

# APPENDIX C

## PARTY A

Heron, Andrew

**From:** Jerrom, Charlie on behalf of Regen, Licensing  
**Sent:** 09 June 2017 10:37  
**To:** Heron, Andrew  
**Subject:** FW: Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 858959

fyi

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**From:** [REDACTED]  
**Sent:** Thursday, June 08, 2017 4:26 PM  
**To:** Regen, Licensing  
**Subject:** Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 858959

[REDACTED]

[REDACTED]

8 June 2017

Re: ***Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 858959***

Dear Sirs,

I write to raise my objection with the application by Lassco at 37 Maltby Street (License Number 858959).

As a resident on the same street, 41 Maltby Street, I am in extremely close proximity to the venue and as such would be materially impacted by this license change if it were to be approved. Maltby Street is a residential area, with many young families in residence there.

Lassco, in 41 Maltby Street is already licensed until 10pm at night (most nights, except Sunday). This allows customers to leave at 10pm and clear the area before 11pm in order to maintain the quietness of the residential area overnight. Sunday is a quiet, peaceful day and closing after 5pm is too late and is not in keeping with the residential area and general Sunday trading guidelines. There is likely very little customer demand for a licensed bar to stay open so late. I think it's more than reasonable for any new bars in the area to close at 10pm Monday – Saturday and to close at 5pm on Sunday in order to keep with the local area licenses.

The area already has a number of licensed venues, a street market, craft beer places, bars, restaurants etc and therefore this is not addressing a shortfall in the area.

I have the following concerns:

- **SAFETY:**
  - Maltby Street has a significant number of single, female residents. The area has already seen a number of bars open (for example, Doodle Bar) and this has led to a greater number of intoxicated / inebriated people in the area. This makes for an uncomfortable walk home.
  - The area is generally poorly lit for a late night entertainment area; it is a residential area and as such has appropriate lighting. Additional lighting would increase light pollution.

- There is no visible security in the area outside any of the late night venues in the area and if there were to be drunken people in the area late at night this should be a requirement.
- Lassco outline nothing in their application about what additional safety / staffing measures they will take or how they will ensure that people leave the area quietly and peacefully.
- **ANTISOCIAL BEHAVIOUR:**
  - There is often litter in the area (particularly after Maltby Street Market on the weekend and around Doodle Bar). My council tax is already incredibly high to pay for local community initiatives and these venues should do more to tidy up and maintain the local aesthetics.
  - There is often urine or vomit on the streets and this will undoubtedly increase if people are permitted to drink until later at the venue.
  - Nothing is outline in the application as to how they will tackle antisocial behaviour
  - Condition 485 says that the staff on the premises will not engage or participate in any irresponsible promotions, however again it does not state how they will discourage this behaviour in customers. Inevitably this is what will cause recklessness, intoxication and later damage / vandalism / antisocial behaviour / violence / littering etc.
- **RUBBISH / REFUSE:**
  - The area already has a lot of rubbish collection bins on the pavement which is unsightly but I understand that this is needed for Maltby Street Market. Having the venue open later will increase rubbish in the area.
  - All bins should be kept inside the venue and nothing should be on the pavements, blocking pavements or simply being unsightly.
  - Nothing mentions how or when waste will be disposed of. Disposing of bottles is loud and should not be carried out at night and especially not at the weekends.
- **NOISE POLLUTION:**
  - No reference is made to what noise insulation they will fit their floor of the building with.
  - The application requests to sell alcohol both on and off the premises. If people take containers of alcohol off the premises, I can only imagine that it will be loud on the street and noise will not be contained and insulated within the Lassco building. How will noise pollution be dealt with? Noise will carry to balconies / windows of flats. Further, how will they deal with smoke pollution rising to flats, already cigarette smoke rises to balconies and windows?
  - Planning application says nothing on how customers will be encouraged to leave quietly. Having people leave the venue at 11pm will lead to significant noise pollution (people talking, calls to taxis, taxis arriving) and generally people take a long time to disperse so this will go on long past midnight.
- **TRAFFIC:**
  - There will be increased traffic in the area – taxis arriving and departing; people parking on the road
  - There will be delivery vehicles driving down the road to deliver to the venue – heavy vehicles which will cause noise pollution (particularly as there are speed bumps) and physical road damage / wear and tear.
- **PROPERTY VALUE:**
  - No one wants to live in close proximity to a loud venue
  - No one wants to feel uncomfortable or threatened entering their residence at night
  - Many mortgage providers don't provide mortgages where there are fully licensed venues with late night licenses nearby
  - This mix of issues will lead to a reduction in property value
- **BUILDING INSURANCE:**
  - Building insurance is already high and is likely to increase if there's a late night licensed venue nearby. This full additional cost would need to be absorbed by Lassco
  - Lassco must keep the entrance and building / outside face of the building in good order and regularly refurbish. The windows of Lassco's other venue at 41 Maltby Stare regularly cracked / smashed and likely this is from drunk and disorderly customers in the area.

In all, I believe that there are sufficient licensed venues in the area and that Lassco already has a licensed venue at 41 Maltby St and doesn't need another at 37 Maltby Street. There is ample entertainment and licensed venues in the area and therefore this is not meeting a shortcoming in the area. It is a family area and as such, having a license during the day is sufficient.

The license would lead to significant noise pollution and disturb a residential area with young families. Lassco has not addressed at all how it would enforce customers leaving the venue quietly and dispersing quickly rather than loitering late at night and causing noise pollution and making local residents feel uncomfortable / unsafe. In addition, Lassco has not outlined what security measures it would take.

In my personal opinion, antisocial behaviour and littering and loitering has become worse in the past few months and I think there's correlation with additional licensed venues in the area (for example, new pop up craft beer places, Doodle Bar, the increasing popularity of Maltby St Market).

I strongly object to the increased license hours and would be deeply disappointed if this was granted. I think this would definitely make the area far less attractive.

Kind regards



**From:** Jerrom, Charlie  
**Sent:** 26 June 2017 10:38  
**To:** Heron, Andrew  
**Subject:** FW: Lassco licence application 858959 37 Maltby Street - Representation

fyi

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**From:** Jerrom, Charlie **On Behalf Of** Regen, Licensing  
**Sent:** Monday, June 26, 2017 9:33 AM  
**To:** Jerrom, Charlie  
**Subject:** FW: Lassco licence application 858959 37 Maltby Street - Representation

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**From:** [REDACTED]  
**Sent:** Friday, June 23, 2017 6:47 PM  
**To:** Regen, Licensing  
**Subject:** Lassco licence application 858959 37 Maltby Street - Representation

Representation made by:

[REDACTED]

Lassco licence application 858959 - Representations:

I would like to make the following representations on the Lassco license application for 37 Maltby Street:

1. Nuisance - the existing market has brought significant nuisance in the form of
  - a. rubbish,
  - b. people eating on the streets,
  - c. vermin hazard,
  - d. serious air-pollution from fast-food cooking stalls affecting the flats inside and the environment all around the site.
  - e. Early morning and late night noise
  - f.refuse bins being emptied and their incorrect location
  - g. Damage to Bermondsey Central property

These issues would be made significantly worse by the extension of similar activities to the area of Maltby Street where No 37 is situated and this area should be kept free of further stalls, and certainly no fast-food cooking stalls with their attendant air pollution affecting all the flats above Maltby Street.

2. Safety and risk to children - the area is inundated with many thousands of people each weekend and there have been a number of incidents of people unlawfully entering the 41 Maltby Street, building adjacent to the site of the proposed licence. There has been no provision of security by Lassco and this needs to be put in place for any licence application to No 37 if late night entertainment is included.

People also lounge and sit in the streets and access to the residents' car park in Millstream Road, 41 Maltby Street is being made difficult from all vantage points and is a safety risk. Access needs to be kept clear for both the residents to access the car park without risk to the public and access by the Metropolitan Police special bike escort centre in Maltby Street.

Safety and safe access would be made worse by the extension of entertainment activities into the proposed site.

There needs to be a thorough consultation and conditions put into any future licence applications for the specific points above which have been experienced as common problems of the Lassco Rope Walk general license which the Council granted.

