

Party 1

From: [REDACTED]
Sent: Wednesday, August 16, 2017 11:16 PM
To: Regen, Licensing; Hargrove, Barrie
Cc: Al-Samerai, Anood; Orton, Mark
Subject: Objection to licence application - The Barrel Prospect Ltd, 80 Druid Street

To the Licensing Department

I object to the above licensing application for Barrel Prospect Ltd at 80 Druid Street, SE1.

My objection is based on the following:

Prevention of Public Nuisance

- Large numbers of families live opposite the premises and are likely to be disturbed by its presence.
- Druid Street has around 8 premises selling alcohol and as these have increased in number, so has anti-social behaviour.
- Southwark's compliance in marketing Druid and Maltby Streets' as part of the "Bermondsey Beer Mile", has garnered attention you would expect from such a name, visitors travelling far and wide in Stag and Hen parties and other large groups, having a marathon pub crawl through our neighbourhood.
- The noise team are ill equipped to deal with complaints on consistent breaches of licence from the existing premises. When they do get around to visiting premises they make no difference to the anti-social behaviour and advise residents to "call the police" instead. An increase in premises will stretch them further, giving residents no proper recourse to peace and quiet / to resolve anti-social behaviour in their communities, particularly at weekends when activity peaks. I question the ethics and existence of a team whose job it is to deal with noise instructing residents to call an organisation whose remit is to investigate more serious matters?
- In addition to the noise and anti-social behaviour (loud swearing, urinating in the street, stag parties mooning in the street, people continuously taking selfies outside of these premises, throwing traffic cones in the street) we put up with, other outcomes from the "beer mile" including Ubers sitting for minutes on end with running engines (sometimes up to midnight), an increase in refuse and vermin on the streets as further cuts leave industrial bins overflowing for days, constant chucking of bottles late into the night in the outdoor recycling bins the premises use.
- Patrons chaining their bikes to the estate railings.

Protection of children from harm

- The application requests a weekday license also, the noise from the existing premises already make it difficult for children living opposite to get to sleep and hard to get them up for school in the morning. Do we need to get our teachers to lodge representations too when term begins and requests for new licences continue?
- Our children have a right to be able to walk through their neighbourhoods without drunks stumbling into them at weekends.
- Patrons sitting on peoples walls and sometimes in on communal gardens. The patrons from Southwark Brewery even sit in the kids playground by Downside Youth Club!

Public Safety

- Even with the increase in premises serving alcohol, Druid Street is split between more industrial businesses and residential. Driving through on the weekend you have to honk tourists who seem to think its a pedestrianised area, their small kids running out into what is a narrow, fairly industrial, double parked street, now with increasing numbers of barrel deliveries in addition to the other acitivity. I'm surprised their hasn't been an accident yet.
- Our cycle lane is now invisible as vans connected with the new food/alcohol premises illegally park on the double yellow lines making the cycle lane redundant.

I should add that I'm not confident any licence permitted would be issued correctly, given the ambiguity of the last Druid Street licence issued at Hawkes (92 Druid Street). The premises were issued a licence with contradictory terms. Hawkes lobbied, successfully, to have their licence amended so that could have up to 30 customers outside, despite several breaches (around licence terms not in dispute) and complaints to both the Noise Team and Licencing Teams. Despite reassurances that residents would be kept informed, changes to the licence were made without any further consultation or warning from Southwark.

The Barrel Prospect premises is just a few arches up from Hawkes. Should this licence be granted the noise, and inevitable anti-social behaviour that goes with it, will be unbearable. I think Southwark has a responsibility to engage in more direct and explicit consultation with residents, in a community changing so rapidly. The local authority need to acknowledge the effect these businesses are having on the community and control the number of them, making appropriate amendments to those already in existence so that they can operate in harmony with residents who just want to go about their daily lives.

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Party 2

From: [REDACTED]
Sent: Thursday, August 17, 2017 9:35 AM
[REDACTED]; Regen, Licensing; Hargrove, Barrie
Cc: Al-Samerai, Anood; Orton, Mark
Subject: Re: Objection to licence application - The Barrel Prospect Ltd, 80 Druid Street

To the Licensing Department

I object to the above licensing application for the Barrel Project Ltd at 80 Druid Street, SE1.

My objection is based on the following:

[REDACTED] (copied below here). I agree with every point made.

