

Heron, Andrew

From: Regen, Licensing
Sent: 02 May 2017 08:50
To: Heron, Andrew
Subject: FW: licensing application 85839

PARTY A

From: [REDACTED]
Sent: Monday, May 01, 2017 4:53 PM
To: Regen, Licensing
Subject: licensing application 85839

Dear Sir/Madam,

We oppose to the restaurant licensing application 85839.
The reasons are: noise, smells, late operating hours etc

[REDACTED]

Best regards

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

9th May 2017

Dear Southwark Licensing Authority,

We write to object to the restaurant licence application 858359 for 35-37 Tower Bridge Road.

We live with our family at [REDACTED]

We object to this Licensing Application on the grounds of nuisance and protection of children.

The most important nuisance caused by this application would be noise from a new, commercial activity which would be brought into:

1) what is solely residential area tab the back of the properties along Green Walk, Alice Street and Tower Bridge Road. This enclosed area is silent at night and is were we have our bedrooms and where the children sleep.

2) Our windows of our home are close to the rear of the property of the applicant. They are applying to be open Monday to Sunday 11am to 11pm, they want to have outside tables and they bare also applying for a licence to have music. It is not conceivable that this licence could be issued without serious nuisance and reduction in living standards for ourselves, our children and our neighbours. All residents have right to be able to sleep and be quiet in their homes and children have a particular right to have their sleep protected and not to have their homes and area changed from solely residential to commercial use.

3) The selling of alcohol for consumption through the day, seven days a week, again next to homes is another reason to concern.

We hope the Council will take steps to ensure the process is fair. Please refuse the licence applied for this Property.

[REDACTED]

Heron, Andrew

From: Regen, Licensing
Sent: 02 May 2017 08:43
To: Heron, Andrew
Subject: RE: licensing application 85839

Follow Up Flag: Follow up
Flag Status: Completed

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

From: [REDACTED]
Sent: Monday, May 01, 2017 4:44 PM
To: Regen, Licensing
Subject: licensing application 85839

Dear Sir/Madam,

We oppose to the restaurant licensing application 85839.
The reasons are: noise, smells, late operating hours etc

[REDACTED]

Best regards
[REDACTED]

[Redacted]

9th May 2017

Dear Southwark Licensing Authority,

We write to object to the restaurant licence application 858359 for 35-37 Tower Bridge Road.

We live with our family at [Redacted]

We object to this Licensing Application on the grounds of nuisance and protection of children.

The most important nuisance caused by this application would be noise from a new, commercial activity which would be brought into:

- 1) what is solely residential area at the back of the properties along Green Walk, Alice Street and Tower Bridge Road. This enclosed area is silent at night and is where we have our bedrooms and where the children sleep.
- 2) Our windows of our home are close to the rear of the property of the applicant. They are applying to be open Monday to Sunday 11am to 11pm, they want to have outside tables and they are also applying for a licence to have music. It is not conceivable that this licence could be issued without serious nuisance and reduction in living standards for ourselves, our children and our neighbours. All residents have right to be able to sleep and be quiet in their homes and children have a particular right to have their sleep protected and not to have their homes and area changed from solely residential to commercial use.
- 3) The selling of alcohol for consumption through the day, seven days a week, again next to homes is another reason to concern.

We hope the Council will take steps to ensure the process is fair. Please refuse the licence applied for this Property.

Sincerely yours,

[Redacted]

[Redacted]

[Redacted]

Heron, Andrew

From: Regen, Licensing
Sent: 02 May 2017 08:48
To: Heron, Andrew
Subject: FW: icensing application 85839.

From: [REDACTED]
Sent: Monday, May 01, 2017 4:46 PM
To: Regen, Licensing
Subject: icensing application 85839.

Dear Sir/Madam,

We oppose to the restaurant licensing application 85839.
The reasons are: noise, smells, late operating hours etc

[REDACTED]

Best regards
[REDACTED]

[Redacted]

9th May 2017

Dear Southwark Licensing Authority,

We write to object to the restaurant licence application 858359 for 35-37 Tower Bridge Road.

