

APPENDIX C

RESIDENT 1

Saturday 24 February 2018

Dear Sir/Madam

Premises licence application 862137 (Theo's, 17-19 Elephant & Castle, SE1 6TH)

I am writing to object to the application for a premises licence submitted by Greenpoint Avenue Ltd in relation to the above address.

Firstly, the opening hours applied for are in excess of those set out in the Southwark Statement of Licensing Policy 2016-2020 for a major town centre location.

The council's licensing policy suggests that the latest acceptable closing time for a restaurant at this location on Sunday to Thursday nights is 12 midnight.

The applicant is seeking a licence that would permit trading till 12.30am. I am unaware of any special circumstances that would justify a departure from this policy for Theo's.

Whilst Draper House and Sherston Court have retail and restaurant uses at ground level which coexist well with residents, at present none of the businesses trades beyond midnight.

I would ask that the licensing sub-committee is mindful of the setting of the premises immediately adjacent to the main (indeed, only) entrance to 140 homes.

In relation to the licensing objective which seeks **the prevention of nuisance** I would note that as a first floor resident of Draper House, occupants already suffer late-night noise from people moving through the area after nights out and this application is likely to worsen the situation unless a reasonable terminal hour is attached to the licence.

I would suggest that the premises should be closed by midnight on all nights of the week (with an earlier finish to the sale of alcohol) in order to safeguard the amenity of residents of the Draper Estate.

Yours sincerely,

[Redacted signature block]

Heron, Andrew

From: Jerrom, Charlie
Sent: 13 February 2018 09:24
To: Heron, Andrew
Subject: FW: Licensing Application 862137

fyi

From: Jerrom, Charlie **On Behalf Of** Regen, Licensing
Sent: Monday, February 12, 2018 4:43 PM
To: Jerrom, Charlie
Subject: FW: Licensing Application 862137

From: [REDACTED]
Sent: Monday, February 12, 2018 4:00 PM
To: Regen, Licensing
Subject: Licensing Application 862137

Dear Sirs, this application is objected on the following grounds;

There is real concern that the approval of this license is likely to lead to an increase in crime, and alcohol related disorder, including (but not limited to) antisocial behaviour.

The proposed entrance of the proposed establishment is too close proximity to a large tower block, housing over 200 residence.

There is a genuine concern for public safety, as well as privacy, due to proximity to residential tower block

The establishment is too close in proximity to a children's park, and the entrance of the establishment is too close in proximity to residential dwellings.

Kindly confirm safe receipt of these objections.

[REDACTED]

Heron, Andrew

From: Heron, Andrew
Sent: 02 March 2018 15:09
Subject: Theo's Pizza

Dear Objectors,

Further to your representation against the new premises licence application, the Applicant has made the following response.

Should this lead you to withdraw your objection, please advise so in writing to this email address; alternatively, if you are happy to have your email address shared with the Applicant, you could as they suggest, arrange a meeting.

Regards,

Andrew Heron
Principal Licensing Officer
London Borough of Southwark
Regulatory Services – Environment & Leisure
020 7525 5767

Address: Licensing Unit, Hub 1, Floor 3, 160 Tooley Street, London, SE1 2QH

Switchboard: 020 7525 5000

Website: www.southwark.gov.uk

<https://www.southwark.gov.uk/community-safety/let-s-talk-about-women-s-safety>



Dear Mr Heron

I write in response to representations you have received from the residents, which I have summarised and provided a response to below.

1) Opening hours

a) that the hours applied for (Sale by retail of alcohol on the premises Mon-Sun 00:00, Late Night Refreshment 00:30) are in excess of those set out in the Southwark Statement of Licensing Policy 2016-2020 for a major town centre location

Response:

The Southwark Statement of Licensing Policy 2016-2020 provides a guideline for major Town centres including Elephant & Castle of hours of operation for restaurants of Sun-Thurs 00:00, Fri-Sat 01:00. Theo's application is 30 minutes later than this guideline Sun-Thurs and 30 minutes earlier Fri-Sat.

We anticipate that a very small proportion of our sales would be taken after 23:30 but have applied for slightly later hours to avoid the risk of technical breaches of our license by missing a serving or closing deadline by a few minutes. We feel that is a reasonable and sensible approach.

b) that none of the surrounding businesses trade after 00:00

Response:

Comparable local businesses and their permitted hours for Sale by retail of alcohol on the premises / Late Night Refreshment are later than ours or the same, bar Sundays:

Mamuska (16 Elephant & Castle): 02:00 Mon-Sat, 23:00 Sun / 02:30 Mon-Sat, 23:30 Sun

After Taste Chinese restaurant (97 Newington Butts) 00:00 Mon-Sat, 23:30 Sun / 00:30 Mon-Sat, 00:00 Sun

Elephant & Castle Public House (119 Newington Causeway) 00:00 Sun-Wed, 01:00 Thurs, 02:00 Fri-Sat / 00:30 Sun-Wed, 01:30 Thurs, 02:30 Fri-Sat

There is clear precedent in the immediate area for the operating hours we have proposed.

2) Creation of noise, anti-social behaviour, crime, alcohol-related disorder, risk to public safety, loss of privacy, proximity to a children's park

Response:

We understand a small number of local residents who are not familiar with Theo's may have concerns about some of these issues. We would argue that 17-19 Elephant & Castle is a smaller restaurant than our Camberwell operation where in 2 1/2 years of operation we have not had a single act reported of anti-social behaviour, alcohol-related disorder or risk to the safety of local children or the general public. We are an Italian restaurant where alcohol constitutes just 20% of our total sales. Customers come to Theo's to eat pizza not to drink and there are numerous more alcohol-led alternatives nearby for people to go to (The Elephant & Castle Pub, The Rockingham Arms, Lost Rivers).

Whilst we have not submitted an Operating Schedule, you will be aware we have voluntarily proposed a significant number of License conditions which will minimise the risk of the issues raised by the local residents.

Summary:

There is a restaurant in very close proximity on either side of 17-19 Elephant & Castle (Mamuska & After Taste), neither of which have resulted in documented loss of amenity to local residents.

We are very open to meeting any local residents or representatives of Southwark Licensing to discuss our application

Regards
Simon