

other persons reps

1

From: Morris, Adele
Sent: Tuesday, June 12, 2018 1:29 PM
To: Tahir, Sarah; Mills, Dorcas; Noakes, David; Chamberlain, Victor
Cc: Tear, Jayne; Franklin, David; Public Health Licensing
Subject: RE: RE: Fora, Brandon House, 180 Borough High Street, LDO = 13/06/2018, 863320

Dear Sarah

I would like to register my objection to this application for the following reasons:

- 1) This premises is in the Borough and Bankside Cumulative Impact Zone, where there is a presumption against granting new premises licences
- 2) This appears to be an application that covers both a public restaurant and separate office spaces, which in my view should have separate applications and separate conditions
- 3) There is a public health concern in having office premises licensed, with no separation between the work environment and the consumption of alcohol for social purposes
- 4) There is no indication of how many people and their guests would be using any of the office related spaces at any one time.
- 5) Whilst I welcome the application's hours being in line with those of our recommended hours of use, I am particularly concerned about the impact on neighbours of licensed activities taking place on the outdoor terrace at any time of day. It is also not appropriate to have live music or loud recorded music on the outdoor terrace at any time

Best wishes

Councillor Adele Morris
 Borough and Banksde Ward Liberal Democrat Councillor
 Deputy Chair, LGA Environment, Economy, Housing and Transport Board
 LGA Planning Advisory Service Board Member

Tel: 0207 525 4377



@AdeleLibDem

As your locally elected councillors, we may use your email address to contact you from time to time with updates about the issue you have contacted us about or other issues which affect your area. If you do not wish to receive such emails, please let us know.

2

From: [REDACTED]
Sent: Friday, June 01, 2018 4:21 PM
To: Regen, Licensing
Subject: Objection to Licence application 863320

Dear madam / sir,

I am writing in regard to the licence application 863320 by Fora Ltd at 180 Brandon House Borough High Street SE1 1LB.

I object to the portion of the licence covering the fifth floor terrace area D that will permit alcohol to be served associated with live music, recorded music and the presentation of films.

Reason 1: The terrace is located directly beside flats in Brandon House. There is literally no separation between the terrace and the balconies of the flats on the 6th floor. Customers utilizing the terrace could lean into the terrace of flat 14 abutting the licensed terrace.

Reason 2: As there is street noise from Borough High Street, music on the terrace would be amplified to be clear and then voices on the terrace would inevitably be raised to hold conversations over the music. Amplified music will bounce off the church directly across from the terrace and be bothersome for all residents in flats in Branson House facing the High Street. As well noise would emanate in the opposite direction into the Mews where it would annoy residents facing the Mews.

Amplified music and alcohol fueled voices emanating from the terrace 8 hours per day, 7 days a week would not be conducive to the enjoyment of one's home. It would be intrusive for all residents of the Brandon House flats and especially those with children whose bedtimes may be well before 2100 hours.

Reason 3: There are obvious safety and security concerns with having patrons of licensed establishments in very close proximity to residents, including children, and to their property.

Reason 4: There is also the issue that outdoor drinking areas are smoking and vaping areas. Residents will be exposed to unwanted smoke / vapours in addition to unwanted music and unwanted conversation.

Reason 5: There should be consideration of the fact that this a new building and not all residents have moved in. Many flats are unfinished and the eventual occupiers of these unfinished flats will not have had the opportunity to register their support or objection to the licence proposal that could affect their enjoyment of their home. Additional time should be provided for comment; perhaps an additional 60 days to be fair to all existing and soon to be residents.

As well, the current notice is posted behind smoked glass of the proposed bar on Borough High Street in the midst of a very chaotic construction site. The sidewalk has been ripped up for the last week limiting access to residents even having the opportunity to read the notice if they do see it behind the smoked glass. I do not think this licensing application has been fairly advertised. To be fair, the notice should be sent by Fora Ltd to all residents and owners at Brandon House with the previously mentioned extended notice period.

In summary, it is a serious imposition on residents to have a licensed terrace attached to flats and it is my hope that the portion of the licence for the fifth floor terrace is denied.

3

From: [REDACTED]
Sent: Wednesday, June 13, 2018 3:51 PM
To: Regen, Licensing
Subject: Licence number objection: 863320 Fora

Dear Sir / Madam / Dorkas,

The replaces my previous objection

your name and signature

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

the date you wrote the letter

13 June 2018

the application that you are opposed to:

Fora application 863320 for 180 Borough High Street, London SE1 1LB

the reasons why you are opposed to the application - below:

Prevention of crime and disorder

- due to drunk individuals, music and live music events within 1 metre of residents creating unwanted noise, exposing residents to drunken behaviour and loud noise.
- Inebriation could lead to crime close to or outside our residence

