

[REDACTED]

July 3<sup>rd</sup> 2017

Licensing Team  
Regulatory Services  
3rd Floor Hub 1  
PO Box 64529  
London  
SE1P 5LX

**RE: Application to vary a Premises License, No. 858844 'Farriers Arms', 214 Lower Road, SE8 5DJ.**

**I wish to lodge an objection to this application.**

To the Licensing Team:

As you will note from my address, I live [REDACTED]. I wish to lodge an objection to Mr Ryan's application for variation to the Premises Licence, on the grounds of the Prevention of Nuisance and the Prevention of Crime and Disorder. It may help the team to know that my house [REDACTED] in a terrace of timber-framed Victorian properties, dating from around 1890.

The Farriers Arms have applied to keep their garden [REDACTED] open at night until 22.00. They have also applied for 'extra hours' on certain days during the year to avoid the necessity for applying for a Special License on these dates.

First of all I should like to mention that the current premises license includes a restriction on the use of 'The beer garden' (842), which is required to close at 19.00. This restriction was imposed at a meeting of the Licensing Sub Committee when the then Licensee (not then Mr Ryan, who acquired the pub much more recently, although Mrs Stewart was then, as now, the Responsible Person) applied for a variation of the licence to allow them to hold karaoke nights (I think this was in 2007). I did not ask for this restriction, it was first suggested by the Chair of the Sub Committee and then agreed by the other members on the grounds of the Prevention of (Noise) Nuisance.

I bought my house in 2003, it is my first property, although I have lived in this area since I was a student at Goldsmiths College in the early 1980s. I note that Mr Ryan acquired the Farriers Arms in around 2015. [REDACTED]

When I moved in, the pub shut at 23.00 each evening. You will be able to confirm, from your records, that I did not raise any objection to the application to extend the Farriers' opening hours (around 2005 – before Mrs Stewart became the 'responsible person'). I should like to stress that I have no issues with the pub's existence and I feel that Mrs Stewart and I are on friendly terms. Although I do not drink in the pub, Mrs Stewart was kind enough to invite me to her birthday party and I was happy and honoured to attend. I am first name terms with many of the regular customers and will often find myself chatting for a while with those having a cigarette outside the pub, rather than going straight into my house.

**First to the issue of Nuisance.** I note that in their 'letter to our neighbours' (sent to you previously – and attached again) the applicants state that certain preventative measures will be taken, viz:

The door will be shut when the garden is in use.

Signs will be placed in the garden asking customers to respect 'our neighbours'.

Regular patrols will be made to ensure all is well and customers are sufficiently respectful of others.

Minors will not be allowed on the premises after 19.00

I would welcome these measures being introduced now! None of these are current practice. There are no signs and the door is open from opening time and closes only at 19.00. I can hear the pub's television (there is a large screen just inside the 'garden door' and indeed from certain angles I can watch it. The music from the jukebox is clearly audible (luckily for me I quite like the records played), and of course I am an invisible and unwilling participant in any conversation taking place in the pub garden. If you are in any doubt as to the truth of these assertions, I should like to invite you to make a 'site visit' before granting this Application for Variation.

I do not get much opportunity to enjoy my garden, except for at weekends and after around 19.00, Monday-Friday, this is because I have a demanding job with a commute to [REDACTED] which means that I get home at around the time the pub close their 'garden door'. I really look forward to the quiet hours between 19.00 and 21.30 – when the light fades – at this time of year, I can garden (I am a devoted dead-header), read a book, or just sit quietly and listen to the birds sing.

At the weekend I just put up with the noise from the pub garden, I have been coping with it for many years and I do live next door to a pub! However, any extension of the hours of use permitted would have such a significant effect on my ability to have 'quiet enjoyment' of my property as to render my garden unusable in any real sense.

**The issue of the 'Prevention of Crime and Disorder'.**

No doubt due to the lack of signage asking customers of the Farriers to respect others, I am subjected to constant foul language, overheard daily. I do not have children so this is not too much of a problem, but when my 84 year old mother visits it can be embarrassing.

This is the least of my concerns. Currently I adopt a 'live and let live' approach to the way the Farriers is run, but I am minded to become more vigilant to breaches of the need to prevent 'Crime and Disorder'.

I have evidence of drug use and drug dealing by customers – outside my kitchen window, in broad daylight – and also evidence of incapable drunkenness (witnessed and ignored by the Responsible Person) in the street. At present smokers and any others who fancy some fresh air are allowed to roam freely, and rowdily, around the area (I have some lovely photos of someone being sick in the plants outside my house) without any supervision or restriction by the Responsible Person or the other bar staff.

My very real fear is that if the beer garden is allowed to be used after 19.00 the current unacceptable levels of bad behaviour I have seen in Lower Road will increase, simply (and conveniently) moving out of sight of any passing police or other restraining influences. I have been shouted at by pub customers and abused in recent weeks, the Summer months have brought a lot of younger customers who seem to be taking advantage of the relaxed attitude that prevails.