We on the TRA have been working with Southwark Council over many years to address noise and anti social behaviour on the Arnold Estate. At the moment it is very quiet and harmonious, our particular block has a number of young families and we all work together to respect each other and keep it this way.

The noise from the market in general has increased substantially over the past couple of years, and particularly since Hawkes bar opened recently. The position of Hawkes and of the proposed new bar - the Barrel Project - under the arches on Druid Street directly behind our block is problematic. The arches amplify the noise bouncing it back towards our flats. You can hear even normal conversations, let alone the really noisy ones.

The Bermondsey Beer Mile has become extremely popular - I'm not sure how many bars are included at present, but see here an article from 2 years ago: <https://www.standard.co.uk/goingout/bars/bermondsey-beer-miles-craft-beer-crawl-9250311.html>

Once people get to Hawkes they are at the end of the 'mile' and are often extremely drunk and loud. Hawkes appear to be unable to control the noise, even though they now have a security presence. Yet another bar just a few arches away will make life even more unbearable for those of us who live nearby.

I'm surprised at the Hawkes licence allows up to 30 people to drink outside: there is no pavement, their customers are actually on the road itself, and other bars close by do not appear to have the same conditions such as the Doodle bar and the Bermondsey beer Company - also they do not back directly onto residential properties. I would be keen to see similar conditions imposed on the Barrel Project premises, although keener to see this establishment moved to a premises that won't directly affect a residential area.

Thank you for your consideration.

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

Party 3

From: [REDACTED]
Sent: Friday, August 18, 2017 5:38 PM
To: Regen, Licensing
Subject: Licence application: 859851 The Barrel Project

Dear sirs

I wish to make an objection with regards to the above licence application for The Barrel Project, 80 Druid Street, SE1 2HQ – Application number: 859851

I am a resident of Bermondsey Central [REDACTED], and I understand that the intent of the applicants is to provide an entrance/exit into Ropewalk, which is situated at the back of Bermondsey Central. My property is located in the part of the building that would be adversely affected, should this licence application be granted, due to the increased nuisance from noise made by customers leaving the premises late at night. Bermondsey Central is occupied by professional working people and young families who keep “normal hours”. Living at the back of the building, there is already noise pollution from the current licence holders whose customers do not leave quietly at closing time of 10pm. Mostly the noise doesn't die down until much beyond 10:30pm especially in Summer.

Providing a licence to sell alcohol both on and off premises from 9am to past midnight, 7 days per week WILL cause a nuisance and turn the otherwise quiet street into a hotspot for late night revellers, adversely affecting the quality of life and also the resale potential of the properties in the area.

I am further concerned by the potential of drug related crime and prostitution associated with the extended opening times beyond normal public houses closing time, which would mean the noise and nuisance levels would increase at this particularly critical time. I have some evidence that this will be the case, as since the Doodle bar opened in Druid Street some months ago, and the more recent extended activity at Lassco, there often is evidence of alcohol related litter and drug paraphernalia underneath the arch leading from Tanner St to Maltby Street, making me feel uneasy when walking in the area after 10pm.

Many of the residents of [REDACTED] Maltby Street and other properties nearby have small children and noise late at night (especially after 10pm every night) will impact on their schooling. The exposure to litter and potential drunken or anti-social behaviour, would adversely affect their safety.

Whereas I am a full supporter of developing the area into a vibrant living/working environment, the unprecedented increase in licence applications for the arches in Ropewalk/Maltby Street/Druid Street poses the risk that the character of the area will change into one that is prone to crime and unruly behaviour. This is a residential area, not Soho! I would respectfully request that you take these objections into account when considering this application, even more so that I am aware of a further application for a licence at a nearby property.

Best regards,

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

Party 4

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

17th August 2017



Dear Licensing Department,

I hereby raise an objection to the licensing application number 859851 submitted by The Barrell Project at 80 Druid Street, to serve alcohol from 11am to mid-night, 7 days a week.