We live with our family at 2 Green Walk, London SE1 4TU.

We object to this Licensing Application on the grounds of nuisance and protection of children.

The most important nuisance caused by this application would be noise from a new, commercial activity which would be brought into:

- 1) what is solely residential area at the back of the properties along Green Walk, Alice Street and Tower Bridge Road. This enclosed area is silent at night and is where we have our bedrooms and where the children sleep.
- 2) Our windows of our home are close to the rear of the property of the applicant. They are applying to be open Monday to Sunday 11am to 11pm, they want to have outside tables and they are also applying for a licence to have music. It is not conceivable that this licence could be issued without serious nuisance and reduction in living standards for ourselves, our children and our neighbours. All residents have right to be able to sleep and be quiet in their homes and children have a particular right to have their sleep protected and not to have their homes and area changed from solely residential to commercial use.
- 3) The selling of alcohol for consumption through the day, seven days a week, again next to homes is another reason to concern.

We hope the Council will take steps to ensure the process is fair. Please refuse the licence applied for this Property.

Sincerely yours,

[Redacted]

[Redacted]

[Redacted]

Heron, Andrew

From: Regen, Licensing
Sent: 02 May 2017 16:29
To: Heron, Andrew
Subject: FW: OBJECTION TO LICENSING APPLICATION 85839

From: Franklin, David
Sent: Tuesday, May 02, 2017 3:24 PM
To: [REDACTED] Regen, Licensing
Subject: FW: OBJECTION TO LICENSING APPLICATION 85839

Dear Mr Nation,

I have forwarded your representation to licensing@southwark.gov.uk which is the email address to be used for representations, the licensing team will respond to you.

I do understand that you may not have known the correct address to send your email to, but would ask if you can refrain from sending any further correspondence directly to the Chair of the Licensing Committee as this can lead to difficulties in the Chair being able to sit on meetings where she has been contacted directly by parties involved in a licence application hearing.

Kind regards

David

David Franklin
Team Leader Licensing
Regulatory Services

From: [REDACTED]
Date: 2 May 2017 at 08:35:22 BST
To: [REDACTED]
Subject: OBJECTION TO LICENSING APPLICATION 85839

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Monday 1st May 2017

Dear Sir/Madame,

Licensing Application 858359

I formally object to the Application 858359. My family and I live at [REDACTED] which is [REDACTED] the location for the proposed Zia Luca pizza restaurant and know that this restaurant will have a direct impact on the lives of my family and neighbours.

The last two weeks prior to this letter we have had to endure the sight and the smell of the burning of materials from this site. The smell has been entering our home even with the windows closed. It has been uncomfortable to endure this already and the building of the property has not even commenced yet.

In most restaurants the kitchen is located at the rear of the premises and this will be the most likely place that the kitchen of Zia Luca will be. If the kitchen operates with any windows open or there is insufficient sound proofing then this will result in noise disturbance being heard from our home till late at night. The kitchen will require an industrial extraction system for the kitchen and I know regardless of where the kitchen will be in the restaurant, the extraction will be at the rear of the property to meet planning regulations. I believe this extraction will cause noise all the time that the kitchen is open and would not want to hear this noise at anytime in my house.

Also the smells coming from the restaurant will be distasteful to our home and I fear we will not be able to open our windows any time during opening hours or even after hours if the refuse waste is not properly stored. I also believe that with refuse potentially being stored in the rear of the restaurant there will be an increased attraction to pests in the area. Our area already has foxes and we would not welcome the opportunity for rats, mice roaches and other vermin to be attracted to the restaurant and use my garden as a pathway and become a direct problem to my house hold. Is this business going to pay for future pest control for my property?

The fact the proposed premises could have an out door space at the rear doesn't sit well with me because the out door space could be used for an outdoor seating, dining, drinking and space use the rear space for breaks all these uses for the area at the rear would bring opportunity for a lot of noise nuisance.

We have 8 children in our home who need to the sleep at night, my wife and my self are both workers who work shifts and start work early mornings and late nights. We all need good sleep before work and before our children goes to school. Two of our bedrooms are located at the rear of our property so at night it is very important that we are able to sleep without noise generated from the proposed restaurant being a daily disturbance.