Prevention of public nuisance

- due to drunk individuals, music and live music events, which could lead to loud individuals and sound, encroaching on residents' rights to quiet enjoyment of their homes, in addition to potential cursing, obscenities and epithets within a gated and secure development.
- Public urination due to drunk individuals just outside the entrance to the building which is in close proximity to Fora's entrance is also a concern as its a quieter spot for a man urinate
- General loitering of drunk individuals, making residents feel unsafe
- A place of worship St George the Martyr Church exists across the road from the entrance to Fora and directly opposite the roof terrace. The church is open almost all the time, and worshippers could be subjected to noisy parties across the road, and unsavoury activity.
- My bedroom is directly above Fora, picture attached and I am seriously concerned that I will be kept awake at night with noise and base travelling through the walls late at night when its quiet and noise travels easily, not allowing me to sleep. This is causing me much personal distress, having just invested in my home that I wanted to enjoy, and having moved in in September of last year

Public safety

- due to the sale of alcohol on and off premises, leading to drunk individuals who could be aggressive to residents for whatever reason, especially if confronted to keep noise to a minimum.

- From the roof terrace, drunk individuals could behave dangerously and throw items like bottles down on either side of the building (street or residents side), endangering residents in what is supposed to be a safe residential area.
- If the gate to our block is left open at any point and for whatever reason, drunk people congregating outside the entrance to our block, could enter as it would be a quiet spot to carry on drinking. We have already experienced this, just with passers by on the street if the gate is left open and the concern is that the situation could worsen for residents.

Protection of children from harm

- due to the proximity of Fora to Little Dorrit Park (a protected park designed for use by young children) and alcohol being served and sold inside and outside their premises in full view of the park.
- This also applies to children who may live with their parents within the residential development; some already house toddlers and children who would be exposed to parties involving people consuming alcohol, obscenities, cursing and epithets of an adult nature.
- Public urination due to drunk individuals just outside the entrance to the building which is in close proximity to Fora's entrance is also a concern as its a quieter spot for a man urinate, potentially exposing children to unnecessary unsavoury views.
- Items could be accidentally or intentionally thrown off the roof terrace by inebriated individuals, seriously injuring or even killing children within what is supposed to be a gated and safe residential space

Additionally to the points above, it is worth noting that the residents and concierge have been asking both Fora and Crest Nicholson about the type of commercial premises that will move in to the block since November last year, and they have said to everyone who has asked that they don't know (workers as well as the office staff). Fora purchased the property from Crest Nicholson so they would have been aware of the type of property moving in, but did not mention to residents when asked. It's only in the last week or so that we have become aware that a shared office with outdoor venue and alcohol & music licenses has come to the attention of residents and owners of apartments. This can be verified by asking residents and the concierge.

The license sign was also posted but behind tinted windows, which only some residents have noticed.

I personally feel that one or both of the parties have not acted in good faith, and instructed personnel working on site to purposely conceal the type of property so that any licences would be granted without objection and because they may be aware that they may be infringing on residents rights.

Many thanks,

A photo is below of the proximity of my bedroom (where I sleep) to the commercial property:



Many thanks,

██████████

4

From: [REDACTED]
Sent: Friday, June 08, 2018 1:11 PM
To: Regen, Licensing
Subject: Notice of application for the grant of a Premises Licence - Licence Number 863320

delivered by e-mail to licensing @ southwark.gov.uk

8 June 2018

Dear Licensing Team

**Notice of application for the grant of a Premises Licence under Section 17 of the Licensing Act 2003
Planning Application. Fora Space Limited, Brandon House, 180 Borough High Street, SE1 1LH**

Licence Number 863320

We are writing to object to the planning application above and set out our reasons below.

To give some context, our apartment is in the building directly adjoining the Fora Space development and looks into the courtyard where the Fora Space terraces are. We are on the [REDACTED] Floor in Brandon House and our balcony is less than 15 meters from Fora Space's open air terraces on 2 floors of the development which we assume are the spaces referred to as "Fifth Floor Terrace Area D" as stated in the application. Fora Space is sandwiched between the two main residential blocks of Brandon House comprising 60+ apartments and 9 town houses a significant number of which have outside spaces that will be affected by the noise pollution that will be created by "films, live music, recorded music".

We would like to point out that as the owners of the leasehold apartment 77 our lease states an enforceable covenant that we shall "use the balcony only for the purpose of quiet enjoyment" thus if we were to screen a film or hold a live music event we would be in breach of our lease and similarly if Fora Space have permission for music or films that would likely result in us not having quiet enjoyment of our balcony.

When we purchased our apartment in April 2017 we were aware that Fora Space would be our neighbours and welcomed the development as it would help to encourage a new and thriving flexible work space for the area.

We believe, however, that this new planning application creates an entirely different dynamic to the space and impact to us and our fellow residents. Reading the Planning Notice and taking it at face value, the description suggests that Fora Space wish to hold screenings, recorded music and live music and sell alcohol on their terraces until 21:00, 22:30 or 23:30. If the licence is granted our balcony and apartment would effectively be less than 15 meters from an open-air entertainment venue rather than the work space we understood Fora Space to be.