I set out below the reasons for this strong objection:

PUBLIC SAFETY

- This license, if granted, would mean people who have consumed alcohol would linger within, and near, neighbouring buildings along Druid Street and Maltby Street, as well as Riley Road and Tanner Street, up to a proposed closing time of mid-night, and beyond, seven days a week. This is unsafe and an unnecessarily long period for a premises to be able to serve alcohol, is inappropriate and does not fit in with the dynamics of what is primarily and originally a residential area.
- This application would create drunken and disorderly behaviour. Druid St and Maltby St are outside the Southwark Council's Strategic Cultural Area – there is therefore no reason for this excessive granting of License applications, including this one.
- Many residential properties are located near to 80 Druid Street. Having to walk past such a premises and people (under the influence of alcohol) to simply get into these houses/flats will pose a threat to the safety of residents, including children.
- This application would increase safety risks to motor vehicles parked near the premises.
- Glass wear, bottles and other dangerous materials discarded by patrons would be left in the street, posing a risk to local residents.
- Smoke from patrons who smoke (who are forced to smoke outside the venue) presents a risk to residents nearby as smoke will rise up to the balconies/flats.
- Rubbish from the establishment and dropped by those entering/exiting would also build up on the streets; there are insufficient spaces for positioning of bins to collect the establishments rubbish, and there are no public bins in surrounding streets to cater for rubbish from visitors to the premises. As a result, vermin would also thrive.

PREVENTION OF CRIME

- Granting yet another license to a pub/bar/brewery to serve alcohol up to mid-night, 7 days a week, will increase the number of intoxicated people in close proximity to Bermondsey Central and houses on Druid Street, will lead to an increase in anti-social behaviour and crime.
- There have already been repeated attempts by criminals visiting the existing licensed establishments on Druid Street and Ropewalk market to make unlawful access to neighbouring buildings. This license would only increase such attempts, posing a threat to residents and passers-by in what is a primarily and originally residential zone.
- Vandalism would also increase as a result of intoxicated people leaving/entering 80 Druid Street in an unruly manner.

PREVENTION OF NUISANCE

- The area around 80 Druid Street is, primarily and originally, a residential area containing several residential buildings and hundreds of residents who would be adversely affected by this application, in terms of noise, people loitering, litter, increased vehicle usage and consequent pollution (i.e. taxis idling).
- The increased footfall of people entering/exiting the premises 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 premises
- 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, there is no reason why any applications should be granted for "public houses, wine bars or other drinking establishments" which go beyond 23:00 at the very latest.
- The opening hours requested in this application are much later than those currently permitted to near-by and similar establishments. Such late licensing over 7 days a week is completely unnecessary and will bring significant damage to the local community.

PROTECTION OF CHILDREN

- Many of the residents in nearby buildings have children. This application will increase the number of people from outside this residential area congregating in/near the premises, who are drinking, smoking, are drunk, potentially consuming illegal drugs etc. Exposing children within neighbouring residential buildings to such activities would be unsafe and harmful.
- The arrival of vans to load/unload materials used by the premises 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,



Party 5

From: [REDACTED]
Sent: 22 August 2017 20:52
To: Regen, Licensing
Subject: objections to the application number 859851 submitted by The Barrell Project at 80 Druid Street,

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

18th August 2017

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

Dear Licensing Department,

I would like to lodge my strong objections to the application number 859851 submitted by The Barrell Project at 80 Druid Street, to serve alcohol from 11am to mid-night, 7 days a week.

I object to this application for the following reasons:

Such trading hours as requested in the application are excessive and will increase the risk of crime and anti-social behaviour caused by alcohol consumption in the vicinity of the property in what is first and foremost a residential area.

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 and there would be an increase in noise pollution, instances of vandalism, litter and damage to parked cars will also increase.

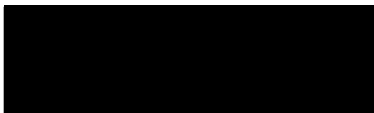
The local area is very residential with apartments right opposite who would be severely impacted by noise from patrons, deliveries, rubbish removal during unsociable hours. This is a residential area and such disruption should not be forced upon the local community.

The request for a 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 6



London
SE1 3FH

Friday 8 September 2017

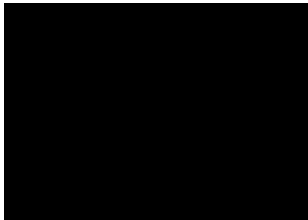
Dear Sir/Madam,

I am writing to object to two licencing applications:

Application 859851 – The Barrrell Project, 80 Druid Street
Application 860091 – Speckmobile, 76 Druid Street

The serving of alcohol in these establishments until midnight or later, 7 days a week would lead to increased noise, anti-social behaviour and litter in a mainly residential area where there are many families with children. The area is already full of litter at weekends due to the Druid Street/Maltby Street market and most bars and restaurants along Ropewalk close their doors at 22:30.