If the restaurant is given the go ahead and is allowed to open. We strongly request to be given band one pritority on the Southwark Homesearch bidding. Our application number is 3097351. This will cause my family great stress and strain. Looking to kill us.

Please take these points I have raised in my objection to the license application 858359 into consideration.

Kind Regards

██████████

Heron, Andrew

From: Regen, Licensing
Sent: 02 May 2017 12:20
To: Heron, Andrew
Subject: FW: Application 858359 - Objection

From: [REDACTED]
Sent: Tuesday, May 02, 2017 11:34 AM
To: Regen, Licensing
Subject: Application 858359 - Objection

Dear Sir,

1 May 2017
Application 858359

Please find my written objection to the above license application. My property is one of a number of family homes that backs onto the rear of the proposed premises and specifically my bedroom overlooks the rear of the property. If this application is approved then it is very likely that this will have a detrimental impact onto my ability to sleep and the enjoyment of my outside space.

Whilst it is good that Tower Bridge Road is improving there are a number of ways where the opening of this restaurant could impact my family and the enjoyment of our home and outside space. Additionally the hours of opening has the potential to disturb and prevent sleep towards the end of the restaurant's operating hours and during the clear up period following closing time. There are a number of potential issues that arise that form my objection and they are detailed below:

1. It is very likely the restaurant's kitchen will be at the rear of the premises. If the kitchen operates with its windows open then this will result in noise and disturbance from the restaurant late into the night.
2. There is an outside space to the rear of the premises. There is a risk that this may be used as an outside dining/drinking space/smoking area. Again this will result in noise and disturbance from the restaurant late into the night.
3. Even if customers are prevented from using the outside space there is a risk that staff will make use of the space for their breaks. Staff chatter during breaks will bounce off the walls in the enclosed space behind the homes of Green Walk and Alice Street and again will result in noise and disturbance from the restaurant late into the night.
4. There is a risk that bins will be located in the rear outside space. Rubbish being placed into these bins during restaurant operation and post-closing clear up will result in noise and disturbance late into the night. Noise from beer/wine bottles is particularly noisy.
5. Extraction noise – The restaurant will require an industrial extraction system for the kitchen. Regardless of kitchen location this will be located at the rear of the premises to suit planning regulations. The extraction system could operate all of the time that the kitchen is open. There is a risk that this will be noisy and result in disturbance.
6. Smells – The extraction system will obviously extract smells from the kitchen as part of its operation. These will waft over the rear of our homes and we will be subject to continuous cooking smells.

As a result I believe that a restaurant is unsuitable for this particular location and that the application should be denied.

Heron, Andrew

From: Tahir, Sarah
Sent: 03 May 2017 12:13
To: Heron, Andrew
Subject: FW: Objection - Restaurant Licence Application - rear of our home Application 858359, 35-37 Tower Bridge Road
Attachments: Licensing Application Objection Southwark 858359 35-37 Tower Bridge Road 3.5.17.pdf

Added to l1u = 858359

From: [REDACTED]
Sent: Wednesday, May 03, 2017 11:58 AM
To: Regen, Licensing
Subject: Objection - Restaurant Licence Application - rear of our home Application 858359, 35-37 Tower Bridge Road

3rd May 2017

Dear Southwark Licensing Authority,

We write to OBJECT to the restaurant licence application 858359 for 35-37 Tower Bridge Road.

We live with our family at [REDACTED]

We object to this Licensing Application on the grounds of nuisance and protection of children.