Yours sincerely,

[Redacted signature]

[Redacted name]

[Redacted address]

**From:** Jerrom, Charlie  
**Sent:** 19 June 2017 09:56  
**To:** Heron, Andrew  
**Subject:** FW: Licensing application reference 858959 (Lassco, 37 Maltby Street)

fyi

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**From:** Jerrom, Charlie **On Behalf Of** Regen, Licensing  
**Sent:** Monday, June 19, 2017 9:33 AM  
**To:** Jerrom, Charlie  
**Subject:** FW: Licensing application reference 858959 (Lassco, 37 Maltby Street)

**From:** [REDACTED]  
**Sent:** Sunday, June 18, 2017 12:16 PM  
**To:** Regen, Licensing  
**Subject:** Licensing application reference 858959 (Lassco, 37 Maltby Street)

Dear Sir / Madam

I write regarding the above licensing application. I wish to object to this application for the following reasons:

1. This is a residential area and is identified as such in policy documents, such as the Unitary Development Plan.
2. The residents are already subject to noise from the existing bars and restaurants that are here, but they close by 10pm and do not open every day of the week. As it is, crowds do linger after closing hours (especially on warmer spring/summer nights). A midnight closure for a bar operating every day of the week is not reasonable for residents in my apartment block and that of neighbouring residences (the Arc which spans Maltby and Tanner streets). AN 1130pm closure for a bar AND cinema operating every day of the week, including Sunday, is not reasonable for residents.
3. The Lassco facility is in close proximity to a residential block (of which I reside - Bermondsey Central/ 41 Maltby Street). It is not therefore a suitable location for a bar or restaurant that opens late on every day of the week.
4. I am expecting a child shortly in August and there are many other young children within this and surrounding residential blocks. How can they expect any reasonable quality of life (particularly including quality sleep) with a bar/cinema operating (including closing up time) 7 days a week until midnight?
5. The proposal would lead to taxis, Ubers, mini-cabs etc coming and going (engines running), happy, tipsy or even drunk people in the street and alike well after midnight, possibly until 1am. This should only be allowed in town centres and not in residential neighborhoods. The wing where my unit is, is the closest to Lassco and owing to the huge pavement at the entrance to Rope Walk, as it is, the patrons do come to the section in front of Bermondsey Central (where my wing is) to hail or board their taxis. I can provide video clips on request.
6. Whilst the application says that films will be played indoors, Lassco keep the front of the railway arch open throughout the day and evening. Any noise from movies would without doubt disturb residents and there are a large number of flats very nearby.

I appreciate the vibrancy that bars and restaurants may bring to an area but where there is a huge residential population - a fine balance needs to be struck and the current permissions are already on the cusp of the tilting that fine balance.

I would be most grateful if you could acknowledge safe receipt of this objection and keep me informed about the progress of the application.

Kind regards

[REDACTED]

[REDACTED]

**From:** Jerrom, Charlie  
**Sent:** 19 June 2017 09:56  
**To:** Heron, Andrew  
**Subject:** FW: Licensing application reference 858959 (Lassco, 37 Maltby Street)

fyi

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**From:** Jerrom, Charlie **On Behalf Of** Regen, Licensing  
**Sent:** Monday, June 19, 2017 9:32 AM  
**To:** Jerrom, Charlie  
**Subject:** FW: Licensing application reference 858959 (Lassco, 37 Maltby Street)

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**From:** [REDACTED]  
**Sent:** Sunday, June 18, 2017 12:07 PM  
**To:** Regen, Licensing  
**Subject:** Licensing application reference 858959 (Lassco, 37 Maltby Street)

Dear Sir / Madam

I write regarding the above licensing application. I wish to **object** to this application for the following reasons:

- This is a residential area and is identified as such in policy documents, such as the Unitary Development Plan.
- The residents are already subject to noise from the bars and restaurants that are here, but they close by 10pm and do not open every day of the week. An 11pm closure for a bar and cinema operating every day of the week, including Sunday, is not reasonable for residents.
- The Lassco facility is within a densely populated residential area. It is not therefore a suitable location for a bar / cinema that opens late on every day of the week.
- We are expecting a child shortly and there are many other young children within this and surrounding blocks. How can they expect any reasonable quality of life with a bar / cinema operating 7 days a week until 11pm.
- The proposal would lead to taxis coming and going, drunk people in the street and alike until midnight. This should only be allowed in town centres and not in residential neighbourhoods.
- Whilst the application says that films will be played indoors, Lassco keep the front of the railway arch open throughout the day and evening. Any noise from movies would without doubt disturb residents and there are a large number of flats very nearby.

I would be most grateful if you could acknowledge safe receipt of this objection and keep me informed about the progress of the application.

Regards

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

**From:** Tahir, Sarah  
**Sent:** 23 June 2017 14:31  
**To:** Heron, Andrew  
**Subject:** FW: Objection to licensing application 858959

Added to l1u = 858959

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**From:** Regen, Licensing  
**Sent:** Friday, June 23, 2017 1:52 PM  
**To:** Tahir, Sarah  
**Subject:** FW: Objection to licensing application 858959

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**From:** [REDACTED]  
**Sent:** Friday, June 23, 2017 1:38 PM  
**To:** Regen, Licensing  
**Subject:** Objection to licensing application 858959

To whom it may concern,

My name is [REDACTED] and I am a resident at [REDACTED]  
[REDACTED]

I would like to lodge my strong objections to the application number 858959, for the right to serve alcohol seven days a week up to 11pm at night, every day, at 37 Maltby Street. This replaces my initial objection made to you.

I object to this application for the following reasons:

1. Such trading hours as requested in the application are excessive and will increase the risk of crime and anti-social behavior caused by alcohol consumption in the vicinity of the property in what is first and foremost a residential area. It will increase risks posed by drunken people in the Maltby and Tanner street areas.
2. The application will also cause significant nuisance and public safety concerns to the local area, as a result of glass-wear, empty bottles, other rubbish being left in the street, presenting a risk to residents and pedestrians, including children. It will also cause significant noise disturbances as a result of increased footfall in the street, people exiting the premises drunk, shouting etc. As it is, the street does not absorb current noise pollution given the prevalence of hard surfaces. This application would make the situation much worse for almost 50 flats/apartments which face



Maltby and Tanner street. Instances of vandalism, dis-guarded cigarette butts and damage to parked cars will also increase.

3. The entrance to the Lassco premises at 37 Maltby Street is on a very narrow part of the street, with apartments right opposite who would be severally impacts by noise from patrons, deliveries, rubbish removal etc. This is a residential area and such nuisance should not be tolerated by the local community.
4. Such an application will also mean more intoxicated and drunk people in the street, causing disturbances to local residents, including the many children who live in the area. Bottles, glasses, rubbish and other potentially harmful artefacts are already present in the garden/playground area outside the social housing blocks on Maltby street, which would only be increased as a result of this application.

The extension of the license to serve alcohol up to 11 o'clock, seven days a week should therefore be rejected.

I hereby register my strong objection to this application and request it does not proceed. Please acknowledge my objection has been registered.

Thank you,



# **PARTY F**

Southwark Council Licensing Office  
Regulatory Services  
3rd Floor Hub 1  
PO Box 64529  
London  
SE1P 5LX

5<sup>th</sup> June 2017



Dear Licensing Department,

I hereby would like to raise an objection to the licensing application number 858959, submitted by Lassco to serve alcohol from 11am to 11pm, 7 days a week at 37 Maltby Street.

I set out below the reasons for this strong objection:

## **PREVENTION OF CRIME**

Granting a license to serve alcohol up to 11pm, 7 days a week, will increase the number of intoxicated people within the building and vicinity, leading to an increase in anti-social behaviour and crime. There have already been repeated attempts by non-residents who have come from Lassco/Ropewalk market to make unlawful access to the building. This license would only increase such attempts.

Drunken and anti-social behaviour would increase dramatically with such licensed hours and poses a threat to residents and passers-by in what is a primarily residential zone.

## **PUBLIC SAFETY**

This license, if granted, would mean people who have consumed alcohol would linger within, and near, the Bermondsey Central building up to and beyond 11pm, 7 days a week. This is an unnecessarily long period to be able to serve alcohol, is inappropriate and does not fit in with the dynamics of what is a primarily residential block and area. Having to walk past such a premises and people (under the influence of alcohol) to simply get into the flats directly above Lassco will pose a threat to the safety of residents, as well as other people in neighbouring buildings. This application also increases safety risks to motor vehicles parked near Lassco's premises.

Glass wear would also be left in the street by patrons when there is spill-over or by smokers standing outside, posing a risk to residents and passers-by. Smoke from smokers who stand outside the building will rise up to the balconies/flats above, posing a danger to health of residents.

Rubbish from the establishment and dropped by those entering/exiting would also build up on the streets; there are no bins in surrounding streets to cater for this.

The extension of trading hours and instillation of film/cinema equipment also poses a fire hazard to the building.

### **PREVENTION OF NUISANCE**

Bermondsey Central is, primarily and originally, a residential building. Permitting such lengthy trading hours and showing of films indoors will cause significant noise disruption to the flats directly above and to the communal garden areas of the building, as well as neighbouring properties.

The increased footfall of people entering/exiting the building will increase general noise disturbances in surrounding streets, blighting lives of local residents. The street is already an echo-chamber, not easily absorbing sounds from existing Lassco and Ropewalk entertainment activities. Sale of alcohol off premises would significantly add to this.

