

**Heron, Andrew**

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**From:** Regen, Licensing  
**Sent:** 03 August 2017 08:22  
**To:** Tahir, Sarah  
**Cc:** Heron, Andrew  
**Subject:** FW: Objection to license - 859648

**PARTY A**

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**From:** [REDACTED]  
**Sent:** 02 August 2017 17:25  
**To:** Regen, Licensing  
**Subject:** Objection to license - 859648

Requirements:

- [REDACTED]
- The date you wrote the letter - August 2nd
- the application that you are opposed to - 859648
- the reasons why you are opposed to the application
  - I have a real concern over the opening hours on the application to both play music and sell alcohol for consumption on premises from 10 - 23pm Monday to Sunday. The road suggested is the main street for getting to and from the local train stations and bus stops. Bearing in mind that this is an area mainly populated by families I would like to see more restriction as to the hrs that they can sell for consumption on the premises
  - We are also in an area that needs investment on roads and rubbish pick up. This submission would add to the already high levels of rubbish on pages walk that ends up in everyone's properties. I would like to see a commitment from the developer that any rubbish produced by the venue is appropriately collected

Kind regards

Will

**Heron, Andrew**

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**From:** Bray, Suzanne  
**Sent:** 09 August 2017 16:42  
**To:** Heron, Andrew  
**Subject:** FW: License application for 19 Page's Walk, license number 859648

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**From:** Jerrom, Charlie **On Behalf Of** Regen, Licensing  
**Sent:** Wednesday, August 09, 2017 4:25 PM  
**To:** Bray, Suzanne  
**Subject:** FW: License application for 19 Page's Walk, license number 859648

**From:** [REDACTED]  
**Sent:** Wednesday, August 09, 2017 4:07 PM  
**To:** Regen, Licensing  
**Subject:** License application for 19 Page's Walk, license number 859648

[REDACTED]

[REDACTED]

[REDACTED]

Dear Sir/Madam,

I wish to register my strong opposition to the license application for 19 Page's Walk, license number 859648. I believe granting this license would have profound detrimental and devastating effects for the local residents near 19 Page's Walk.

The basis for this opposition is that granting a license for these premises will not promote the licensing objective of the 2003 licensing Act, particularly the following objectives:

- the prevention of public nuisance;
- the protection of children from harm
- prevention of crime, disorder and antisocial behaviour

Allowing an alcohol license and a live music license will fundamentally change the dynamic of this area in a negative direction. This will attract punters during the opening hours suggested (09:00-23:00). Any consumption of alcohol would mean an hugely increased noise level especially when the establishment are closing in the late evenings. It will inevitably led to anti social behaviour in the near area e.g. urinating (there will be a real risk that the front gardens of 1-9 Rose Stapleton Terrace – all located opposite 19 Page's Walk - will see their front gardens used for urination).

An establishment serving alcohol and live music will also lead to smokers gathering in front of the establishment – often in groups – which would further increase noise level.

There will be an increase in noise from cars and taxis going to and from the establishment. This will also lead to an increase in parking in the near area which is already in very short supply of parking space

I would like to point out that all houses in the Rose Stapleton Terrace development (facing 19 Page's Walk directly opposite) all have bedrooms facing Page's Walk. These bedrooms are often used as children's bedrooms. An increase in the noise level from this alcohol and live music license would mean disrupted sleep for not only the children in these bedroom but also other residents using these bedrooms.

In addition to this it is also likely that the area will notice an increase in littering as punters are likely to bring drinks for consumption before entering the premises and also take drinks with them as they leave the establishment - the containers for these drinks would be left behind – littering the area and potentially attracting rodents.

Regards

A solid black rectangular redaction box covering the signature area.

**Heron, Andrew**

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**From:** Regen, Licensing  
**Sent:** 08 August 2017 07:48  
**To:** Heron, Andrew  
**Subject:** FW: Objection to Licence Application Number 859648

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

**From:** [REDACTED]  
**Sent:** Monday, August 07, 2017 5:56 PM  
**To:** Regen, Licensing  
**Subject:** Objection to Licence Application Number 859648

I am writing to object to the the Licence Application Number 859648 at 19 Pages Walk SE1 4SB.

