of the newly constructed Gallery is covered with a glass roof and we have yet to experience the anticipated noise from this area once the units are occupied. The noise during re-construction was very loud. It is therefore very likely that voices from the Gallery will be echoing through the night especially if alcohol is sold both on and off the premises until late as applied for. The Notice displayed outside the Gallery states that the Application is for Unit 4 in the Gallery but the Licensing Register only refers to Kings Reach Tower which is another large block of residential flats (recently occupied) and is now known as South Bank Tower.

I am happy to have a new cafe situated in our mixed use development, but there is no mention of substantial food being available/served to the customers so this application appears to be leaning towards being a bar rather than a cafe/restaurant. The Applicants should have at the very least consulted with local residents so that these things would be clear to those of us who live in the development. The fact that the application was made when most residents are away or busy with Christmas / New Year holiday plans may indicate a lack of respect for local residents and I trust we can all work together and properly consult with each other in the future.

If the Council is mindful to issue a licence then please also consider the following:-

1). The Prevention of Crime and Disorder

The exterior of the premises should be completely kept clear of groups of customers' queuing, loitering, drinking and smoking. Business operations should be kept within the confines of the business premises with no exterior or open areas that are not completely and adequately sound proofed. Local residents need to sleep without disturbance and freely move around without pavements and access routes being blocked by people smoking and drinking. Appropriate limits should be required on the maximum capacity of the premises.

2). Public Safety

Adequate access should be maintained at all times for emergency vehicles and disabled residents. Upper Ground, Hatfields & Rennie Street should be kept clear of customers and their vehicles. The entrance & exit to our basement car park is in Hatfields and Upper Ground. We already have access and delivery problems to both Rennie & River Court flats. There is no room in any of these streets for further private taxis or vehicle parking. The roads are often blocked with traffic and bikes travel both ways down the way street. It is already very dangerous for people crossing the road as vehicles block their view of oncoming bikes. Private taxis should be discouraged from parking in the nearby streets for long periods of time.

3). The Prevention of Nuisance

Prominent, clear and legible notices should be displayed at all exits requesting customers to respect the needs of nearby residents and to leave the premises and the area quietly. Deliveries of materials necessary for the operation of the business should be carried out at such a time or in such a manner as to prevent nuisance and disturbance to nearby residents and traffic in Upper Ground & surrounding streets.

The Licensee or Dedicated Premises Supervisor should ensure that staff who arrive early morning or depart late at night conduct themselves in such a manner to avoid causing disturbance to nearby residents. Customers must be asked to leave the vicinity quickly and quietly and staff must monitor and deal with any anti social behaviour.

The removal of bins and rubbish and deliveries should be timed to coincide with usual working hours and avoid late night unnecessary disturbance.

Designated smoking areas must not be allowed near to residential flats (smoke will be drawn into the residential flats through the air vents, windows and extractor fans).

Sound limiters should be placed on all speakers, amplifiers and music systems so that noise does not leak out of the premises.

4). The Protection of Children From Harm

Children and our many elderly residents require more protection from the Council, as their lives are already blighted by disturbance and anti-social behaviour associated with the behaviour of people after drinking alcohol in other establishments in the area.

Permitting this new premises licence will bring more late night revellers into Upper Ground & Stamford Street. If access/egress was only from the Stamford Street side of the Gallery

after say 10pm and no external areas were utilised then this should be better for residents, providing the sound proofing of the building was looked into adequately. I understand there are gates presently in use on either side of the Gallery.

However, customers would still be getting in and out of taxis and banging doors late in the evening which will cause further disturbance to residents and their children. Parents will soon be feeling that this is fast becoming an unsuitable place to live with their children.

I understand the necessity for a good balance between commercial and residential property, but this does not mean that residents & their children have to be kept awake every night by late night revellers, destination venues and road traffic.

I therefore urge you to, at the very least, substantially reduce the hours for the sale of alcohol, as the premises is situated within our residential development and no doubt there will be others applying for similar licences, as there are premises still to let in this mixed use development. It is important to get this 'right first time' - so others who seek similar licences for premises that form a part of our development/Estate may have similar conditions imposed and then we can all live in peace & harmony!

Thank you for your consideration of my representations.

██████████



5 January 2017

To who it may concern - OBJECTION TO

Re: Black Sheep Coffee
Unit 4
The Gallery Southbank Central
SE1 9LS

We the owners of [REDACTED]
strongly object to the request of the
above coffee unit having an licence to
serve alcohol for the following reasons :-

- 1) It is within 3-4 metres of a residential building.
- 2) The noise from late night drinkers will affect quality of living + sleeping.
- 3) Residents in this area already suffer noise nuisance + anti social behaviour at all hours of the day + night from the numerous bars + restaurants nearby.

4) The Southbank walkway is a public space - alcohol often leads to aggressive people + leads to anti-social behaviour and puts residents at risk journeying home at night + using underground car park.

Yours faithfully



representing the owners