### **PROTECTION OF CHILDREN**

The Bermondsey Central building is primarily a residential building. Many of the residents have children. This application will increase the number of people from outside this residential area congregating in/near the building, who are drinking, smoking, are drunk, potentially consuming illegal drugs etc. Exposing children within Bermondsey Central and neighbouring residential buildings to such activities would be unsafe and harmful.

There are also several outdoor play areas and balconies within the Bermondsey Central building which will be directly and negatively affected by this application – in terms of noise, litter, air pollution.

Lastly, the arrival of vans to load/unload materials used by Lassco presents a safety hazard on the narrow streets near the building in which children play.

In short, I strongly object to this licensing application and request that it does not proceed.

I look forward to this matter being considered and duly rejected.

Kind regards,



**From:** McCarthy, Debbie  
**Sent:** 15 June 2017 07:49  
**To:** Heron, Andrew  
**Subject:** FW: Objection to 858959

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**From:** McCarthy, Debbie **On Behalf Of** Regen, Licensing  
**Sent:** Thursday, June 15, 2017 7:41 AM  
**To:** McCarthy, Debbie  
**Subject:** FW: Objection to 858959

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**From:** [REDACTED]  
**Sent:** Wednesday, June 14, 2017 5:20 PM  
**To:** Regen, Licensing  
**Subject:** Objection to 858959



14th June 2017

Dear Southwark Licensing Services,

I wish to object to the current license application 858959, to grant Lassco Ltd a Premise Licence at 37 Maltby Street to show films and permit the sale of alcohol on the premises; 11:00-23:00 Monday to Sunday.

I am a homeowner, and permanent resident in Bermondsey Central and I am extremely concerned about the prospect of this application. We currently already have several arches in Ropewalk serving alcohol Wednesday-Sunday, and having a further establishment with no rest period would be a permanent nuisance for all local residents.

Having a bar running 7 days a week, until late in the night, will be a constant nuisance. It would increase noise levels, not only from continual punters, but bottle disposal, deliveries and smoking points outside our entrance.

It would encourage anti-social behaviour and put public safety at risk in the heart of a residential area where there are open balconies and families residing. We have already seen crime levels increase since the opening of Ropewalk market, with one of our residents being attacked outside our entrance. I am continually faced with loud music, profanities and noise pollution from the trading bars already in the market. Granting Lassco Ltd a permanent license will increase crime and disorder, which unfortunately comes hand in hand with the consumption of alcohol; putting the public safety of the residents at risk, not in line with Southwark's policy of protecting children from harm!

Acting on behalf of the Southwark residences I think it would be extremely short-sighted for the council to grant this license. Whilst Lassco Ltd is currently a reasonable establishment proposing a cinema, this license would open up prospects for any freeholder in the future.

I hope you take my points on board when considering the outcome of this application.

Many Thanks,

██████████

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

Thursday 22<sup>nd</sup> June 2017

Dear Sir/ Madam,

## **PARTY H**

I am writing in response to the resubmission of an application (858959) for the extension of licensing hours by Lassco Ltd / George Amos at 37 Maltby Street. I have edited this letter to reflect the revised application, but although this is an adjacent premises my objections still hold.

I am objecting to this application on the grounds that it will create unnecessary noise and disturbance to what is an exceptionally quiet, primarily residential, area of Bermondsey.

When Lassco first applied for a license (at number 41), residents of Bermondsey central (the residential block above Lassco), were contacted by the company with assurances that this licence would be for very occasional use and that there would be no disturbances. Lassco, primarily operate an architectural salvage business, and have a small bar and restaurant within the premises. With limited hours this licence has had only occasional, but still irritating, impact.

Maltby Street is fairly busy during the day, with a mix of residential, office and light business. I moved into Maltby Street when the flats were built; I am an owner occupier and have no intention of moving. Since I moved here the Ropewalk Market has transformed the area; with the streets busy and vibrant during the day at weekends. Whilst this has created a very changed environment it has enhanced the area in a way that only creates noise and crowds to daylight hours. I am not averse to change.

Despite this daytime change, Maltby Street is exceptionally quiet at evenings, weekends and early mornings – with very little traffic. It is this tranquillity that will be lost if the licence is approved. On the occasions that Lassco has a late party, the street becomes unpleasantly noisy with shouting, taxi doors banging, and noise groups leaving the premises etc. I have been woken in the night or had my evenings disturbed on occasions, but taken the balanced view that these are occasional due to the licence restriction.

It is for this reason I am objecting to the extension. Regular late night licencing, and the people and noise this will create will significantly impact the area it's the residential peace.

I would ask that any member of the licensing team take a walk down Maltby Street late evening or into the night, on any day of the week. You will be then experience the tranquillity that would be lost if this licence is approved.

Please contact me if I can provide any further information.

Yours faithfully,

[REDACTED]

Dear Sir/Madam:

## **PARTY I**

Ref: License application no. 858959 for Lassco 37 Maltby Street to have the permission to play films indoors Monday to Sunday 0700-2300 and also to sell alcohol on and off the premises Monday to Sunday 1100-2300 with opening hours of 0700-2330 Monday to Sunday.

I am currently the owner of flat 46 above Lassco. I am writing in **objection** to the above license application.

I am objecting for the following reasons:

### 1. Prevention of Public Nuisance.

When I moved to Maltby Street in 2011, it was very quiet, there were only a couple of stores opening on Saturday, since then, the market has got busier and busier, I am often woken up early in the morning on weekend as the building is very close to the road, which is very unfair for me as I need good sleep after a long week. Now the market is busy not only on Saturday, but also on Sunday, and I can't even have an afternoon nap because of the noise downstairs. The area also gets very dirty after the market closes. I had to move to a quieter development nearby recently myself as I just can't put up with it any more. I would sell my flat if the market is not as weak as it is now.

There are currently 4 small restaurants and bars open 3 days a week and till 10pm, even so, the customers of these places do not obey the rules, and it has happened a few times when loud chatting and laughing were still lingering long after these venues closed, as the customers just hang around instead of leaving, under the influence of alcohol.

Should the license application be granted, the noise level will become even more unbearable, and it is very likely that I will struggle to find tenants before I can sell my flat.

### 2. Public safety.

As the area is quite central, taxis are often used by customers coming to these venues, and it has happened more and more often when taxis are waiting on the street with engines running, which causes pollution.

This will directly affect my ability to find tenants or get decent rents.

### 3. Prevention of crime and disorder.

Bermondsey central is not ported after 5pm, it is very easy for strangers to call flats randomly from downstairs, and residents might carelessly let strangers in, which can cause severe concerns. There have been cases where bikes were stolen in the secured underground car park.

And late night drinking can lead to anti-social behaviour, which is unacceptable in a residential area.

This will directly affect my ability to find tenants or get decent rents.

### 4. Protection of children.

For all the three reasons detailed above, the granting the license application will directly harm any children who might be living in the block.

This would directly reduce the choices of tenants I might have.

Southwark counsel has defined Strategic Cultural areas and District Town centres in the "Southwark Statement of licensing policy 2016 – 2020" licence applications are encouraged to maintain the vibrancy of these areas. Maltby Street is deemed residential and is outside these areas.

When I bought the flat, which is in the same building as Lassco and directly above it (despite slightly different address), Lasso was only a furniture shop, and its planning consent is B1(a) which is business and not for a licensed premise, which is the reason I did not mind having a commercial unit downstairs, should the nature of its business changes, the right of the owners will be severely affected and I will explore the possibilities of any legal action that I can take to defend my right.

For all the above reasons, I sincerely object the license extension, there are many restaurants and bars in the main street nearby, either Bermondsey Street, Tooley Street, Borough or St Katherine's dock, there is also a Cinema on Bermondsey Square which is only a few minutes' walk, there really is no particular need or reason for more entertainment places late at night right next to a residential block. And I do hope you can see how ridiculous the intended business for the license application is from the residents' point of view.

Also it is very unfair to give such short notice and short period of time for the residents to respond to this application, people live in this block are business executives who often travel (including myself), and a couple of weeks is just not reasonable to expect the residents would definitely have had the



chance to read about the application, let alone respond to it. This shows the lack of good manner and concern Lassco has for all the people their license application might affect in a harmful way.

I sincerely hope you will not grant this application.

Best regards,

A solid black rectangular redaction box covering the signature area.

**PARTY J**



22<sup>th</sup> June 2017

**Objection to application for a premises licence at Lassco, 37 Maltby St., SE1 3PA  
License no. 858959**

**Introduction:**

Until very recently Lassco operated out of the ground floor unit of the apartment block at 41 Maltby Street (although their address was 37 Maltby Street, it was part of the same building) and had a licence to sell alcohol during very limited hours. They have now moved to railway arches on the same street (Maltby Street), which are as close to residential apartments as their previous location, and are applying for a licence with greatly extended hours than the license they held at their previous premises.

