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Licensing Service  
Southwark Council  
PO Box 64529  
London  
SE1P 5LX

**BY EMAIL TO: [licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)**

27 January 2017

Dear Sirs,

**Objection: Licence Application [ref: 857328]  
Leon Restaurants Ltd, 2-4 Southwark Street**

I write on behalf of the Trustees of the Borough Market (Southwark) (hereinafter the Trustees) to object to the application by Leon Restaurants in relation to 2-4 Southwark Street, SE1 1TQ [ref: 857328]. As Director of Development and Communications for Borough Market, I am authorised to make this objection on behalf of the Trustees. For the avoidance of any doubt though, evidence of my authority to object on behalf of the Trustees, in the form of an instructing email from the Chair of the Trustees, Donald Hyslop, is attached.

This new restaurant falls within the Bankside and Borough Alcohol Saturation Zone. Borough Market has always been extremely supportive of the existence of this zone, and the consideration it gives of the cumulative impact of alcohol sales on the character of the area. Partly as a result of the Market's popularity, this part of Southwark has developed a vibrant night-time economy, but what is currently a congenial atmosphere could easily be undermined by the presence of many more licensed premises.

Borough Market has always worked assiduously to maintain a careful balance across its estate: one that reflects its dual status as a major visitor attraction and a highly responsible participant in the local community. Strict management of the availability of alcohol has always played an important part in maintaining this balance. For the sake of our wide constituency of tenants and neighbours, Borough Market's own licensed properties are carefully controlled, timings are conservative, off-sales are restricted to specialist retailers, and outdoor drinking is limited to spaces that don't impact upon the flow of pedestrians. Acceptance of the Leon application would result in the presence of an additional licensed premises that does not fit with these tenets.

Our position is not that additional alcohol licenses should never be granted in the immediate vicinity of the Market, but that the future development of the area should be taken into account. Given that the Market works so hard to provide food and drink offerings that are distinctive, individual and independent, we are concerned that—given the nature of the Alcohol Saturation Zone—granting an alcohol license to a chain restaurant which already has multiple branches nearby might limit the chances of a future retailer or restaurant more in keeping with this ethos to be successful in a potential licensing application.

Cont'd/

Furthermore, while Borough Market is not the owner of this particular unit, its location means that there is likely to be a widespread perception that the new Leon restaurant is part of the Market estate: the Padella restaurant next door is part of the estate, as are many of the units on Bedale Street. Any disruption, any noise, any anti-social behaviour and any litter resulting from this licensing application will not only impact upon the Market's traders, visitors, staff and tenants but—quite unfairly—upon the Market's wider reputation as a responsible steward of this important London asset.

Beyond these broad objections to the application, we do have a couple of more specific concerns:

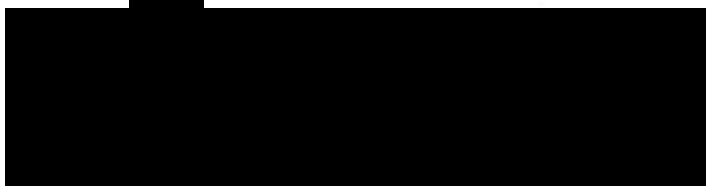
**Sale by retail of alcohol to be consumed off premises**

We are particularly alarmed by the application to sell alcohol for off-premises consumption. Our Market Hall - a public space designed to provide visitors to the Market with a place to rest, watch cookery demonstrations, listen to music and consume food purchased from the Market traders - is only metres away from the Leon unit. As a result, we are extremely concerned that the presence of an off-premises alcohol vendor in the immediate vicinity could irrevocably change the character and broad appeal of this quiet, atmospheric and widely-used community facility.

**Late night refreshment – indoors and outdoors**

The application relating to late-night outdoor refreshment is also a major concern. Firstly, consideration needs to be given to the close proximity of the residential property at 8 Southwark Street, and the risk of noise disturbing the tenants. Perhaps even more pressingly, thought must be given to the narrowness of the pavement and the position of the Leon unit on the corner of an exceptionally busy and rather dangerous junction. It is our opinion that any outdoor seating at this particular location will create an unacceptable hazard at any time of day or night, but especially if alcohol consumption is added to the mix. The safety of pedestrians accessing Borough Market from Borough High Street has long been a concern, and one that we have worked closely with the Council to address. The presence of outdoor dining and drinking facilities at this essential junction could undermine some of that good work.

Yours faithfully

A large black rectangular redaction box covering the signature of the sender.

Kate Howell  
Director of Development & Communications  
on behalf of The Trustees of Borough Market (Southwark)

Enc.

**Maria Budgen**

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**Subject:** FW: Planning Application 857328 2-4 Southwark Street

**From:** Donald Hyslop <[REDACTED]>  
**Date:** 27 January 2017 09:20:38 GMT  
**To:** Kate Howell <[REDACTED]>  
**Cc:** Darren Henaghan <[REDACTED]>  
**Subject:** Planning Application 857328 2-4 Southwark Street

Dear Sir / Madam

Please accept this mail as authorisation for Kate Howell Director of Development and Communications, Borough Market to make representations on the above application on behalf of the Trustees.

Yours faithfully  
Donald Hyslop  
Chair of Trustees  
Borough Market

Sent from my Samsung Galaxy smartphone.

Please note that any information sent, received or held by Tate may be disclosed under the Freedom of Information Act 2000