My name is [REDACTED]  
[REDACTED] for which the Licence Application has been made.

19 Pages Walk is a light industrial unit in the midst of other light industrial units and my property is a town house in a terrace of 9 new town houses. There are also a number of residential apartments in the vicinity.

The reasons for the objection are as follows:

There are a number of families, some with young children, living in the properties opposite and very close to the proposed licenced property. The licenced property will be a public nuisance in that it will have live and recorded music, potentially from Monday to Saturday between the hours of 09:00 and 23:00; it will also attract additional traffic and pedestrians into Pages Walk between the opening hours, again potentially being a public nuisance with the type of individual being attracted to the premises.

The granting of a licence could lead to an increase in crime and disorder, including the potential for harm to children, with the types of individual being attracted to the premises.

[REDACTED]  
7th August 2017

Sent from my iPad

Sent from my iPad

**Heron, Andrew**

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**From:** Regen, Licensing  
**Sent:** 14 August 2017 09:32  
**To:** Bray, Suzanne  
**Cc:** Heron, Andrew  
**Subject:** FW: OBJECTION - Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 859648

**Importance:** High

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**From:** [REDACTED]  
**Sent:** Monday, August 14, 2017 6:03 AM  
**To:** Regen, Licensing  
**Subject:** OBJECTION - Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 859648  
**Importance:** High

Hello,

<http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=859648>

Although Pages walk has been primarily industrial for quite some time, on moving to the road with my family in December 2013, it was clear that initiatives were underway to transform the street into an residential haven off of the nearby Tower Bridge Road. This is evidenced by the development, Rose Stapleton Terrace, at what was once 16 Pages Walk, as well as a grand residential development at 6 Pages Walk (an old war depot formerly occupied by TNT). In addition there are a number of residential development coming onstream on the west side of Crimscott Street (Parallel to Pages Walk), but immediately behind the applicant's premises and a large mixed use development, at what I believe was the old Black & Crosswell Factory, on the eastern side of Crimscott Street.

To date, the remaining commercial occupants and newer residents have lived side by side quite peaceably, at least since I have resided on the road. This is primarily due to the current operating hours, such that from early evening most if not all of the business are closed, very few open on Saturdays and only up to around midday and none open on the weekends. Live and recorded music is inappropriate for the area, as the area is void of any noise and nuisance from any commercial premises in the area. Barring the local pub, which has been there for quite some time, there are no premises in the immediate area with such a licence, which ensures residents a good quality of life. To allow this application would cause a major disruption in the current way of life for the immediate residents. Tower Bridge Road is only a stone's throw away, providing multiple offerings by similar establishments.

The above referenced application, seeks to introduce a new offering unaligned with the operating model of the existing businesses, which is largely in contradiction with the direction that the evolution of the road is moving in (in my opinion). The council's development plan (back in 2013) designated this road for residential development, to the point that, having spoken to the developer of Rose Stapleton Terrace, planning to convert the development to flats. This was critical to our decision to purchase on Pages Walk, so the very acceptance of the submission of this application is concerning.

This application would also set a precedent on the road and heighten the risk that existing or future commercial occupants would seek to establish similar or related businesses, adjacent to or nearby, further exacerbating the issues foreseen.

As such, please accept my objection to the above referenced application, as per below:

## **1. The prevention of public nuisance**

Amongst other conditions, the application also 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. Providing operating hours til 11pm with entertainment and drinks will cause considerable public nuisance to the residents opposite (Rose Stapleton Terrace). There will also be a significant level of street noise:

- a. From people coming and going in taxis and private vehicles, along with vehicular engine noise.
- b. From people standing outside smoking and chatting, which generally increases as the night wears on.
- c. At closing people will be hanging around waiting for taxis and talking loudly. From my experience with other similar type venues in the borough, noise disruption typically continues up to nearly an hour after closing time.
- d. From music being played (on the premises in waiting vehicles) and people drinking outside
- e. From staff emptying refuse into the bins

The acoustics in the immediate area enable noise to travel with little dampening effect. On 2 occasions in the past, I had to call out the Noise control Team between 1am and 2am due to a licence holder on Crimscott St (behind the applicant’s premises) breaching the terms of it’s licence (and I believe the occupant of the premises was a church).