The most important nuisance caused by this application would be noise from a new, commercial activity which would be brought into:

- 1) what is a solely residential area at the back of the properties along Green Walk, Alice Street and Tower Bridge Road. This enclosed area is silent at night and is where we, as do most residents, have our bedrooms and is for many where the children sleep. Please come and visit our home (s) to check this fact if you are in doubt.
- 2) The rear windows of our home are 15 feet from the rear of the property of the applicant. Other windows are equally close in this very confined and quiet space. At the rear of the property for which the applicant is applying for a licence are windows, doors, an area where in their accompanying Planning Application they want to have outside tables, and doors to a storage area. They are applying to be open Monday to Sunday 11am to 11 pm. They are also applying for a licence to have music. **It is not conceivable that this licence could be issued without serious nuisance and reduction in living standards for ourselves, our neighbours, and our children.** All residents have a right to be able to sleep and be quiet in their homes, and children in particular have a particular right we feel to have their sleep protected and not to have their homes and area changed from solely residential to commercial use.
- 3) The selling of alcohol for consumption through the day, seven days a week, again next to homes and close to two schools (Tower Bridge Road and Bricklayers' Arms) is another reason for concern.

- 4) Nuisance would also be caused by people parking in Green Street for take-aways, by delivery riders coming to and from the restaurant for take-aways, and by anyone coming to the restaurant by car or motor-bike.

The applicant has made no attempt in their application to recognise or take account of the residential character at the back of their premises and the serious disturbance their plans would cause us and the other residents.

Can we also please also point out that no notice of the application for this licence was delivered to our door in Green Street, and therefore possibly to none of the properties in Green Walk, nor to any of the affected properties along Alice Street. The only way to know about this Licence Application was for us to see it by chance in the window of the property on Tower Bridge Road. This risks serious bias to the process in favour of the application. I hope the Council will take steps to ensure the process is fair.

Please refuse the licence applied for this Property. We would remind the Council that the last time a Planning Application was made for this Property it was disputed, taken to a meeting of Councillors and that the Councillors decided only to grant the application with strong conditions restricting noise, opening hours, hours of occupation of the property by those working there – and none of these restrictions are compatible with the present Licence Application.

[Redacted]

(Please find signed and scanned copy of this objection attached).

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Heron, Andrew

PARTY G

From: Regen, Licensing
Sent: 11 May 2017 08:59
To: Heron, Andrew
Subject: RE: Licensing Objection

From: [REDACTED]
Sent: Wednesday, May 10, 2017 11:09 PM
To: Regen, Licensing
[REDACTED]
Subject: Licensing Objection
Importance: High

Dear Licensing Team

On behalf of my constituents, I would like to raise an objection to change of use application 858359 relating to 35-37 Tower Bridge Road, SE1 4TL which is proposed as a pizza take-away and restaurant. I am very concerned that there does not seem to be sufficient consideration by the applicants of the impact on neighbours on Green Walk and Alice Street, the potential to cause nuisance including noise at anti-social hours (especially if there is outdoor seating to which I object), inadequate ventilation and inappropriate waste and servicing arrangements.

This application requires further scrutiny alongside the planning application for change of use.

Kind regards

[REDACTED]



BUCKWORTHS

Our Ref: 00658/005
Writer: Michael Buckworth

TO THE RESIDENTS,
Tower Bridge Road,
Green Walk,
Alice Street,
London SE1

12 May 2017

Dear Sirs

Zia Lucia 2 Limited
35-37 Tower Bridge Road, SE1 4TL
Licensing Application 858359

We act for Zia Lucia 2 Limited, who have made an application for a premises license in respect of the above property. We understand that you have raised some objections to the application. These objections have been provided to us (in an anonymised form) by Southwark Licensing Authority.

Our client values its relationship with local residents very highly. The purpose of this letter is to explain what our client intends to do with the premises and hopefully to allay any concerns that you may have in relation to the application.

About Zia Lucia

Zia Lucia runs a high quality family-friendly pizza restaurant operating from an existing venue in Holloway, North London. The business was founded by two Italians who have a love for Italian food and dreamed of opening an artisan local pizza restaurant. The founders are planning to open a second venue on Tower Bridge Road which will operate in a very similar way to the existing venue in Holloway.

Our client's focus is on serving food. However, as is the case with most restaurants, diners often want to be able to have an alcoholic drink with their meal. The purpose of the application for the premises license is to allow our clients to serve alcohol in this context.

The provision of alcohol

Zia Lucia is not a bar. Alcohol will only be served as an accompaniment to food being consumed by customers on the premises. Customers will not be permitted to take alcohol off the premises.