Any noise created on Fora Space's terraces, fuelled by alcohol and entertainment, will echo and amplify across the inner courtyard of Brandon House. Indeed, how would it be possible to avoid excessive noise? This would be detrimental to the use of our property and the relative quiet of our balcony. Occasional traffic noise is to be expected but live music and entertainment is not. Although we knew that Fora Space offered workspaces, we did not expect that their aim was to have an outside entertainment space, open seven days a week until late in the evening. We were already concerned that Fora Space had installed a speaker system on the terraces and it now seems clear that their intended use is for entertainment. This is at odds with Brandon House as a residential development and we urge you to reject this application. Why is it necessary for a work space to have

outside entertainment space and an alcohol licence? This could be contained inside the property instead.

We would be happy to meet the Planning Team at our property to show them at first-hand why we believe this application will negatively impact on the enjoyment of our home.

Yours faithfully

[REDACTED]

[REDACTED]

5

From: [REDACTED]
Sent: Friday, June 08, 2018 11:37 AM
To: Regen, Licensing
Subject: Re: Objection to Licence number 863320

Dear Sir / Madam,

I write to you in objection to the application made by Fora-Space Limited, Licence number 863320

I specifically object to the following applications:

1. Opening hours outside the hours of 11am - 5pm Monday to Friday
2. Filming indoors outside the hours of 11am - 5pm Monday to Friday
3. Live music indoors at anytime
4. Recorded music indoors and outdoors at any time
5. Sale by retail of alcohol to be consumed off premises at any time
6. Sale by retail of alcohol to be consumed on premises at any time

I object to the proposal for the following reasons:

1. The proposed application is within a residential building covering various floors without which means every tenant will be affected by noise and disturbances
2. Operation hours are 7 days a week between 11am - 23.30 on most days meaning there's no rest or quiet time for residents. You should take into consideration the time it will actually take people to leave the premises (waiting for taxis, friends, hanging around etc) meaning this is likely to go on beyond midnight.
3. There are young families that live in this building. I, myself have a year old son that goes to bed around 8pm every evening. This will be made almost impossible and extremely stressful should the following plans be approved, especially as we live on the [REDACTED] floor, directly above the noise and revellers.
4. This is a premium location where residents pay high rents / paid above average market prices to buy these properties. The proposed plans will devalue the properties and its location and will have a negative affect on the area overall.
5. We were not informed that such plans were possible for committing to buy / rent in these buildings leaving me to think there's a potential we could be screwed over
6. The request to serve able to serve alcohol will cause significant disturbance for residents. It's loud enough being on a main road, we do not need hear people under the influence hanging outside too.
7. Having people under the influence on such a busy and main road is a hazard and could have a negative affect on traffic flow
8. The initial plans by Fora for the commercial space were to have restaurants and gave the impression of day time cafe's which would be totally acceptable. I feel the following plans are cheeky and we were lead into a false sense of security

To conclude I absolutely reject these plans and I'm outraged that they've had the audacity to submit them after their initial suggestion.

Please keep us updated on this situation

My details:

[REDACTED]

6

From: [REDACTED]
Sent: Sunday, June 10, 2018 12:15 AM
To: Regen, Licensing
Subject: Objection to Application for licence 863320

Dear Licensing Officer,

I am resident in Brandon House. The application for this licence has just been drawn to my attention. Fora has not sought to communicate its plans with its neighbours, and this lack of transparency coupled with the lack of detail on its planned activities is cause for concern.

As described, the activities for which the licence is sought sound more to do with entertainment than commercial activity. Is it to be a licensed club or open to the public? Either way, the mention of music, drink, and film, sound inappropriate, in view of their proximity to the residential aspect of Brandon House, and require scrutiny. The noise generated especially by some sort of rooftop bar risks to present a nuisance to the residents and perhaps a public nuisance in so far as the noise level on that road junction is already high.

I have taken into consideration the information about Fora activities, and they look to be a reputable and responsible organisation. It is all the more regrettable therefore that their communications on their plans have been so poor. If a licence is granted for the sort of activities scrappily described, it should be on the understanding that these will not have a nuisance impact on neighbours or the community.

I am confident you will consider the concerns expressed in coming to your decision.

Yours faithfully,

[REDACTED]
[REDACTED]
[REDACTED]

7

From: [REDACTED]
Sent: Saturday, June 09, 2018 11:17 AM
To: Regen, Licensing
Subject: Objection to planning permission

I object to an application for licence to the ground floor lower ground fifth floor area for film and live music alcohol.

[REDACTED]
Reason why I disagree is because I live on [REDACTED] floor it will be noisy and disturbing to all who live here.

It will accumulate drunks I'm not happy about this.

I was told it was going to be shops which will be better than music and selling alcohol

[REDACTED]

From: [REDACTED]
Sent: Sunday, June 10, 2018 5:34 AM
To: Regen, Licensing
Subject: Representation to object to licence number: 863320

RE: Representation to object to licence number: 863320

Dear Sir/Madam,

I am deeply concerned about the application for Fora Space Limited to gain a music and alcohol licence in the Brandon House residential complex. Many residents at the building are working professionals and some have young children.

For the following reasons, I would like to make a representation to object this application for live/recorded music and alcohol.

Protection of children from harm

Having alcohol served in and around the building we live would be a terrible influence on young children and it is not something I would like to see in our residential neighbourhood.