Additionally, there is no mention of proposed steps to ensure appropriate waste management and collection. The application did not outline plans for bin storage and waste collection. The proposed operating hours mean a significant level of waste which will create issues with rubbish storage and potentially create a vermin hazard. There is also a concern around littering, as the nature of the business and increase in patrons will lead to a direct increase in littering in the immediate area.

## **2. The prevention of crime and disorder**

This will also increase the level of vulnerability and opportunistic theft both to attendees and (local) residents. The premises will clearly attract and provide cover for thieves who can blend in with the patrons. Currently Pages walk is a relatively quiet, cut through road, in the evening and thus the residents are easily able to identify any loitering on the street or around the commercial units.

No mention of proposed steps to ensure or enhance public safety, whether physical and/or digital,

No mention of proposed steps to control loitering and overspill, as the nature of the business will require the need for possible crowd management personnel / security, especially on weekends.

## **3. Public safety**

During off-peak hours there is currently little traffic on Pages Walk There will be a significant reduction in air quality due to the number of taxis (and/or private vehicles) stopping and waiting outside the premises. This will cause an increase in pollutants, such as nitrogen dioxides and particulate matter, which pose cancer risks and aggravates asthma and COPD (Chronic Obstructive Pulmonary Disease). This has an even greater impact on children, and raises my concerns even more as I have a 5 year old and other residents of Rose Stapleton Terrace have children as well.

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

It is highly probably that local residents will find themselves displaced from being able to park on the road as a result to an increase in the patronage to the new premises. There is no mention of steps proposed to minimise the negative impacts.

#### 4. Protection of children from harm

Granting this Licence will greatly reduce air quality and significant increase the particulate matter.

The increase in traffic poses an increased risk to children walking and/or cycling in the area.

Increased loitering could pose risks from suspicious individuals (inc. paedophiles) operating in the area.

My daughter's bedtime is typically 7pm and her bedroom is at the front of the house. Can you imagine the sleep disruption from:

- a. music played on the premises,
- b. patrons loitering outside the premises and chatting (whether with each other or on mobile phones), whether smoking, waiting for a taxi or friends or walking to their cars,
- c. vehicles alighting and departing, waiting for patrons,
- d. Staff emptying bins,
- e. waste collection vehicles.

To summarize, Pages Walk is currently a quiet residential road with some commercial units at the northern half of the road on the eastern side and a local pub near midway along. There is ample provision of similarly licenced premises on Tower Bridge Road. To grant this application is clearly going to cause a significant public nuisance to the immediate residents. There is also a strong possibility that there will be an increase in crime and disorder in the vicinity, due to alcohol consumption and there will be a significant decrease in air quality from vehicular pollutants.

I cannot support this application and strongly object to this licence being granted.

Kindly register my objections and I look forward to hearing from yourselves.

Kind regards,

[Redacted signature]



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**Heron, Andrew**

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**From:** Regen, Licensing  
**Sent:** 10 August 2017 16:39  
**To:** Tahir, Sarah  
**Cc:** Heron, Andrew  
**Subject:** FW: 19 Pages Walk SE1 4SB - Licence No. 859648

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**From:** [REDACTED]  
**Sent:** Thursday, August 10, 2017 4:36 PM  
**To:** Regen, Licensing  
**Subject:** Re: 19 Pages Walk SE1 4SB - Licence No. 859648

FAO: Southwark Licensing Team.

Dear Sir

**Re: Licence Application - 19 Pages Walk SE1 4SB (Licence No. 859648)**

I write in connection with above licence application, to allow sale of alcohol for consumption on/off the premises, with opening hours between 10:00 - 23:00 Monday to Sunday. I understand with granting of this licence the applicant would also be allowed to play live or recorded music to entertain customers. They would also be allowed to serve customers on the forecourt.

We own next door property 17 Pages Walk, SE1 4SB, and operate company Communication & Technical Services Ltd from these premises. We use this unit to run electronic service workshop and offices with very quit environment.