**Objection 1—Prevention of public nuisance.**

With reference to the ‘Southwark Statement of licensing policy 2016-2020’, Maltby Street and surroundings clearly fall outside the defined Strategic Cultural areas and Major Town centre described in Appendix B of the licensing policy (attachment A, page 4). Tower Bridge Rd. separates the busy licensed areas West of Tower Bridge Rd. around Bermondsey High St. to London Bridge and North to the river from a totally peaceful residential area to the East along Maltby street and the surrounds. Residents are able to enjoy a good quality of life and choose the Maltby Street area for that reason.

There are only 4 licensed premises in the near vicinity:

- 1) Gergovie Wine Warehouse situated under the arch at 40 Maltby St and set well back from the Road. It is a quality wine warehouse, which has a license to serve its wines Wednesday to Saturday until 10pm. It is a very small unit and can only cater for a very limited number of people. The atmosphere inside is quiet and subdued.
- 2) Bar Tozino on the Ropewalk in one of the railway arches. A Spanish restaurant which serves a large variety of Spanish Jamon with wines. Opening hours are Wednesday to Saturday until 10pm and Sunday to 5 pm. Again, this is a small unit and is also quiet and subdued.
- 3) St John – a small restaurant with the same opening hours as Bar Tozino.
- 4) Bermondsey Distillery – open Saturdays for tastings then closed by 10pm.

The current application Lassco has made is not in keeping with the general opening hours of similar premises in the area.

Until very recently Lassco occupied the ground floor space of the apartment blocks at 41 Maltby Street (Bermondsey central), their previous licence at 41 Maltby Street was only for Thursday, Friday and Saturday until 10pm. However, on evenings when events were held at Lassco, people congregated on Maltby Street smoking and chatting as well as arguing after drinking. The smoke drifts up to the flats, all of which have a balcony on

Objection to extension of license no. 858959

the front (their new location is still in front of flats). There was also the noise from people coming and going in taxis. This has interfered with the quiet enjoyment of residents.

The street in front of Lassco (Maltby Street) and continuing South is generally deserted and very quiet.

Lassco's current application is to extend their opening hours daily until 11:30 PM with entertainment, alcohol and food. Clearly this is going to cause considerable public nuisance to the flats in Bermondsey Central and those opposite in Century House. This would be a completely different type of venue to Lassco's previous set-up and the four quiet restricted licensed premises mentioned above.

There would be street noise all evening:

- a) from people coming and going in taxis
- b) from people standing outside smoking, chatting. As the evening draws on and people drink more this will get louder and louder and;
- c) particularly at 11:30 PM and closing, people will be hanging around waiting for taxis and talking loudly. In Lassco's previous premises at Bermondsey Central, when the venue closed at 10pm, people were still making noise on the street until 10.45pm and so at their new premises with the proposed times in the application we expect disturbance until around 00.15 AM.
- d) Lassco's new premises under the railway arches open directly onto the street and music/films played there would be clearly heard in all surrounding flats, preventing residents from sleeping at reasonable times during the week when they have to go to work the next day.

That is what happens with this type of proposed venue.—there is absolutely no doubt about that. In addition Maltby Street has a large amount of rubbish left on it, especially at the weekends, due to the current bars/businesses that operate in the area – granting this application would only make this situation worse.

### **Objection 2 –Prevention of Crime and Disorder.**

1. The occupants of the flats at 41 Maltby St have had several letters from the management company detailing thefts from the flats and bicycles from the garage. We have had a new bicycle stolen from a locked unit in the garage.

A large licensed premises in such close proximity as proposed with entertainment and selling alcohol until 11:30 PM with people coming and going will clearly attract and provide a cover for thieves who can blend with the visitors. Currently, Maltby street is deserted in the evening and anyone acting suspiciously is obvious.

2. Drinkers are obviously going to consume a large volume of alcohol in the venue proposed with long opening hours. There have already been problems with people who have obviously had a lot to drink arguing and shouting on leaving Lassco's previous premises at 10pm and hanging out on the street much later.

This disorder can only increase with extended hours.

### **Objection 3 –Public safety.**

There would be a very large increase in the number of taxis, mostly diesel, stopping and waiting outside the venue which will cause an increase in diesel pollutants in the area such as nitrogen oxides and particulate matter. The World Health Organisation has

Objection to extension of license no. 858959

issued a warning that diesel fumes are a major cancer risk<sup>1</sup>. Asthma UK states that the tiny particles found in Diesel fumes aggravates Asthma and COPD (Chronic Obstructive Pulmonary Disease)<sup>2</sup>.

Summary

To summarise, Maltby Street and the surroundings are currently a quiet residential area. There is already ample provision of licensed premises on the other side of Tower Bridge Rd., and around nearby Bermondsey High Street. To grant these extended hours to Lassco with alcohol, entertainment and the provision of late night refreshment is clearly going to cause a public nuisance to the residents of local flats.

There is also a strong possibility that there will be an increase in crime and disorder in the vicinity due to alcohol consumption.

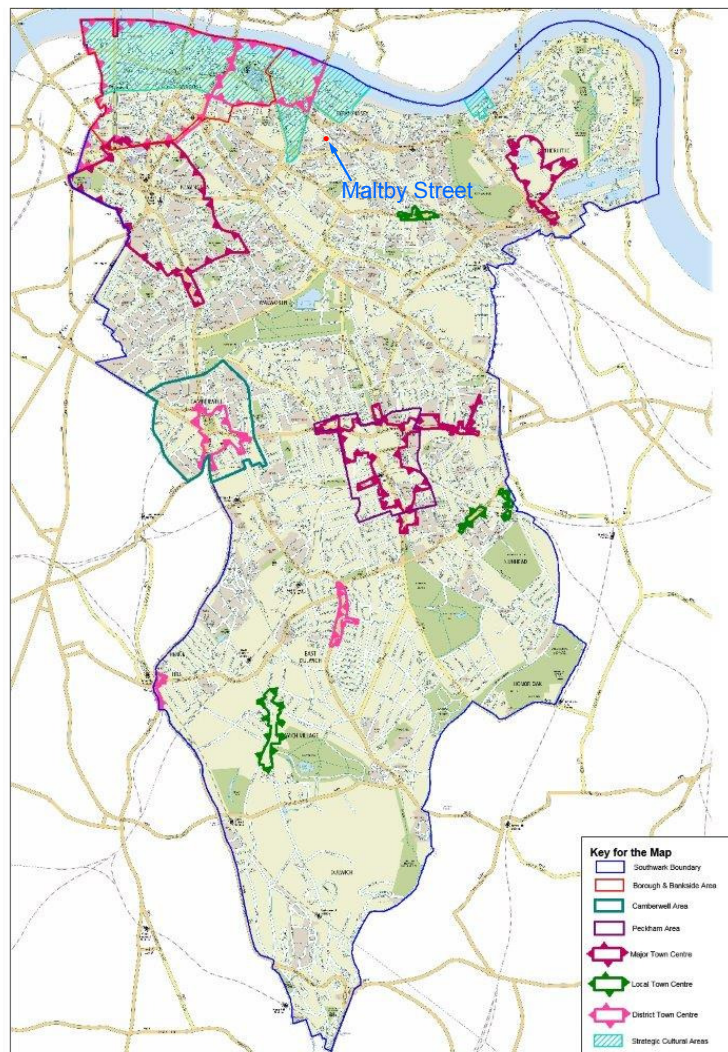
There will be a decrease in air quality due to diesel pollutants causing health problems to residents.

For these reasons, I strongly object to the extension of this license.



**Attachment A)** Annotated extract from Southwark Statement of licensing policy 2016-2020 – Appendix B, showing Maltby Street and the surroundings as outside of the Strategic Cultural Area:

**APPENDIX B – MAP OF AREA CLASSIFICATIONS AND CIPS**





22<sup>th</sup> June 2017

Objection to application for a premises licence at Lassco, 37 Maltby St., SE1 3PA  
License no. 858959

**Licensing Objectives**

**General**

I have not been able to view the application itself and, therefore, reserve the right to make any representations in respect of the description of the variation, the Operating Schedule and the hours sought for Regulated Entertainment and the nature of the entertainment.

**Introduction:**

Until very recently Lassco operated out of the ground floor unit of the apartment block at 41 Maltby Street (although their address was 37 Maltby Street, it was part of the same building) and had a licence to sell alcohol during very limited hours. They have now moved to railway arches on the same street (Maltby Street), which are as close to residential apartments as their previous location, and are applying for a licence with greatly extended hours than the license they held at their previous premises.