Prevention of public nuisance

As I understand, Fora Space Limited is designed to be a working space, but having music both indoors and out would be disruptive to the residential neighbourhood of Brandon House. Many residents have to get up early for work and therefore sleep early – having live music and alcohol seems like a recipe for public noise and nuisance complaints.

Prevention of crime and disorder

A number of studies show that alcohol consumption increase the incidence of violence and disorderly behaviour:

See this study of three different research papers:

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3170096/>

"Combined, the three papers demonstrate that the drinking level of the population is an important predictor of violence-related mortality, particularly in cultures with intoxication-oriented drinking patterns."

In addition, there are already a number of bars and pubs nearby where members of Fora could go consume alcohol and live music – The Gladstone Arms, The Dugout, Lord Clyde, The Royal Oak – all are within 3 min walk (0.2miles) of Brandon House.

Please consider my representation and reject the license.

Yours faithfully [REDACTED]

[REDACTED]

9

From: [REDACTED]
Sent: Sunday, June 10, 2018 7:01 PM
To: Regen, Licensing
Subject: Licence Application 863320 by Fora, Brandon House, 180 Borough High Street

Dear Southwark Council Regulatory Services,

I am writing to you to object to the Premises Licence for Fora Space Limited at Brandon House, 180 Borough High Street (application 863320). The reasons for my objection are:

- It would be a nuisance to the residents of Brandon House to have live and recorded music played until 11.30pm each night in the middle of a residential development, as well as to have parties with alcohol until 11.30pm each night (10.00pm on Sundays).
- It would be detrimental to the children living in the development to grant the licence, as it will be impossible for them to study or sleep with live and recorded music played at the hours proposed, and it will be harmful for the children to be exposed to the inevitable cigarette smoke that will accompany the outdoor terrace and the live music/film events.

I am not at all opposed to Fora's use of Brandon House as an office building, but Fora are now proposing to have a nightclub within Brandon House in three separate locations, which is not at all in keeping with the residential character of the Brandon House development, and which would make the current residential flats effectively un-usable as homes.

To give some context to my objection, I need to point out that there are over 70 flats and 9 town houses in the Brandon House development, all built around an internal stone courtyard. The terrace where Fora proposes to have music, alcohol and films is inside that courtyard and only a few feet from the majority of resident windows and balconies, so the proposed license would affect nearly every residential property in the development. Even the noise from the ground floor and lower-ground floor would likely echo around the courtyard, preventing residents from ever knowing peace and quiet. I have attached a photo to show the placement of the terrace and the proximity to the residential flats.

I also need to mention that Brandon House is a new development, and many of the residents have not yet moved in, or had not moved in at the time of the application for the licence, making it difficult for them to have known about this proposal. I would encourage you strongly to visit the site in person to see the layout of the development and how the residents would be affected, especially for those who have no knowledge of this proposed licence.

Please preserve the rights of the residents to use their homes in peace and quiet and reject this licence application. I would be happy to meet with the Regulatory Services team or to discuss the matter over the phone, as it is extremely important issue for me and I'm sure for the other residents at Brandon House.

Kind Regards,

10

From: [REDACTED]
Sent: Sunday, June 10, 2018 1:05 PM
To: Regen, Licensing
Subject: Objection to 863320

To whom it may concern,

I would like to make an objection regarding licensing application 863320.

The application aims to get a license for music and supply of alcohol on the Fifth Floor Terrace Area D from Monday to Sunday until 9pm.

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

My apartment is [REDACTED]. It was sold by Crest Nicholson and I was told the roof terrace would be an outdoor office space. I did not expect it to be an outdoor bar with music.

I am worried that the level of noise from music and alcohol selling will impact my quality of living materially.

Kind regards

[REDACTED]

11

From: [REDACTED]
Sent: Sunday, June 10, 2018 10:05 PM
To: Regen, Licensing
Subject: Objection to Premises License - Ref.: 863320

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

10/06/2018

Licence Number Ref.: 863320

To whom it may concern,

I am writing to you to exercise my right to object to a licensing application for the ground floor retail units below Brandon House, SE1.

Borough High Street is already an incredibly noisy and busy street, even in the early hours of the morning, and often has a number of drunkards hanging around, since there are a range of existing bars and pubs nearby. Because of the existing amount of commotion and sheer volume of people on the high street, I am very much against this application since it proposes adding a number of bars and live music venues right underneath our flats. There are also a number of families with young children on the first and second floors of Brandon House and the proposed plans will directly affect the level of noise and activity they will have to deal with late into the evening.

I really hope you can reconsider the proposed plans and come back to us with something more suitable.

Yours Sincerely,

[REDACTED]

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

11th June 2018

To Whom It May Concern:
Ref: Objection to Planning 863320

I am writing as a resident at Brandon House and am objecting to the application for a licence for the supply of alcohol and indoor/outdoor music licence under the following objections:

1. The prevention of nuisance
2. The protection of children from harm

Specifically:

1. The prevention of nuisance

Given the hours that the application has been submitted for this means continuous ability to supply alcohol and play music both indoors and outdoors for 12.5 hours day (reducing to 10 hours a day on Sundays) in a residential building.