I am concerned about nuisance that may be caused by members of public consuming alcohol at these premises, and noise nuisance from playing loud music.

I believe as these units were built as industrial/office units , these should be used in this manor.

[REDACTED]



**Heron, Andrew**

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**From:** Jerrom, Charlie  
**Sent:** 09 August 2017 12:41  
**To:** Heron, Andrew  
**Subject:** FW: Application for Premises License 859648 19 Pages Walk SE1 4SB

fyi

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**From:** Jerrom, Charlie **On Behalf Of** Regen, Licensing  
**Sent:** Wednesday, August 09, 2017 12:28 PM  
**To:** Jerrom, Charlie  
**Subject:** FW: Application for Premises License 859648 19 Pages Walk SE1 4SB

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**From:** [REDACTED]  
**Sent:** Wednesday, August 09, 2017 12:25 PM  
**To:** Regen, Licensing  
**Subject:** Application for Premises License 859648 19 Pages Walk SE1 4SB

[REDACTED]  
9 August 2017

Dear Sir / Madam

I would like to object to the above mentioned licensing application on the issues highlighted below.

Public Nuisance. Pages Walk is generally a quiet and peaceful location. I object most strongly to this application, it would introduce noise and disturbance to my amenities. While there are some employment uses in the area, they do not operate in the evening or at the weekend. I live opposite the property in question. I have windows to bedrooms and other habitable rooms facing directly onto the premises. These bedrooms are my kids rooms. How would they be expected to do their homework, relax and get to sleep in the evening with a pub directly opposite with all the noise and disturbance that would create. Nuisances are also likely to result from people congregating outside, smoking, talking, drinking, talking on mobile phones. With alcohol for sale some people would undoubtedly be even more noisy and rowdy. New taxi and mini cab trips would result at un-social hours from this use, dropping off and picking up customers. The proposed use would potentially result in more deliveries to the unit. There will be a frequent need to collect empty bottles and tip them into bins late at night, and the subsequent collection of empty bottles from refuse collection vehicles which usually operate early in the morning. They can be extremely loud, causing lots of disturbance, engine noise, reversing alarms, with really intrusive noise from bins and empty bottles being tipped into the vehicle.

The provision of live and recorded music would also be a totally unacceptable intrusion into this residential area. Bands would need to arrive early to set up, and then pack up at very late night when my family were trying to sleep.

Protection of children from harm As outlined above, my kids bedrooms are directly facing the proposed venue - that is not acceptable. There are two primary schools in very close proximity to the proposed venue – Grange in Swan Mead and Boutcher on Grange Rd. Many of those pupils walk along Pages Walk on their way to and from school, and the provision of a new establishment selling alcohol on and off the

premises from morning to night – practically all day - will in my view have an adverse impact upon their protection and well being.

Crime and Disorder. The provision of a licenced property, with live and recorded music and the sale of alcohol would in my view be a trigger to disorder and crime, in a peaceful residential area. This use will result in people smoking and drinking outside, and could lead to petty theft or vandalism – such as to resident’s cars parked outside getting scratched or otherwise damaged, or people urinating, dropping cigarette butts, broken bottles and other rubbish in gardens and on the street. There’s also a potential for crimes such as assaults and fights created by drunkenness, which is not acceptable in this peaceful area.

Other Issues. I can see no record of a planning application been applied for or granted for this use – and I presume a change of use planning application from the council would also be required?

I have received no contact from the applicant, nor the council relating to this application – I only heard about it from one of my neighbours. That situation cannot be right – is there no duty on the council to consult affected residents and neighbours?

There are already plenty of pubs in the area, a large amount of those are currently vacant, so therefore, a new use such as that proposed could instead look to set up in one of those already established venues.

For the reasons outlined above, it is totally and utterly unacceptable that the introduction of such a use, into a residential area should not be approved by the council, given to the detrimental impact it would have on my young family, the protection of children generally, crime and disorder, and the creation of high levels of public nuisance from early morning, throughout the day and extending into the night-time. As the impacts of this use are likely to extend from early morning to late at night, it’s simply not fair or acceptable to approve such a use given the proximity of existing residential properties, with many more under construction or planned for the area.

regards