Yours faithfully,



Party 7

From: Regen, Licensing
Sent: Monday, September 11, 2017 10:17 AM
To: Mills, Dorcas; Jerrom, Charlie
Subject: FW: Objection to license applications 859851 and 860091

From: [REDACTED]
Sent: Monday, September 11, 2017 7:32 AM
To: Regen, Licensing
Subject: Objection to license applications 859851 and 860091

Dear Sir / Madam

I would like to object to two proposed licensed premises on Druid Street / Ropewalk, these are:

Application 859851 - The Barrell Project, 80 Druid Street
Application 860091 - Speckmobile, 76 Druid Street

As these premises have entrances that back onto the road that my flat overlooks (Ropewalk) I believe it would make an already bad situation intolerable.

As well as living beside the train line there are a number of bars and restaurants on Ropewalk that are open until 10pm and later on Wednesdays to Sundays.

So far, I have not objected to the late opening of the existing restaurants and bars as I enjoy them myself but my worry is that granting a license to the new premises and for such late hours would open the door to other businesses applying to open later.

Many thanks,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Party 8

From: [REDACTED]
Sent: Tuesday, September 12, 2017 5:26 PM
To: Regen, Licensing
Subject: Licensing application ref: 859851

Hello,

We would like to register our objection to the above Premises License application for 80 Druid Street (the proposed bar would face onto the Ropewalk)

I write on behalf of LASSCO, a local business operating eight railway arches in Maltby Street, seven of which are in Ropewalk. We operate our workshop, timber yard, stock storage, three bars (Wednesday to Sunday) and Maltby Street Market (weekends only) within the Ropewalk. The entirety of the Ropewalk is licensed for on and off sales of alcohol.

The incoming tenant to arch 80, The London Beer Factory (trading as the Barrel Project), contacted LASSCO earlier this year to ask if we'd be happy for them to open their fire escape door at the weekend. I understood this to be for the purpose of allowing a small amount of people to visit their arch to see the barrel ageing process and agreed. They have now altered this stance and have submitted a planning application and premises license application to create a new 100 person capacity, late license, alcohol only bar onto the Ropewalk.

Arch 80 opens directly onto Druid Street, home of several breweries with brewery tap style bars. The popular 'brewery mile' event finishes in Druid Street. LASSCO welcomes the rising popularity of the area but have encountered problems with the volume of beer mile customers crossing under the railway to stop by Stanworth Street and the Market. Maltby Street and Ropewalk both have residential neighbours in close proximity. The majority of operators on the Ropewalk / Maltby Street side of the railway are restaurants, produce stalls, and small licensed activities. In light of local residents recently communicating their concerns we are altering the nature of Maltby Street Market to become quieter and to ensure that there is a mix of produce and antiques to enhance the existing food and drink offer. We understand the value of our licensed area and the delicate nature of our relationship with our residential neighbours. We now employ security to manage the movement of people in and out of the Ropewalk and have invested heavily in building toilet facilities for Market and Ropewalk bar customers. No other railway arch in the Ropewalk currently goes through to Druid Street. This newly proposed bar would open onto Druid as well as directly onto Ropewalk, our licensed premises. Responsibility for any problem activities, control of numbers, production of waste etc. would become unnecessarily difficult to manage.

Opening up a late night, large capacity, beer-only bar onto the Ropewalk would obviously have a huge impact on the residents and in turn the many business operations that exist on this side of the railway. We understand that the Barrel Project may want a 'brewery tap' operation, but we do not believe that this would be beneficial for us or them if it opened onto Ropewalk. Their existing frontage onto Druid Street is where this bar should open. Bringing the 'beer milers' into the heart of the Ropewalk, a carefully crafted, delicately balanced environment, would clash badly with what we are all, commercial operators and residents alike, trying hard to maintain. We are not opposed to competition. Our operations are under close scrutiny and any escalation of problem activities could potentially jeopardise our license.

- **The prevention of crime and disorder.**
- It is proposed that the new bar would open immediately directly onto Ropewalk, our licensed premises. This would cause confusion of responsibility for any crime or disorder committed. We have installed lighting, CCTV and lockable gates at either end of the

Ropewalk to fulfil our license responsibilities and to maintain security for the businesses here. Having another entrance would unnecessarily complicate this.