**Nature of the area**

With reference to the ‘Southwark Statement of licensing policy 2016-2020’, Maltby Street and surroundings clearly fall outside the defined Strategic Cultural areas and Major Town centre described in Appendix B of the licensing policy (attachment A, page 4).

The immediate surrounding area to my flat is residential in nature, with occasional office space at ground floor level. It is the very fact that this is a residential area which means that the few premises which do have the benefit of a Premises Licence in the immediate area, only remain open until 22:00, being Bar Tazine on the Ropewalk, Gergovie Wine Warehouse in the Railway Arches, St Johns Restaurant and the Bermondsey Distillery, open for tastings only. Certainly, nothing is open for licensable activities until midnight, the hours sought as part of this application.

The area itself is residential in nature and, therefore, falls into column 5 under paragraph 153 of the Council’s Statement of Licensing Policy (“SoLP”) and, therefore, the guideline hours should, for “public houses, wine bars or other drinking establishments” be 23:00 at the very latest.

The area is separated from the busier area around Bermondsey High Street by Tower Bridge Road. The area between Maltby Street and to the west and east of Maltby Street is a quieter residential area, with a predominance of residential flats rather than premises licensed to sell alcohol. [The area within the triangle, comprising Tooley

Objection to extension of license no. 858959

**Street, Tower Bridge Road and Abbey Street could not be described as anything other than residential, with some office space at ground floor and the occasional ancillary food led establishments which close much earlier than the hours sought by the applicant here.**

**Residents are able to enjoy a good quality of life and choose the Maltby Street area for that reason.**

**The licensed premises in the near vicinity mentioned above are:**

- 1) Gergovie Wine Warehouse situated under the arch at 40 Maltby St and set well back from the Road. It is a quality wine warehouse, which has a license to serve its wines Wednesday to Saturday until 10pm. It is a very small unit and can only cater for a very limited number of people. The atmosphere inside is quiet and subdued.**
- 2) Bar Tozino on the Ropewalk in one of the railway arches. A Spanish restaurant which serves a large variety of Spanish Jamon with wines. Opening hours are Wednesday to Saturday until 10pm and Sunday to 5 pm. Again, this is a small unit and is also quiet and subdued.**
- 3) St John – a small restaurant with the same opening hours as Bar Tozino.**
- 4) Bermondsey Distillery – open Saturdays for tastings then closed by 10pm.**

**The current application Lassco has made is not in keeping with the general opening hours of similar premises in the area.**

**Until very recently Lassco occupied the ground floor space of the apartment blocks at 41 Maltby Street (Bermondsey central), their previous licence at 41 Maltby Street was only for Thursday, Friday and Saturday until 10pm. However, on evenings when events were held at Lassco, people congregated on Maltby Street smoking and chatting as well as arguing after drinking. The smoke drifts up to the flats, all of which have a balcony on the front (their new location is still in front of flats). There was also the noise from people coming and going in taxis. This has interfered with the quiet enjoyment of residents.**

**Objection 1 –Public nuisance.**

**The street in front of Lassco (Maltby Street) and continuing South is generally deserted and very quiet.**

**As I have identified above, this area is a residential area into which an applicant is looking to bring a Premises Licence for the sale of alcohol until midnight.**

**With the comings and goings of customers, this is going to mean people leaving up to 00:30 / 00:45 as they wait for taxis to come and collect them, and to generally disperse from the area. At the moment, residents in the area are simply experiencing the occasional disturbance from events which end at 22:00 for the sale of alcohol, with people dispersing up to 22:30 / 22:45, rather than 2 hours later.**

**When considering the application, the Licensing Authority needs to consider under paragraphs 109 and 110 various issues of immediate relevance here.**

**When looking at the type of mix of premises in the area, it is residential and offices predominantly with the occasional limited licensable activities within non-alcohol led premises.**

Objection to extension of license no. 858959

**The location of the premises is within a residential area within column 5 of paragraph 153 of the Council's SoLP. When considering the physical suitability of the premises then, assuming the application for Regulated Entertainment includes music, is wholly inappropriate,**

**We question whether the applicants have given any consideration to paragraph 110 of the SoLP when considering the hours it has applied for, which are later than the guideline hours set out at paragraph 153. It is particularly surprising that no attempt has been made by the applicant to discuss this extension of hours until midnight with any residents living in the very close vicinity, particularly when the very first measure under the heading "Prevention of Public Nuisance" on page 5 of the application says that the applicant will "develop a noise management policy in consultation with neighbours". No such consultation has taken place.**

**Without seeing the application, I have no idea if the applicant has addressed any of the points in paragraph 111 of the London Borough of Southwark's SoLP.**

**The London Borough of Southwark recognises that there is often "little demarcation between residential and commercial areas" and, therefore, the potential for later opening can cause nuisance and disturbance to local residents.**

**Because the hours sought fall outside the guidelines set out in paragraph 153, then we would expect the applicant to have explained fully within their application why the hours sought will not cause a disturbance to the residents in the area, having regard to the items set out in paragraph 150, and we would expect the applicant to have set out strict controls with regard to noise control, because of the premises location within a densely populated area (paragraph 152).**

**Without seeing the application, I do not know what consideration has been given by the applicant to those factors identified in paragraph 207 of the London Borough of Southwark's SoLP, such as:**

- **Preventing any disturbance from customers arriving, queuing and departing;**
- **What provision has been identified for parking;**

**What consideration has been given to the availability of taxis and where they will pick customers up from;**

- **What consideration has been given to stop music breakout through the doors.**

**To summarise the above:**

**Lasso's application is to extend their opening hours daily until 11:30 PM with entertainment, alcohol and food. Clearly this is going to cause considerable public nuisance to the flats in Bermondsey Central and those opposite in Century House. This would be a completely different type of venue to Lasso's previous set-up and the four quiet restricted licensed premises mentioned above.**

**There would be street noise all evening:**

- a) from people coming and going in taxis**
- b) from people standing outside smoking, chatting. As the evening draws on and people drink more this will get louder and louder and;**
- c) particularly at 11:30 PM and closing, people will be hanging around waiting for taxis and talking loudly. In Lasso's previous premises at Bermondsey Central, when the venue closed at 10pm, people were still making noise on the street**



Objection to extension of license no. 858959

until 10.45pm and so at their new premises with the proposed times in the application we expect disturbance until around 00.15 AM.

- d) Lassco's new premises under the railway arches open directly onto the street and music/films played there would be clearly heard in all surrounding flats, preventing residents from sleeping at reasonable times during the week when they have to go to work the next day.

That is what happens with this type of proposed venue.—there is absolutely no doubt about that. In addition Maltby Street has a large amount of rubbish left on it, especially at the weekends, due to the current bars/businesses that operate in the area – granting this application would only make this situation worse.

### **Objection 2 –Prevention of Crime and Disorder.**

1. The occupants of the flats at 41 Maltby St have had several letters from the management company detailing thefts from the flats and bicycles from the garage. We have had a new bicycle stolen from a locked unit in the garage.

A large licensed premises in such close proximity as proposed with entertainment and selling alcohol until 11:30 PM with people coming and going will clearly attract and provide a cover for thieves who can blend with the visitors. Currently, Maltby street is deserted in the evening and anyone acting suspiciously is obvious.

2. Drinkers are obviously going to consume a large volume of alcohol in the venue proposed with long opening hours. There have already been problems with people who have obviously had a lot to drink arguing and shouting on leaving Lassco's previous premises at 10pm and hanging out on the street much later.

This disorder can only increase with extended hours.

### **Objection 3 –Public safety.**

There is currently virtually no traffic in the Maltby Street area and it is a reasonable distance from the busy Tower Bridge Road so air quality is relatively good for an inner city area.

If this license is granted, there would be a very large increase in the number of taxis, mostly diesel, stopping and waiting outside the venue which will cause an increase in diesel pollutants in the area such as nitrogen oxides and particulate matter. The World Health Organisation has issued a warning that diesel fumes are a major cancer risk<sup>1</sup>. Asthma UK states that the tiny particles found in Diesel fumes aggravates Asthma and COPD (Chronic Obstructive Pulmonary Disease)<sup>2</sup>.

### **Summary**

To summarise, Maltby Street and the surroundings are currently a quiet residential area. There is already ample provision of licensed premises on the other side of Tower Bridge Rd., and around nearby Bermondsey High Street. To grant these extended hours to Lassco with alcohol, entertainment and the provision of late night refreshment is clearly going to cause a public nuisance to the residents of local flats.

There is also a strong possibility that there will be an increase in crime and disorder in the vicinity due to alcohol consumption.

There will be a decrease in air quality due to diesel pollutants causing health problems to residents.

For these reasons, I strongly object to the extension of this license.