The times required run to 23:30 at night, 6 days a week, which equates to guaranteed extreme noise pollution and disruption to home life.

As well as noise generated it is appropriate to raise the issue that within the main building noise pollution echoes around the building through ventilation shafts. (please reference issues we have had with Overbury during the build).

Also, there is a risk of non-residents entering the private areas of the building and causing noise pollution as well as nuisance from being under the influence of alcohol.

Personally, I live on the [REDACTED] floor of the main building and I have had huge issues with the noise from the construction site. Given that the Fora a space is directly next to, below and above my apartment I would be left with no option but to move from this address to somewhere else.

2. The protection of children from harm

This is a residential development with both professional and family units residing. This would expose children to the risk of noise pollution, alcohol based anti-social behaviour as well as potential exposure to undesirables who may frequent the proposed venue.

I urge you to decline this application or at the very least reduce the times for alcohol and music licence to be no earlier than 12 p.m. and no later than 9 p.m. Mon-Sun. This would also reflect the current laws on the noise from construction work in residential areas.

Yours faithfully

[REDACTED]

11 June 2018

FAO: Southwark Council

Letter of Opposition to Application for Licence Number 863320

Dear Sir or Madam,

I, as a homeowner at [REDACTED] Brandon House, 10 Hilary Mews SE1 1AP would like to oppose the application by Fora Space Limited for Licence 863320 for Premises Licence to licence the Ground Floor/Lower Ground Floor/Fifth floor Area C for films and live music indoors, for recorded music and supply for alcohol both on and off the premises.

This is due to the fact that we believe that it will cause significant disturbance to the residents of our area as they wish to open up to 11.30PM on some nights of the week, such as Wednesday, which are working evenings. Live music or loud recorded music, particularly if played outdoors (as specified in the application) will cause disruption to right to quiet enjoyment of the property. We are particularly opposed to the use of the Fifth Floor Area C for these purposes as this is within the development.

Furthermore, the sale of alcohol for consumption off premises can lead to significant nuisance around the entrances of our flat. This will be especially frustrating and can bring down the value of the property.

There are already numerous premises in the Borough area that serve this purpose. An additional premise to do the same will not add a lot of value to the area and seems disproportionate to the rights of the homeowners to enjoy their properties.

Yours sincerely,

[REDACTED]

[REDACTED]

11 June 2018

Re: Application number 863320

I strongly object to the above application based on all four of the licensing objectives

- 1) Prevention of crime and disorder
- 2) Prevention of public nuisance
- 3) Public safety
- 4) Protection of children from harm

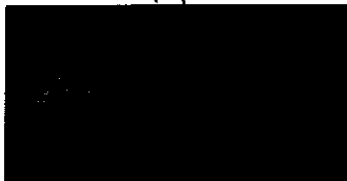
In view of the spate of recent violent crimes in London including the very disconcerting arrest of a man just outside the apartments last week, I fear for my daughter who has to commute daily to her university and often has to come back late at night from classes.

Moreover, the consumption of alcohol especially off premises and the prospect of having to put up with live music everytime the restaurant door is opened can be a public nuisance.

I have no objections if it remains a regular restaurant where alcohol is served as part of their meals.

For your consideration.

Yours sincerely

A black rectangular box redacting the signature of the sender.A large black rectangular box redacting the address of the sender.

15--

From: [REDACTED]
Sent: 11 June 2018 18:16
To: Regen, Licensing
Subject: Objection of licensing number 863320

Date - 11/06/18

To whom it may concern,

My name is [REDACTED] and I am writing in order to present my objection to licensing number 863320 at 180 Borough High Street for the commercial unit's intention to have films and live music as well as the supply of alcohol on and off the premises.

My address is: [REDACTED], [REDACTED]

I am objecting to the commercial unit's licensing due to the prevention of public nuisance & prevention of crime and disorder in the area. I am located on floor [REDACTED] of Brandon house, above the commercial unit and it will be loud and cause a nuisance to the public and to residents of Brandon House. The license wishes to have music & alcohol every day as well as on the 5th floor terrace which I think is unacceptable. We do not want there to be music and alcohol every day as it will be irritating for residents to have to listen to it each night.

As well as this, I believe there could be an increase of crime and disorder because there will be drunk people walking around and potentially drug use making drug use and dealers in the area more common. Again, this is not something residents want. The gateway entrance to Brandon House is right next to the commercial unit which could mean drunk people will be wondering around where we live. It is unfair to have music and drunk people disturbing the peace of our homes. Working in the city I am up every morning at 06:00 as I know many others will be, and I do not wish to be disturbed each evening by this noise.

This is my written objection and please accept this letter as my signed objection with signature.

Many thanks & kind regards,
[REDACTED]

Sent from my iPhone

16

From: [REDACTED]
Sent: Monday, June 11, 2018 1:54 PM
To: Regen, Licensing
Subject: Brandon House Commercial Unit Objection

Hello,

My name is [REDACTED] and I live [REDACTED] Brandon House, London, SE1 1AP.