As far as 'access to outside space' goes, the Farriers is not the only local pub with outside space, the Surrey Docks - also on Lower Road, the Moby Dick (at Greenland Dock) and Whelans are all within a

5 minute walk – or less – of the Farriers. I note that the Farriers does have a second outside space, which is accessed from the back of the pub. It would be good to have clarification from the applicant as to which outside space they refer to in this application, there is no current restriction on the other outside space which does rather beg the question why they are not using that space, instead of trying to extend the hours available for use of the Beer Garden.

**Finally some maths – so sorry.** At present, I have undisturbed use of my garden for 2-3 hours a day (bless the long days!) – 21 hours a week at the most. The Farriers have undisturbed use of their garden for 7 hours a day – 49 hours. If you allow this application to proceed please be aware that you are denying my 'quiet enjoyment' of my own property entirely.

I would welcome the opportunity to give you more detail and please do feel free to come for a 'site visit'.

With all best wishes,

Yours sincerely,





**From:** [REDACTED]

**Sent:** Tuesday, August 01, 2017 8:34 PM

**To:** McArthur, Wesley

**Subject:** Re: Application to vary a premises licence - The Farriers Arms, 214 Lower Road, London, SE8 5DJ (our ref: L1U 858844)

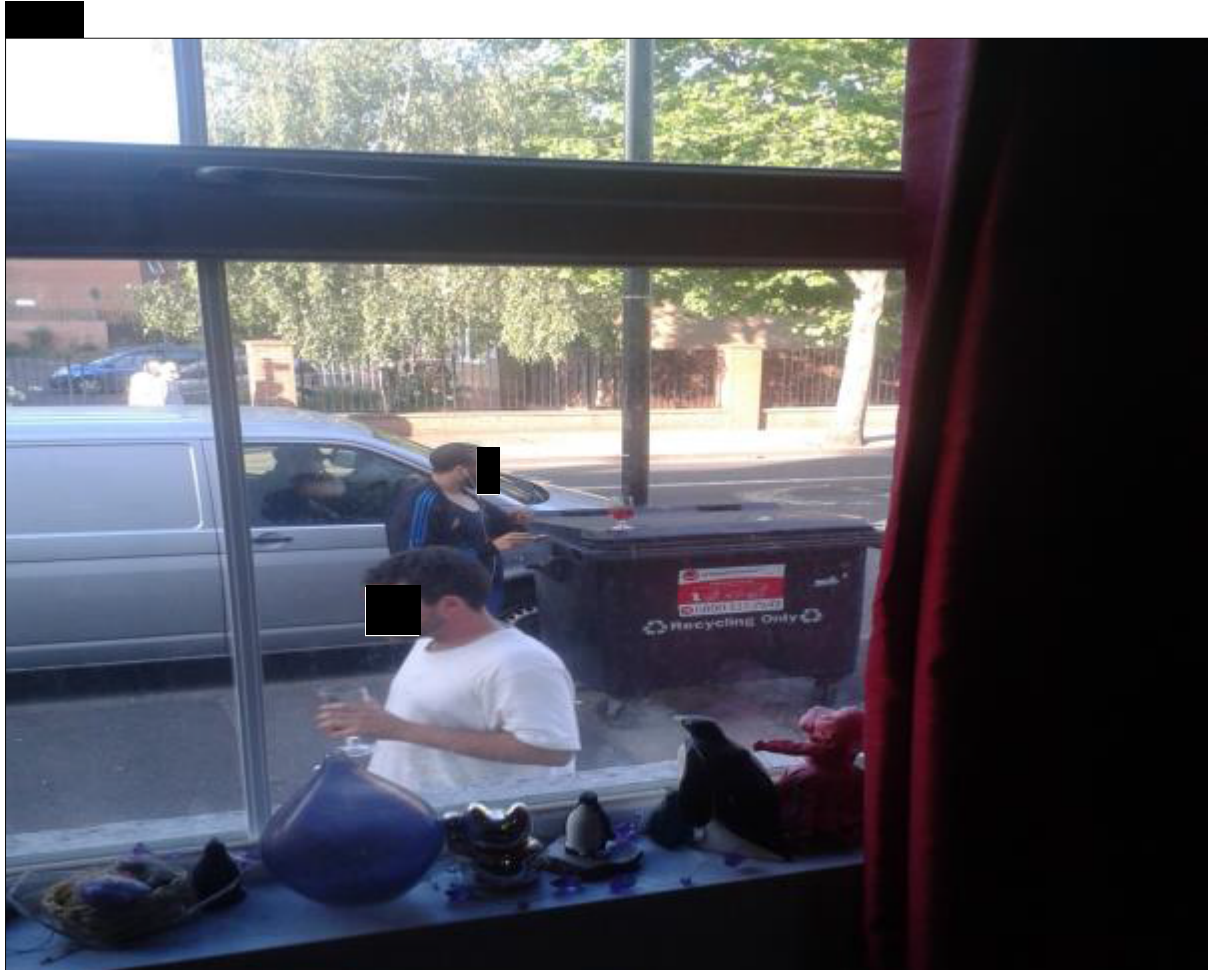
Hi Wesley,

Thank you so much for this. I shall be attending the hearing.