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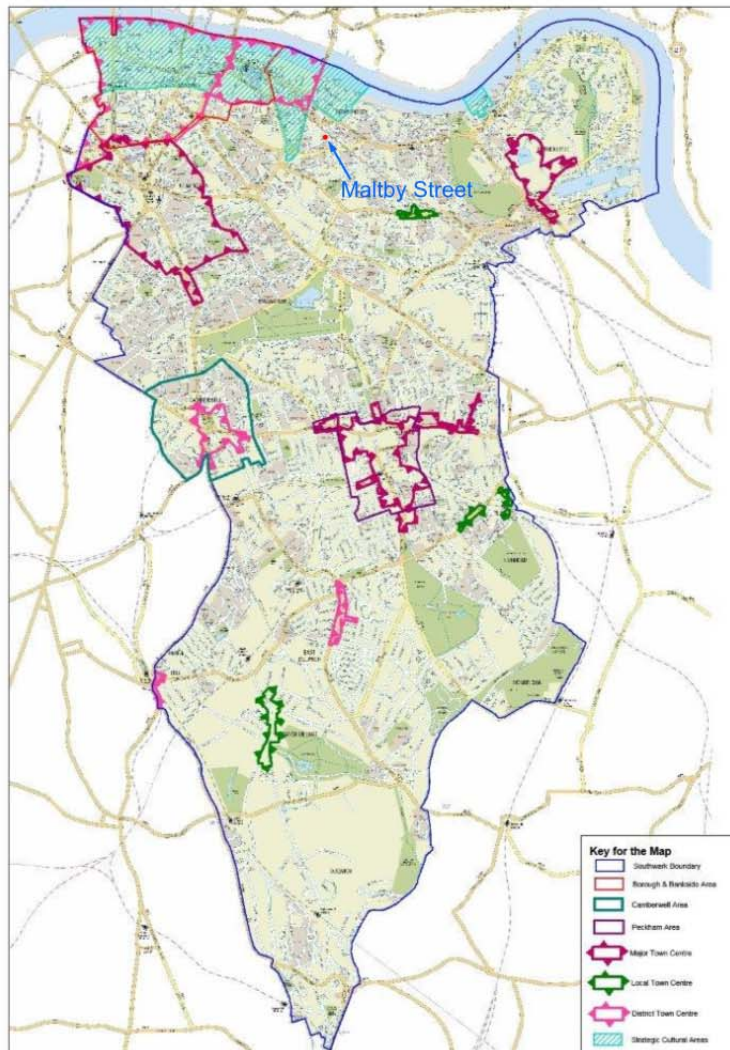
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Objection to extension of license no. 858959



**Attachment A)** Annotated extract from Southwark Statement of licensing policy 2016-2020 – Appendix B, showing Maltby Street and the surroundings as outside of the Strategic Cultural Area:

**APPENDIX B – MAP OF AREA CLASSIFICATIONS AND CIPS**



**PARTY L**



23<sup>rd</sup> June 2017

**Objection to application for a premises licence at Lassco, 37 Maltby St., SE1 3PA  
License no. 858959**

**Introduction:**

Until very recently Lassco operated out of the ground floor unit of the apartment block at 41 Maltby Street (although their address was 37 Maltby Street, it was part of the same building) and had a licence to sell alcohol during very limited hours. They have now moved to railway arches on the same street (Maltby Street), which are as close to residential apartments as their previous location, and are applying for a licence with greatly extended hours than the license they held at their previous premises.

**Objection 1—Prevention of public nuisance.**

With reference to the ‘Southwark Statement of licensing policy 2016-2020’, Maltby Street and surroundings clearly fall outside the defined Strategic Cultural areas and Major Town centre described in Appendix B of the licensing policy (attachment A, page 4).

Tower Bridge Rd. separates the busy licensed areas West of Tower Bridge Rd. around Bermondsey High St. to London Bridge and North to the river from a totally peaceful residential area to the East along Maltby street and the surrounds.

Residents are able to enjoy a good quality of life and choose the Maltby Street area for that reason.

There are only 4 licensed premises in the near vicinity:

- 1) Gergovie Wine Warehouse situated under the arch at 40 Maltby St and set well back from the Road. It is a quality wine warehouse, which has a license to serve its wines Wednesday to Saturday until 10pm. It is a very small unit and can only cater for a very limited number of people. The atmosphere inside is quiet and subdued.
- 2) Bar Tozino on the Ropewalk in one of the railway arches. A Spanish restaurant which serves a large variety of Spanish Jamon with wines. Opening hours are Wednesday to Saturday until 10pm and Sunday to 5 pm. Again, this is a small unit and is also quiet and subdued.
- 3) St John – a small restaurant with the same opening hours as Bar Tozino.
- 4) Bermondsey Distillery – open Saturdays for tastings then closed by 10pm.

The current application Lassco has made is not in keeping with the general opening hours of similar premises in the area.

Until very recently Lassco occupied the ground floor space of the apartment blocks at 41 Maltby Street (Bermondsey central), their previous licence at 41 Maltby Street was only for Thursday, Friday and Saturday until 10pm. However, on evenings when events were held at Lassco, people congregated on Maltby Street smoking and chatting as well as

Objection to extension of license no. 858959

arguing after drinking. The smoke drifts up to the flats, all of which have a balcony on the front (their new location is still in front of flats). There was also the noise from people coming and going in taxis. This has interfered with the quiet enjoyment of residents.

The street in front of Lassco (Maltby Street) and continuing South is generally deserted and very quiet.

Lassco's current application is to extend their opening hours daily until 11:30 PM with entertainment, alcohol and food. Clearly this is going to cause considerable public nuisance to the flats in Bermondsey Central and those opposite in Century House. This would be a completely different type of venue to Lassco's previous set-up and the four quiet restricted licensed premises mentioned above.

There would be street noise all evening:

- a) from people coming and going in taxis
- b) from people standing outside smoking, chatting. As the evening draws on and people drink more this will get louder and louder and;
- c) particularly at 11:30 PM and closing, people will be hanging around waiting for taxis and talking loudly. In Lassco's previous premises at Bermondsey Central, when the venue closed at 10pm, people were still making noise on the street until 10.45pm and so at their new premises with the proposed times in the application we expect disturbance until around 00.15 AM.
- d) Lassco's new premises under the railway arches open directly onto the street and music/films played there would be clearly heard in all surrounding flats, preventing residents from sleeping at reasonable times during the week when they have to go to work the next day.

That is what happens with this type of proposed venue.—there is absolutely no doubt about that. In addition Maltby Street has a large amount of rubbish left on it, especially at the weekends, due to the current bars/businesses that operate in the area – granting this application would only make this situation worse.

### **Objection 2 –Prevention of Crime and Disorder.**

1. The occupants of the flats at 41 Maltby St have had several letters from the management company detailing thefts from the flats and bicycles from the garage. We have had a new bicycle stolen from a locked unit in the garage.

A large licensed premises in such close proximity as proposed with entertainment and selling alcohol until 11:30 PM with people coming and going will clearly attract and provide a cover for thieves who can blend with the visitors. Currently, Maltby street is deserted in the evening and anyone acting suspiciously is obvious.

2. Drinkers are obviously going to consume a large volume of alcohol in the venue proposed with long opening hours. There have already been problems with people who have obviously had a lot to drink arguing and shouting on leaving Lassco's previous premises at 10pm and hanging out on the street much later.

This disorder can only increase with extended hours.

### **Objection 3 –Public safety.**

There would be a very large increase in the number of taxis, mostly diesel, stopping and waiting outside the venue which will cause an increase in diesel pollutants in the area such as nitrogen oxides and particulate matter. The World Health Organisation has

Objection to extension of license no. 858959

issued a warning that diesel fumes are a major cancer risk<sup>1</sup>. Asthma UK states that the tiny particles found in Diesel fumes aggravates Asthma and COPD (Chronic Obstructive Pulmonary Disease)<sup>2</sup>.