We have been advised that the commercial unit intention is to request a licence for the Ground Floor/Lower Ground Floor/Fifth Floor Area C for films and live music indoors, for recorded music and supply of alcohol both on and off the premises and for the opening hours of Monday to Saturday 11:00 - 23:30 and Sunday 11:00 - 22:00 and to licence the Fifth Floor Terrace Area D for the same licensable activities Monday to Sunday 11:00 - 21:00. I understand the licence number is 863320 for a new premises licence.

As residents of this new build, we clearly would not like to have music and noise in our building complex. One may even reconsider living there if this license is granted.

The purpose of this email is to formally object to the licence. Please do let me know if you need anything further.

Many thanks,

[REDACTED]

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

17

From: [REDACTED]
Sent: Monday, June 11, 2018 4:42 PM
To: Regen, Licensing
Subject: Brandon House Commercial Unit Objection

Hi,

My name is [REDACTED] k and I live [REDACTED] Brandon House, London, SE1 1AP.

We have been advised that the commercial unit intention is to request a licence for the Ground Floor/Lower Ground Floor/Fifth Floor Area C for films and live music indoors, for recorded music and supply of alcohol both on and off the premises and for the opening hours of Monday to Saturday 11:00 - 23:30 and Sunday 11:00 - 22:00 and to licence the Fifth Floor Terrace Area D for the same licensable activities Monday to Sunday 11:00 - 21:00. I understand the licence number is 863320 for a new premises licence.

As residents of this new build, we clearly would not like to have music and noise in our building complex. One may even reconsider living there if this license is granted.

The purpose of this email is to formally object to the licence. Please do let me know if you need anything further.

Many thanks

[REDACTED]

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

From: [REDACTED]
Sent: Monday, June 11, 2018 2:46 PM
To: Regen, Licensing
Subject: Objection against Licence Number: 863320

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

11/06/2018

To whom it may concern,

I am writing to object to an applications for Premises Licences (Licence Number: 863320). I am opposed to this application as I live in the building and am opposed to loud music and associated noise from an alcohol serving establishment, which will disrupt its residents at late hours.

Sincerely,

[REDACTED]

From: [REDACTED]
Sent: 12 June 2018 00:06
To: Regen, Licensing
Cc: 'Patricia Fargas'
Subject: Objection to Licence Application Number 863320

Dear Sir or Madam,

I am writing this email to make two objections against the application for license number 863320, in accordance with the guidelines provided in the Southwark website as follows.

1. your name and signature

■ [REDACTED]
 ■ [REDACTED]



■ [REDACTED] address

■ [REDACTED], Brandon House, SE1 1AP, London

3. the date you wrote the letter

- 11 June 2018

4. the application that you are opposed to

- Licence number: 863320
- Trading name and address: Fora, 180 Brandon House Borough High Street, SE1 1LB
- Ward: Cathedrals
- Application type: Premises (A new premises licence to licence the Ground Floor/Lower Ground Floor/Fifth Floor Area C for films and live music indoors, for recorded music and supply of alcohol both on and off the premises and for the opening hours of Monday to Saturday 11:00 - 23:30 and Sunday 11:00 - 22:00 and to licence the Fifth Floor Terrace Area D for the same licensable activities Monday to Sunday 11:00 - 21:00.)

5. the reasons why you are opposed to the application

- First reason: **prevention of crime and disorder/public safety.** This application includes the sale by retail of alcohol to be consumed on premises and off premises, which can increase the number of pedestrians around the area that are under the influence of alcohol. There are already numerous locations nearby (restaurants, bars, convenience stores, food shops) where alcohol may be bought or consumed, and we think that another point of sale is unnecessary. Just last weekend several police cars arrested a man on the street outside our balcony. Having another establishment where alcohol can be sold or consumed seems to be creating an environment that is far from ideal, with a higher probability of crime and disorder, not fostering a healthy and respected community to live in.
- Second reason: **prevention of public nuisance.** Patricia and I live in a first floor flat, literally above the location where the company Fora is being established. We are already subject to higher-than-average noise pollution due to the closeness to car

traffic and street noise. The application being objected would also grant permission to the premises downstairs to play films indoors, live music indoors and recorded music indoors and outdoors, all of which can increase the noise pollution substantially. Granting this application would mean a higher degree of discomfort and distress to ourselves and our neighbours.

We hope these details will help you understand our concern with this application and we look forward to further hearing from you.

Kind regards,

[REDACTED]

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

Regulatory Services
3rd Floor Hub 1
PO BOX 64529
London
SE1P 5LX

12th Jun 2018

To Whom It May Concern:

Re: Objection to Licence Application 863320

Please accept this letter as my formal objection to the recently submitted licence number 863320 (Fora, 180 Brandon House Borough High Street, SE1 1LB). I currently reside within the same building for which the above application is being made (Brandon House, 180 Borough High Street). I am opposed to this licence for a number of reasons stated below:

1) Crime and Disorder - Having experienced the surroundings of several bars on Borough High Street and the numerous inebriated individuals exhibiting abusive and loud behaviour, I believe that a bar within the building exposes residents to this, and will increase the number of crimes which are taking place in the area.