The proposed closing time for the venue is 11pm in the evening. We have agreed with Southwark Licensing Authority that (if the premises license is granted) alcohol will only be served until 10.30pm. This will allow sufficient time for customers to finish their food and drinks and leave the restaurant in an orderly fashion by 11pm. This will also help to ensure that customers leaving the restaurant do so gradually.

26 Curtain Road, London EC2A 3NY

Alcohol will not be served to minors - our client will be operating a Challenge 25 policy, and any children on the premises will have to be accompanied by a responsible adult.

Operation of the restaurant

The premises already has permission for activities falling under A3 usage. This includes the operation of a restaurant. The application to which you have raised objections is for the alcohol license which allows alcohol to be served at the premises.

You may be aware that Zia Lucia has also made several planning applications in respect of the premises. A number of the objections raised relate more to these applications than to the application for the premises licence which (if granted) would allow our client to serve alcohol to diners. Although these objections are not strictly relevant to this application, we thought that it would be useful to address some of the concerns raised about the operation of a restaurant in the premises.

Location of the kitchen

The possibility of noise and smells from the restaurant kitchen was of concern to some residents. Some residents assumed that the kitchen would be at the rear of the premises. In fact it will be in the centre of the premises.

The premises is split into three rooms: the front room on the street side will be the main dining room, a room in the centre of the premises will be the kitchen and the rear room will be a second dining room. A feature of Zia Lucia's restaurants is that pizzas and all hot food are cooked in a pizza oven which is located at the edge of the main dining room. The kitchen itself will only be used for the preparation of cold foods such as salads. Our client does not fry any food or use other food preparation processes that are smelly.

As such there will be no noise or smells emanating from the kitchen onto the rear of the property.

Noise

Our client has taken steps to ensure that any noise from the restaurant will be minimal. Our client intends to install soundproofing throughout the premises to prevent noise leaking into neighbouring properties. Our client did this in its Holloway venue and it has proved very successful in ensuring that any noise in the restaurant does not interfere with residents.

Our client has noted the concerns of residents with regards to the use of the courtyard at the rear of the premises for outdoor seating. In light of the justifiable concerns raised, our client has written to Southwark Licensing Authority and the planning authority confirming that it will not permit patrons to eat in the rear yard of the premises. Customers will therefore access the restaurant through the front doors on Tower Bridge Street only and will not be permitted in the courtyard at the rear.

Smells

Our client intends to use the existing chimney in the premises to deal with the discharge from the pizza oven. The only change that our client intends to make, is to install a more modern and high quality extractor unit to the chimney to ensure that smelly gases are removed from those emitted from the oven. The current unit (for which planning permission is in place) would allow some smells to leak into the air - our client is seeking to improve this position with its proposals.

We note the concerns of residents that rubbish could be stored in the rear yard and that this could attract rodents and pests. Our client will store all rubbish in pest-proof containers and will also pay for rubbish to be picked up by a private commercial contractor on a regular basis.

Summary

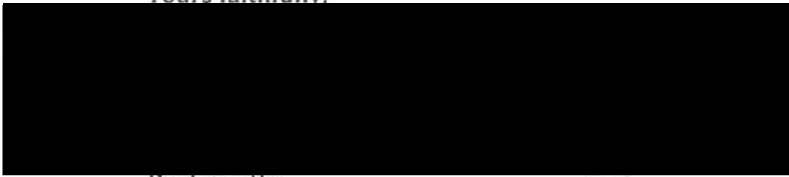
It is very important to our client that its relationship with residents is good and that residents feel that Zia Lucia contributes in a positive way to the local area. We have worked hard with our client and their design team to put together a plan that addresses the concerns of residents.

We would stress that Zia Lucia has operated a similar venue in Holloway for over a year during which time it has received no complaints from neighbours. Our client is confident that it would be able to operate the premises on Tower Bridge Road in harmony with local residents.

We hope that this letter has gone some way to reassure you that the concerns raised by residents have been considered and hopefully resolved.

If you do have any further concerns, please do not hesitate to contact us to discuss them further.

Yours faithfully,



Buckworths