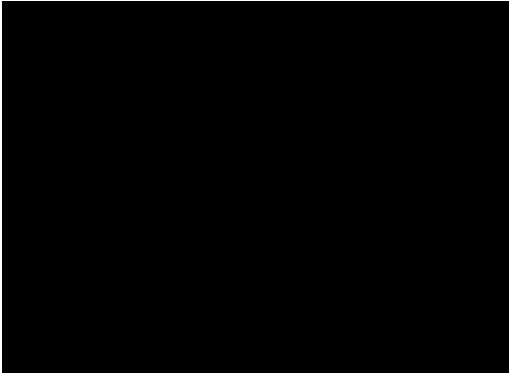
**Summary**

**To summarise, Maltby Street and the surroundings are currently a quiet residential area. There is already ample provision of licensed premises on the other side of Tower Bridge Rd., and around nearby Bermondsey High Street. To grant these extended hours to Lassco with alcohol, entertainment and the provision of late night refreshment is clearly going to cause a public nuisance to the residents of local flats.**

**There is also a strong possibility that there will be an increase in crime and disorder in the vicinity due to alcohol consumption.**

**There will be a decrease in air quality due to diesel pollutants causing health problems to residents.**

**For these reasons, I strongly object to the extension of this license.**

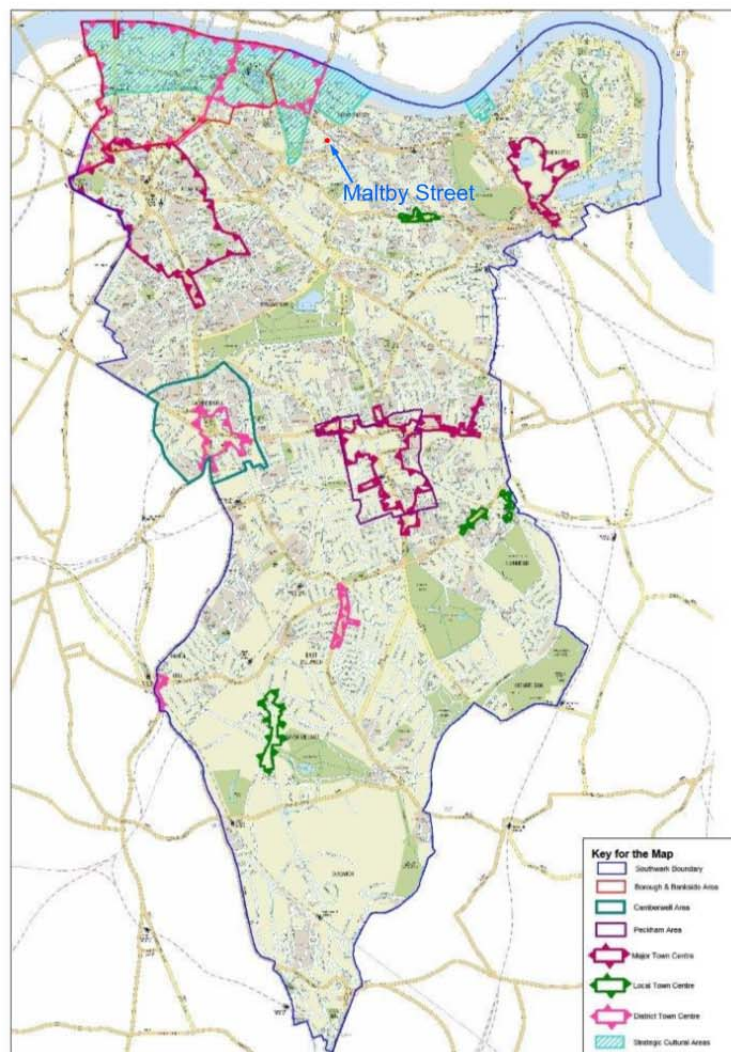


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■ [Redacted footnote text]

**Attachment A)** Annotated extract from Southwark Statement of licensing policy 2016-2020 – Appendix B, showing Maltby Street and the surroundings as outside of the Strategic Cultural Area:

**APPENDIX B – MAP OF AREA CLASSIFICATIONS AND CIPS**



**Heron, Andrew**

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**From:** Tahir, Sarah  
**Sent:** 21 June 2017 14:49  
**To:** Heron, Andrew  
**Subject:** FW: Objection to application to extend the hours and vary the license at Lassco, 37 Maltby St. License no. 858959

Added to l1u = 858959

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**From:** Jerrom, Charlie **On Behalf Of** Regen, Licensing  
**Sent:** Wednesday, June 21, 2017 2:06 PM  
**To:** Tahir, Sarah  
**Subject:** FW: Objection to application to extend the hours and vary the license at Lassco, 37 Maltby St. License no. 858959

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**From:** [REDACTED]  
**Sent:** Wednesday, June 21, 2017 1:37 PM  
**To:** Regen, Licensing  
**Subject:** Objection to application to extend the hours and vary the license at Lassco, 37 Maltby St. License no. 858959

[REDACTED]

21st June 2017

**Objection to application to extend the hours and vary the license at Lassco, 37 Maltby St. License no. 858959**

Introduction:

Lassco are applying for a licence to service alcohol and provide entertainment at 37 Maltby Street. I also wanted to draw your attention to the fact that Lassco are already selling alcohol and their new premises which I assume they do not have for currently. Maltby Street is a high-density residential area and, although there a couple of places serving food and alcohol at restricted times, this application represents a real change to the area and will have an impact on nuisance/noise, crime and disorder and public safety. See below for detailed concerns:

Objection 1—Prevention of public nuisance.

Referring to the ‘Southwark Statement of licensing policy 2016-2020’, Maltby Street and surroundings clearly fall outside the defined Strategic Cultural areas and Major Town centre described in Appendix B of the licensing policy.

Currently, Tower Bridge Rd. separates the busy licensed areas West of Tower Bridge Rd around Bermondsey High St. to London Bridge and North to the river from a totally peaceful residential area to the East along Maltby street and the surrounds. Residents are able to enjoy a good quality of life and choose the Maltby St area for that reason.

There are only 4 licensed premises in the near vicinity.



1. Gergovie Wine Warehouse situated under the arch at 40 Maltby St and set well back from the Road. It is a quality wine warehouse, which has a license to serve its wines Wednesday to Saturday until 10pm. It is a very small unit and can only cater for a very limited number of people. The atmosphere inside is quiet and subdued.
  2. Bar Tozino on the Ropewalk in one of the railway arches. This serves a large variety of Spanish Jamon with wines. Opening hours are Wednesday to Saturday until 10pm and Sunday to 5 pm. Again, this is a small unit and is also quiet and subdued.
  3. St Johns –small restaurant open the same hours as bar Tozino
  4. The Distillery –Bermondsey Gin distillery open Saturdays for tastings and closed by 10pm.
- Referring to the Ordnance Survey Plan, The recently completed flats on Maltby St, Century House have ground floor units let as offices. There are no bars, cafes or restaurants.

The street in front of Lassco (Maltby St) and continuing south is generally deserted after evening rush hour and very quiet. On evenings when events were held at Lassco in their previous premises, people congregated on Maltby Street smoking and chatting as well as arguing after drinking. There was also the noise from people coming and going in taxis. The smoke drifts up to the flats, all of which have a balcony on the front. This has interfered with the quiet enjoyment of residents.

The current application is to extend the opening hours daily until 11pm with entertainment and drinks served outside which is a major concern. Clearly this is going to cause considerable public nuisance to the flats in Bermondsey Central and those opposite in The Arc. This would be a completely different type of venue to the current quiet restricted licensed premises mentioned above. There would be street noise all evening

- a. from people coming and going in taxis
- b. from people standing outside smoking, chatting. As the evening draws on and people drink more this will get louder and louder.
- c. particularly at midnight and closing, people will be hanging around waiting for taxis and talking loudly
- d. noise from music being played and people drinking outside - this is already audible from my flat even with windows closed. This is already happening - Lassco were open on Friday and Saturday (June 23rd, June 24th) in the new premises and playing loud music and serving drinks outside, presumably without a license.

In the past, when Lassco's was operating at 41 Maltby Street and open until 10pm, people were still making noise on the street until 10.45pm and so we expect disturbance until around 00.45am. That is what happens with this type of proposed venue. Smoking is another problem for the residents. People will congregate at the entrance on Maltby Street to smoke and as mentioned, the smoke drifts up to the flats above and is most unpleasant for non-smokers living above.

#### Objection 2 –Prevention of Crime and Disorder.

1. The occupants of the flats at 41 Maltby St have had a number of letters from the management company detailing thefts from the flats and bicycles from the garage. We had a new bicycle stolen from a locked unit in the garage.

A large licensed premises on the ground floor as proposed with entertainment and selling alcohol until Midnight with people coming and going will clearly attract and provide a cover for thieves who can blend with the visitors. Currently, Maltby Street is more or less deserted in the evening and anyone acting suspiciously is obvious.

2. Drinkers are obviously going to consume a large volume of alcohol in the venue proposed with long opening hours. There have already been problems with people who have obviously had a lot to drink arguing and shouting on leaving the premises at 10pm.

This disorder can only increase with extended hours.

Objection 3 –Public safety.

There would be a very large increase in the number of taxis, mostly diesel, stopping and waiting outside the venue which will cause an increase in diesel pollutants in the area such as nitrogen oxides and particulate matter. The World Health Organisation has issued a warning that diesel fumes are a major cancer risk. Asthma UK states that the tiny particles found in Diesel fumes aggravates Asthma and COPD (Chronic Obstructive Pulmonary Disease).