2) Public Nuisance

- I believe that the licence granted should not have been done so without the residents' approval since a music/alcohol licence being granted until the late hours of 23:30 6days a week is a breach of my right as a resident to the quiet enjoyment of my home!
- Loud music being played until 23:30 is simply unacceptable and far beyond the time when music should be played. I for one should be asleep well before 22:00 in order to get to work on time but my sleep/rest will be heavily disrupted by Fora's unwelcomed licence application to play music until very late at night!
- Drunken revellers could also use the courtyard entrance of Brandon House as an area to loiter making it difficult for residents to gain access to their own homes but also be intimidating to be forced to confront inebriated bar-goers every time they enter their property as late as 23:30 almost every night!
- There are already several bars/alcohol serving venues on Borough High Street, adding another is simply a nuisance to the residents of Borough High Street and especially the residents of Brandon house.

3) Safety - Since the 5th floor terrace intends to be used as a outdoor bar area, pedestrians along the public pavement will be at risk of inebriated individuals accidentally knocking (or intentionally throwing) bottles/glasses at them from a significant height. Can the council 100% guarantee the safety of the members of the public using the pavement

4) Harm caused to children

- the potential for harm caused to children is high due to Little Dorrit Park, St. Joseph's RC Primary School & The Cathedral School of St. Saviour & St. Mary Overie being in the (close) vicinity. Inebriated individuals could cause significant harm, in particular via anti-social, loud or offensive language and/or behaviour to children should they use the park as a place to loiter after leaving the Fora bar.
- The sleep of children will be disrupted due to loud music being played until 23:30. This could easily affect their performance at school as a result which was not what the residents signed up for when they bought properties in this building.

As a resident I thoroughly object to this licence being approved and any Music/Alcohol licence being approved for that matter given all the above stated associated problems this type of licence brings about. This will breach my right as a resident to quietly enjoy my home and the council need to do by the residents of this building rather than simply ignore their protests. The residents of the building intend to take legal action to this application if it is formally approved.

Yours Faithfully,

[REDACTED]
[REDACTED]

21

From: [REDACTED]
Sent: 11 June 2018 21:32
To: Regen, Licensing
Subject: Oppose to application - Fora Space Limited - Licence No. 863320

Dear Sir/Madam,

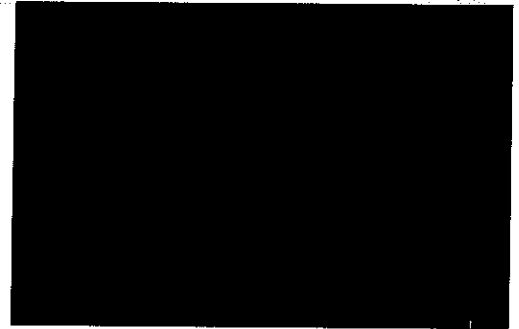
Names: [REDACTED]
Address: [REDACTED] Brandon House, 10 Hilary Mews, Borough, London SE1 1AP
Date: Monday, 11th June 2018

We oppose to the whole application made by Fora Space Limited (licence no. 863320).

Reason(s): We strongly are against having the amenities (films and live music indoors, recorded music and supply of alcohol both on and off premises) that they are requesting to have, right next door to where we live, Monday through to Sunday, from 11.00 - 23.00. It would be a huge disruption to home, health and wellbeing. Please advise when we would have peace?

Yours Sincerely,

[REDACTED]



12 June 2018

Southwark Council

Licensing Service

Floor 3, Hub 2

PO Box 64529

London SE1P 5LX

Email: licensing@southwark.gov.uk

Dear sir / madam

Objection to license application 863320

I am writing to object to the license application, number 863320, made by Fora in respect of 180 Brandon House, Borough High Street, London SE1 1LB.

My wife and I are the owners (joint beneficial tenants) of [REDACTED] at Brandon House. This is a first floor flat, directly above the ground floor premises that are part of this application. Hence our interests will be directly impacted by the effects of the proposed operation of the premises.

The application is for a premises license for films indoors, live music indoors, for recorded music indoors and outdoors, and supply of alcohol for consumption both on and off the premises, from 11.00 to 23.30 Monday to Saturday and 11.00 to 22.00 on Sunday (there is a discrepancy on your website, mentioning both 22.00 and 22.30). The application also covers an outdoor terrace area every day from 11.00 to 21.00.

My prime objection is on the grounds of **prevention of nuisance**, although I have further objections on each of the other licensing objectives of the Licensing Act 2003.

The prevention of nuisance

The application for live and recorded music, and films, causes concern with regards to noise levels within and outside the building. As the premises are joined to a residential block, with apartments directly linked to the premises that are the subject of this application, the levels of noise every day and late into the evening will be a significant nuisance to residents, and negatively impact their ability to peacefully enjoy their home.

The prevention of crime and disorder

Alcohol consumption in and around the premises may contribute to an increased likelihood of disorder and possible criminal activity, in the neighbourhood and impacting residences that are directly adjacent.

