

18th of August 2017



Southwark Licensing Authority
3rd Floor, Hub 2
160 Tooley Street
London SE1 5LX

Re: Objection to Licensing application 859828 from Paladar Limited

To Whom It May Concern,

We write to you as the tenants of the flat [REDACTED] the property for which the licensing application 859828 is made (4-5 London Road). We wish to make a representation to object to the aforementioned application as it will have a material impact on us as tenants, on the other local residents and the ability of our landlords to let the flat in the future.

On 31 July 2017, on behalf of us our landlords asked the applicant how the licensing objectives had been considered and were told that the application did not affect the objectives without any explanation as to why the objectives were not relevant or how they had been addressed (see Exhibit A).

The applicant has made an application for a variation that would allow people to consume alcohol while sat at the bar without the requirement to immediately consume a meal. Based on the Paladar official website the applicant seems to be promoting the Wine Bar and Bodega side of the business with the words “wines, spirits, cocktails, music” used to describe the business offering with only one mention of the food element with the word “cuisine” (see Exhibit B).

We believe the sale of alcohol without the requirement to immediately consume a meal would be detrimental to the Prevention of Public Nuisance objective as more people would consume higher amounts of alcohol without ingesting any or only little food and become more noisy and disorderly than if they were only drinking with a meal.

On these grounds we object to the application variation to allow people to consume alcohol without immediately consuming a meal.

If the variation for sale of alcohol without the requirement to immediately consume a meal was granted we would like to see additional measures to ensure that noise is kept at acceptable levels especially with regards to the rear garden and the ceiling window.

The rear garden is a small space surrounded by tall walls which generate significant sound reverberation and amplification. The windows at the back of the 5A London Road property are immediately above the garden (see Exhibit C). The London Road 5 building flats are studio apartments so the windows are directly connected to the bedroom/sleeping area. In order to minimise the noise and disturbance we would suggest including additional restrictions to the variation such as:

- (i) Limiting the number of customers that are able to use the garden area to a number that can be comfortably seated while having a meal
- (ii) No customers to be allowed in the garden without a meal
- (iii) The door or doors connecting the restaurant or bodega area with the back garden to remain closed at all times (except when customers are entering or exiting the garden) and for these doors to have an automatic closure mechanism
- (iv) No customers to be served additional food in the garden after 22.30 Monday to Saturday and 22.00 on Sunday
- (v) No customers to be permitted in the garden during official night hours between 23:00 and 7:00 to reduce noise and disturbance to the residents in the surrounding flats (in line with the Noise Act 1996).

The licensed premises ceiling windows are also immediately below the residential property windows (see Exhibit D). In order to minimise the noise and disturbance we would suggest including additional restrictions to the variation such as:

- (i) The ceiling window or windows to use double glazing and to be mounted to ensure the sound is isolated inside the restaurant
- (ii) The ceiling window or windows to remain closed

We would also like to make sure that there are procedures in place to ensure compliance with the restrictions listed above, for example including, but not limited to, signs in the restaurant and garden area indicating customer restrictions, staff training to include these restrictions and how to ensure these are enforced, tables in the garden to have no more seats than the limit of people allowed in the garden, the ceiling windows to have no opening mechanism (or for this mechanism to be permanently locked), etc.

Thank you in advance for considering this objection. We remain at your disposal should you require further information or clarifications.

Yours sincerely,

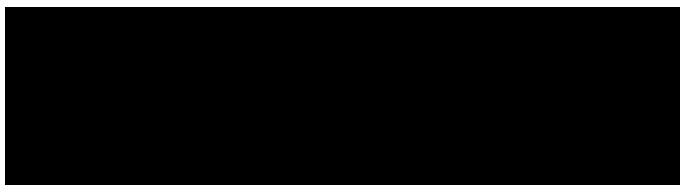
A large black rectangular redaction box covering the signature area.

Exhibit A

----- Forwarded message -----

From: [REDACTED]

Date: 1 August 2017 at 00:23

Subject: RE: Application for premises licences and club registration

To: [REDACTED]
[REDACTED]
[REDACTED]

Dear [REDACTED]

Thank you for your email. Mr Tyler has already answered a number of your questions in his response.

As he suggested the first two 'applications' you refer to, are essentially administrative processes, which are not subject to any public consultation. They also in no way affect the Licensing Objectives and as such no consideration is given to these by the applicant or the Responsible Authorities save for the Police.