- **Public Safety**

Maltby Street Market has thousands of visitors every weekend. We control visitor numbers at either end of the Ropewalk with paid security staff. No other railway arch in the Ropewalk currently goes through to Druid Street. Opening an additional access point makes this unnecessary difficult to manage.

- **The prevention of public nuisance**

An alcohol only bar with a 100 person capacity would create too much noise and late night activity. Many families live in Bermondsey Central Building which is immediately above the proposed bar. We close the market at 4pm and ensure that our small capacity bars close at 10pm. As a result of the relationship we have with residents, we have strict controls over the volume of music and intend to invest in canopies over the three bar / restaurants to further restrict any noise. Any additional activities would not be welcome.

Please let me know if any further information is required to support this objection.

Regards

Ian

Ian Banfield
LASSCO Ltd.

020 7394 8061

lassco.co.uk

[Ropewalk, 37 Maltby Street, London, SE1 3PA,](#)

Shop Opening Times: Mon - Fri 9am - 5.30pm; Sat 9am - 5pm; Sun 11am - 5pm

Party 9

From: [REDACTED]
Sent: Tuesday, September 12, 2017 12:19 PM
To: Regen, Licensing
Cc: [REDACTED]
Subject: Objection

Dear Sir or Madam,

we would like to object to the applications 859851-The Barrel Project, 80 Druid Street and 860091-Speckmobile, 76 Druid Street.

The reason is that there would be more nuisance and noise from masses of people who eat and drink **a lot of alcohol** around the addresses at stake.

The current licencing in this area has already created nuisance and noise on the weekends and in the evenings. People scream around and leave lots of rubbish. This creates an inappropriate environment for bringing up a family. Our baby constantly already wakes up reacting to the loud screams of drunk people in the streets. The problem is especially with alcohol, which people start drinking right after breakfast which produces the noise.

What also bothers us is potentially more steam and smoke from burnt meat. Not everyone eats meat and we do not want to have our windows closed all the time, to protect ourselves from this pollution.

Then there would be more car traffic, more cabs who need to pick up these drunk people.

What promised to be an interesting food market would turn even more into a one large pub.

Sincerely yours,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Party 10

Senders Email Address: [REDACTED]
Message:

RE - Licensing application number (859851)

Dear Sirs,

Due to holidays and what would appear to be poor display of notices we were unaware of the planning and licence applications by the London Beer Company. It now appears that they plan to open up the rear of their closed arch into Ropewalk and also apply for an extended licence and capacity for bar customers to drink on the premises.

We do not oppose the use of course and welcome new ventures but we do wish to raise the concerns of ourselves and our neighbours with regard to the effect on amenity and the potential for nuisance relating directly to the "Beer Mile". The new plan to access and operate into the Ropewalk side of Arch 80 will bring it's own problems, not least overcrowding, we can only echo the comments already made by others. There are technical and ownership issues here too that you are aware of I believe.

Generally there is a lack of lavatory, waste and other facilities along the "Mile" and the activities of Druid Street have a tendency to roll over into Maltby Street. Maltby Street and Ropewalk folk have worked hard to foster good relations with their neighbours, the nature of the market is one of community, quality produce and good and often specialist operators, a happily unique environment with its own tempo if you will. The "Beer Mile" is a separate experience, there is no implied criticism here, we simply want to protect the nature and ambiance that has been created for our staff, our customers, local folk and the broad range of visitors that we now attract.

I hope that our concerns can be taken into account, our apologies for the late submission.

Yours sincerely,

[REDACTED]

Party 11

From: [REDACTED]

Sent: Tuesday, September 12, 2017 12:52 PM

To: Regen, Licensing

Subject: OBJECTION - Licensing Register - Applications for Premises

Licences, Club Registrations, and Reviews Details for Licence Number:

859851

Hello,

[http://app.southwark.gov.uk/Licensing/LicPremisesAppliedDetails.asp?
systemkey=859851](http://app.southwark.gov.uk/Licensing/LicPremisesAppliedDetails.asp?systemkey=859851)

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 number of 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 additional bin storage and waste collection. Longer hours mean more waste. There have been issues with waste management at nearby premises, 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', however, there is no mention of what steps are being implemented to address noise pollution, especially around unsociable hours.

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]