I'm going to send you a batch of photos in support of my objection, I note the required date '10 working days before the hearing' is tomorrow (Wednesday) so in a bit of a panic I'm going to send them through in several e-mails as I think the size (2kb) will be too large otherwise. The first are attached to this response. They are sample snaps of the way the customers of the Farriers are allowed to behave as they please outside the pub, there is one shot that shows the view from my bedroom which I think will give you a very good idea of the closeness of the pub yard to my home.

I shall send through a scanned copy of my acceptance of the invitation to attend the hearing asap.

Thanks again,



**From:** [REDACTED]

**Sent:** Tuesday, August 01, 2017 8:35 PM

**To:** McArthur, Wesley

**Subject:** Re: Application to vary a premises licence - The Farriers Arms, 214 Lower Road, London, SE8 5DJ (our ref: L1U 858844) second batch of photos

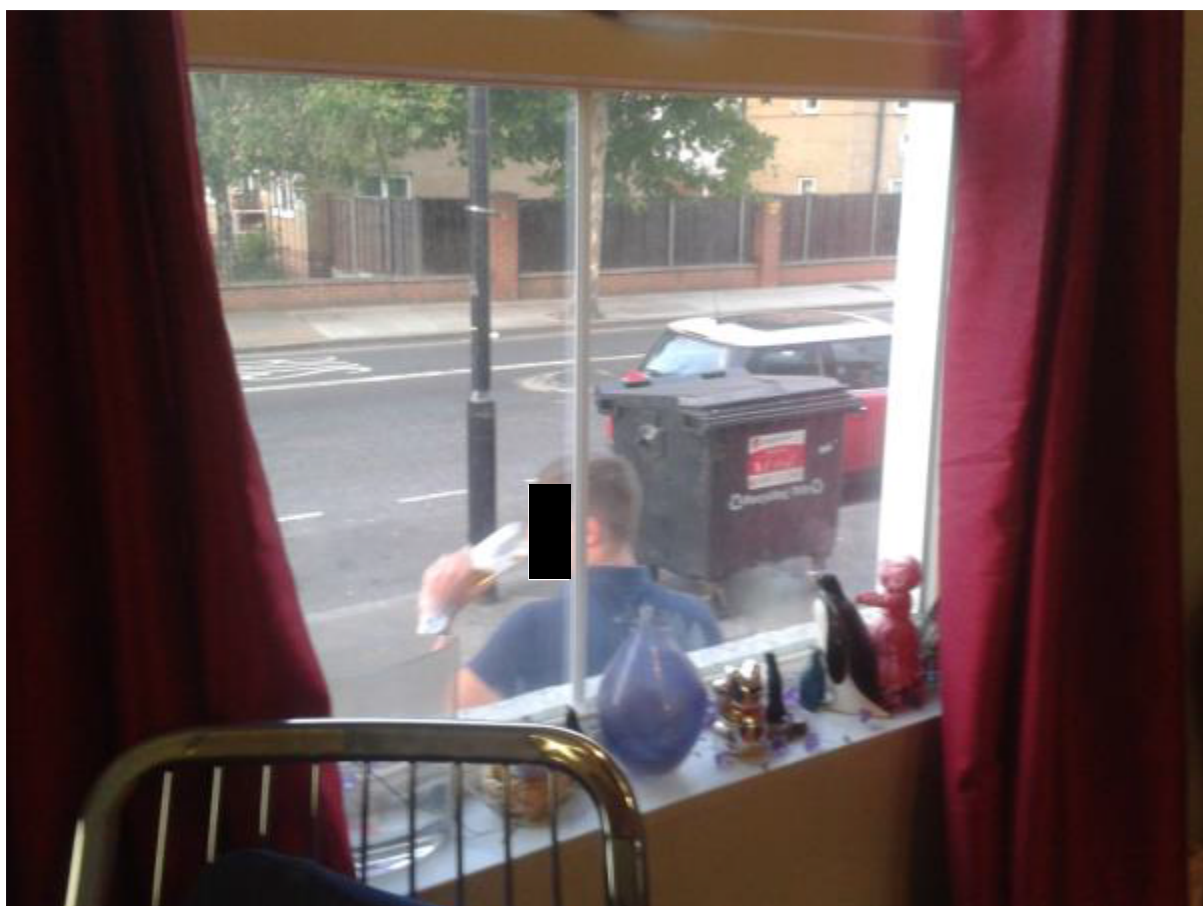
Here are the second batch of snaps. The second shows someone collapsed in the street, drunk and incapable.















**From:** [REDACTED]

**Sent:** Tuesday, August 01, 2017 8:43 PM

**To:** McArthur, Wesley

**Subject:** Re: Application to vary a premises licence - The Farriers Arms, 214 Lower Road, London, SE8 5DJ (our ref: L1U 858844) seventh batch of snaps - the final batch!

In the first you will see that the customers have knocked over a large bottle bin and sent the contents into Lower Road

Thanks Wesley,

All the best,

[REDACTED]