The current application is for a variation of the existing Premises Licence, rather than a new application. Unfortunately due to the way Southwark Licensing require us to submit these online through their website, there is no actual 'application form' which we have in a format I could send you. However this can be obtained by contacting Southwark Licensing at licensing@southwark.gov.uk

I am however happy to sum up the main parts of the variation for you and will be happy to respond to any follow-up questions you may have.

Much of this application to vary the premises licence is an administrative processes. To correct existing anomalies on the current licence. in preparation for the newly refurbished restaurant.

Premises Licence Plans

For example we are required to present a new plan for the premises, as the layout will be slightly different once the refurbishment has been completed. Southwark should supply this if you request it.

Opening Hours

There are no great changes to the hours of the existing Premises Licence proposed, although it seeks to permit the premises to open an hour earlier than it currently does; i.e from 11.00 each day.

There is to be no change to the closing time permitted by the current Premises Licence from Monday to Saturday.

We are however adding hours on a Sunday, which were previously omitted from the Premises Licence. These will be from 11.00 to 22.30 for the Sale of Alcohol with half an hour 'drinking up time'. These are fairly 'standard hours' for similar type businesses on Sundays. We have also requested that hours on days before Bank Holidays be the same as those currently permitted for Saturdays under the existing Premises Licence.

These change of hours do add any significant risk in our opinion, as there is no significant change in the terminal hours currently permitted; with the exception of the additional hours on Sundays, which we feel are reasonable.

Premises Licence Conditions

We have looked at the existing conditions on the Premises Licence and asked for a number to be removed, however the main reason for this is that they were out of date and / or did not reflect current perceived best practice. Some of them were essentially null and void or unenforceable.

However wherever we have asked for a condition to be removed, we have where appropriate replaced it with a more up-to-date version.

We have also volunteered as a show of good faith, a number of additional conditions to be placed on the licence. Many of these we would not normally expect to add to a Premises Licence, where only relatively minor changes are being sought. We did however feel it was important to show that the applicant will use best-practice and where appropriate this could be guaranteed by condition.

You will see all the changes we have suggested, when you obtain a copy of the variation from the Licensing Authority. The conditions we have offered which add to the safeguards already in place on the existing Premises Licence cover areas such as:

- CCTV
- Staff Training
- Record Keeping
- Controlling litter

- Age verification
- Signage

As Mr Tyler mentioned in his email, I am currently out of the country for a week on annual leave, so I may respond more slowly to email than usual. However if you have any additional questions, please do not hesitate to contact me.

Kind regards

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

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Beyond the Blue Limited (registration number 5556483). Registered Office: 92 Vegal Crescent, Englefield Green, Surrey TW20 0QF, UK

VAT Number GB 890 2047 31

Exhibit B



The graphic is a promotional poster for Paladar. At the top left is the Paladar logo, which includes the word "PALADAR" in a bold, serif font, the tagline "The Taste of Latin America" in a smaller, italicized font, and a stylized sunburst icon. To the right of the logo are two circular icons for Facebook and Instagram. The central part of the graphic features a photograph of a restaurant table setting with a wooden surface, a glass, a plate, and a menu. Overlaid on the photograph is the text "COMING SOON" in large, bold, white capital letters, and "The Taste of Latin America" in a smaller, italicized, white font. Below the photograph is a decorative horizontal border with a repeating geometric pattern. The text "OPENING IN OCTOBER 2017" is centered below the border in a bold, sans-serif font. Below this, a paragraph of text describes the restaurant as a new Restaurant, Wine Bar and Bodega showcasing Latin American cuisine, wines, spirits, cocktails, music, and art. It invites people to come and enjoy the taste of Latin America in London SE1. Below the paragraph, it says "For more information please email" followed by the email address "info@paladarlondon.com". In the bottom right corner, there is a small, faint icon of a speech bubble.

PALADAR
The Taste of Latin America

COMING SOON
The Taste of Latin America

OPENING IN OCTOBER 2017

Paladar is an exciting new Restaurant, Wine Bar and Bodega proudly showcasing the best of Latin American cuisine, wines, spirits, cocktails, music and art. Come and enjoy the taste of Latin America in London SE1...

For more information please email
info@paladarlondon.com

Exhibit C



Exhibit D