To summarise, Maltby Street and the surroundings are currently a quiet residential area. There is already ample provision of licensed premises on the other side of Tower Bridge Rd., and around Bermondsey High St. To grant these extended hours to Lassco along with entertainment is clearly going to cause a public nuisance to the residents of local flats.

There is also a strong possibility that there will be an increase in crime and disorder in the vicinity due to alcohol consumption.

There will be a decrease in air quality due to diesel pollutants.

Furthermore, the Planning Consent for Lassco is Class B1(a) and is for business use and not for a licensed premises.

For these reasons, I strongly object to the extension of this license. (858959)

Yours sincerley,

██████████

**From:** Regen, Licensing  
**Sent:** 21 June 2017 14:51  
**To:** Heron, Andrew  
**Subject:** FW: Objection to application to extend the hours and vary the license at Lassco, 37 Maltby St. License no. 858959

Added to l1u = 858959

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**From:** [REDACTED]  
**Sent:** Wednesday, June 21, 2017 1:04 PM  
**To:** Regen, Licensing  
**Subject:** Objection to application to extend the hours and vary the license at Lassco, 37 Maltby St. License no. 858959

[REDACTED]  
21<sup>st</sup> June 2017

**Objection to application to extend the hours and vary the license at Lassco, 37 Maltby St. License no. 858959**

**Introduction:**

Lassco are applying for a licence to service alcohol and provide entertainment at 37 Maltby Street. I also wanted to draw your attention to the fact that Lassco are already selling alcohol and their new premises which I assume they do not have for currently. Maltby Street is a high-density residential area and, although there a couple of places serving food and alcohol at restricted times, this application represents a real change to the area and will have an impact on nuisance/noise, crime and disorder and public safety. See below for detailed concerns:

**Objection 1—Prevention of public nuisance.**

Referring to the 'Southwark Statement of licensing policy 2016-2020', Maltby Street and surroundings clearly fall outside the defined Strategic Cultural areas and Major Town centre described in Appendix B of the licensing policy.

Currently, Tower Bridge Rd. separates the busy licensed areas West of Tower Bridge Rd around Bermondsey High St. to London Bridge and North to the river from a totally peaceful residential area to the East along Maltby street and the surrounds. Residents are able to enjoy a good quality of life and choose the Maltby St area for that reason.

There are only 4 licensed premises in the near vicinity.

1. Gergovie Wine Warehouse situated under the arch at 40 Maltby St and set well back from the Road. It is a quality wine warehouse, which has a license to serve its wines Wednesday to Saturday until 10pm. It is a very small unit and can only cater for a very limited number of people. The atmosphere inside is quiet and subdued.
  2. Bar Tozino on the Ropewalk in one of the railway arches. This serves a large variety of Spanish Jamon with wines. Opening hours are Wednesday to Saturday until 10pm and Sunday to 5 pm. Again, this is a small unit and is also quiet and subdued.
  3. St Johns –small restaurant open the same hours as bar Tozino
  4. The Distillery –Bermondsey Gin distillery open Saturdays for tastings and closed by 10pm.
- Referring to the Ordnance Survey Plan, The recently completed flats on Maltby St, Century House have ground floor units let as offices. There are no bars, cafes or restaurants.

The street in front of Lassco (Maltby St) and continuing south is generally deserted after evening rush hour and very quiet. On evenings when events were held at Lassco in their previous premises, people congregated on Maltby Street smoking and chatting as well as arguing after drinking. There was also the noise from people coming and going in taxis. The smoke drifts up to the flats, all of which have a balcony on the front. This has interfered with the quiet enjoyment of residents.

The current application is to extend the opening hours daily until 11pm with entertainment and drinks served outside which is a major concern. Clearly this is going to cause considerable public nuisance to the flats in Bermondsey Central and those opposite in The Arc. This would be a completely different type of venue to the current quiet restricted licensed premises mentioned above. There would be street noise all evening

- a. from people coming and going in taxis
- b. from people standing outside smoking, chatting. As the evening draws on and people drink more this will get louder and louder.
- c. particularly at midnight and closing, people will be hanging around waiting for taxis and talking loudly
- d. noise from music being played and people drinking outside - this is already audible from my flat even with windows closed. This is already happening - Lassco were open on Friday and Saturday (June 23rd, June 24th) in the new premises and playing loud music and serving drinks outside, presumably without a license.

In the past, when Lassco's was operating at 41 Maltby Street and open until 10pm, people were still making noise on the street until 10.45pm and so we expect disturbance until around 00.45am. That is what happens with this type of proposed venue. Smoking is another problem for the residents. People will congregate at the entrance on Maltby Street to smoke and as mentioned, the smoke drifts up to the flats above and is most unpleasant for non-smokers living above.

### **Objection 2 –Prevention of Crime and Disorder.**

1. The occupants of the flats at 41 Maltby St have had a number of letters from the management company detailing thefts from the flats and bicycles from the garage. We had a new bicycle stolen from a locked unit in the garage.

A large licensed premises on the ground floor as proposed with entertainment and selling alcohol until Midnight with people coming and going will clearly attract and provide a cover for thieves who can blend with the visitors. Currently, Maltby Street is more or less deserted in the evening and anyone acting suspiciously is obvious.

2. Drinkers are obviously going to consume a large volume of alcohol in the venue proposed with long opening hours. There have already been problems with people who have obviously had a lot to drink arguing and shouting on leaving the premises at 10pm.

This disorder can only increase with extended hours.

### **Objection 3 –Public safety.**

There would be a very large increase in the number of taxis, mostly diesel, stopping and waiting outside the venue which will cause an increase in diesel pollutants in the area such as nitrogen oxides and particulate matter. The World Health Organisation has issued a warning that diesel fumes are a major cancer risk. Asthma UK states that the tiny particles found in Diesel fumes aggravates Asthma and COPD (Chronic Obstructive Pulmonary Disease).

To summarise, Maltby Street and the surroundings are currently a quiet residential area. There is already ample provision of licensed premises on the other side of Tower Bridge Rd., and around Bermondsey High St. To grant these extended hours to Lassco along with entertainment is clearly going to cause a public nuisance to the residents of local flats.

There is also a strong possibility that there will be an increase in crime and disorder in the vicinity due to alcohol consumption.

There will be a decrease in air quality due to diesel pollutants.

Furthermore, the Planning Consent for Lassco is Class B1(a) and is for business use and not for a licensed premises.

For these reasons, I strongly object to the extension of this license. (858959)

Kind regards,



**From:** [REDACTED]  
**Sent:** 23 June 2017 18:09  
**To:** Regen, Licensing  
**Cc:** Heron, Andrew; Lisowski, Alexander  
**Subject:** OBJECTION - Applications for Premises Licences, Club Registrations, and Reviews  
Details for Licence Number: 858959

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello,

Since granting the licence variation at 41 Maltby St in 2012 (Licence no. 83888), the activity at the 'Maltby St Market', which encompasses Ropewalk, has grown far in excess of the articulated reasoning. Although this has had its positive elements, it was not without its negative impacts. Some of those impacts were tabled at the time, based on intelligent reasoning and foresight of the residents present in those preliminary discussions, along with suggestions to mitigate them, but were overridden (namely noise dampening solutions and waste storage).

The above referenced application, related to premises situated in a nearby archway, now seeks to increase/enhance that very activity. The basis of my objection seeks to ensure that the council and applicant(s) are clear and transparent, that the same 'mistakes' aren't made and the existing issues are not compounded upon, because the local residents will have to deal with current and future commercial owners or tenants, in line with whatever applications and their supporting conditions that have been granted.

Please accept my objection to the above referenced application, as per below:

**The prevention of crime and disorder**

No mention of steps being taken to ensure or enhance public security, whether physical and/or digital, loitering and overspill, as the increased attendees (patrons) will increase the need for more crowd management personnel / security, especially on weekends. This will also increase the level of vulnerability and opportunistic theft both to attendees and (local) residents of Bermondsey Central. There has also been a recent increase number of incidences of tailgating.

**Public safety**

No mention of steps being taken to ensure or enhance public safety, as the application seeks to accommodate the sale of alcohol off premises, which may lead to the congregation of persons outside the venue, possibly causing obstruction to the passing highway.

**The prevention of public nuisance**

No mention of steps being taken to ensure appropriate waste management and collection. The application did not outline plans for bin storage and waste collection. Longer hours mean more waste. There is currently an issue with waste management at 41 Maltby St, adjacent and this new application could potentially exacerbate the issue. There is also a concern around littering, as increased patrons lead to a direct increase in littering in the immediate area.

Additionally, as the application seeks to enable the 'Sale by retail of alcohol to be consumed off premises' from 11:00 to 23:00 every day, 7 days a week. However, there is no mention of what steps are being implemented to address noise pollution, especially at unsociable hours.

Kindly register this along with the other objections submitted to date and I look forward to hearing from yourselves.