Ensuring public safety

Safety concerns are related to alcohol consumption and the impact that may have on possible criminal activity and disorder, as well as noise and other forms of pollution coming from the operation of the premises. The described use of the premises also increases the risk of fire safety and health concerns from smoking around the premises, which are adjacent to residential homes.

The protection of children from harm

Related to the levels of noise inside and outside the building, there is the potential impact on the wellbeing of children, and their ability to sleep, given the long and late hours of operation of the premises, every day. The health concerns related to fire safety, alcohol consumption and associated behavioural risks, smoking and other forms of pollution, are also relevant here.

I appreciate your careful consideration of these objections, particularly the nuisance that will occur for residents from the noise from the operation of the premises. The value of my property may also be negatively impacted, which may lead to me incurring financial loss.

As further matters for consideration, I only became aware of this application in the last few days, as although your website mentions that it was lodged on May 16th, I understand the notification on the premises may have occurred later than that. I also understand from the developers that the proposed use of the premises may not be in line with the lease.

Yours faithfully



Regulatory Services
3rd Floor Hub 1
PO BOX 64529
London
SE1P 5LX

12th Jun 2018

To Whom It May Concern:

Re: Objection to Licence Application 863320

Please accept this letter as my formal objection to the recently submitted licence number 863320 (Fora, 180 Brandon House Borough High Street, SE1 1LB). I currently reside within the same building for which the above application is being made (Brandon House, 180 Borough High Street). I am opposed to this licence for a number of reasons stated below:

1) Crime and Disorder - Having experienced the surroundings of several bars on Borough High Street and the numerous inebriated individuals exhibiting abusive and loud behaviour, I believe that a bar within the building exposes residents to this, and will increase the number of crimes which are taking place in the area.

2) Public Nuisance

- I believe that the licence granted should not have been done so without the residents' approval since a music/alcohol licence being granted until the late hours of 23:30 6days a week is a breach of my right as a resident to the quiet enjoyment of my home!
- Loud music being played until 23:30 is simply unacceptable and far beyond the time when music should be played. I for one should be asleep well before 22:00 in order to get to work on time but my sleep/rest will be heavily disrupted by Fora's unwelcomed licence application to play music until very late at night!
- Drunken revellers could also use the courtyard entrance of Brandon House as an area to loiter making it difficult for residents to gain access to their own homes but also be intimidating to be forced to confront inebriated bar-goers every time they enter their property as late as 23:30 almost every night!
- There are already several bars/alcohol serving venues on Borough High Street, adding another is simply a nuisance to the residents of Borough High Street and especially the residents of Brandon house.

3) Safety - Since the 5th floor terrace intends to be used as a outdoor bar area, pedestrians along the public pavement will be at risk of inebriated individuals accidentally knocking (or intentionally throwing) bottles/glasses at them from a significant height. Can the council 100% guarantee the safety of the members of the public using the pavement

4) Harm caused to children

- the potential for harm caused to children is high due to Little Dorrit Park, St. Joseph's RC Primary School & The Cathedral School of St. Saviour & St. Mary Overie being in the (close) vicinity. Inebriated individuals could cause significant harm, in particular via anti-social, loud or offensive language and/or behaviour to children should they use the park as a place to loiter after leaving the Fora bar.
- The sleep of children will be disrupted due to loud music being played until 23:30. This could easily affect their performance at school as a result which was not what the residents signed up for when they bought properties in this building.

As a resident I thoroughly object to this licence being approved and any Music/Alcohol licence being approved for that matter given all the above stated associated problems this type of licence brings about. This will breach my right as a resident to quietly enjoy my home and the council need to do by the residents of this building rather than simply ignore their protests. The residents of the building intend to take legal action to this application if it is formally approved.

Yours Faithfully,

[REDACTED]

[REDACTED]

24

From: [REDACTED]

Sent: Tuesday, June 12, 2018 4:55 PM

To: Regen, Licensing

Cc: [REDACTED]

Subject: Commercial Unit Objections to License number: 863320

Dear Sirs,

I wish to object to the Commercial Units below our Flat, applying for the new premises licence to licence the Ground Floor/Lower Ground Floor/Fifth Floor Area C for films and live music indoors, for recorded music and supply of alcohol both on and off the premises and for the opening hours of Monday to Saturday 11:00 - 23:30 and Sunday 11:00 - 22:00 and to licence the Fifth Floor Terrace Area D for the same licensable activities Monday to Sunday 11:00 - 21:00.)

We live [REDACTED] floors above the Commercial Premises and strongly object for the following reasons:

- Crime and disorder would rise as drunken people will be leaving the premises late at night, specially in the rear courtyard (where they might urinate) and along Marshelsea Road, taking alcohol with them causing a criminal behavior;
- There would definitely be an increase in public nuisance due to many drunken patrons leaving the premises, noise increase & disturbance, rubbish being dumped, car doors being slamming, delivery lorries at all times of night and idling vehicles waiting to pick up patrons;
- Public safe would be effected with the attraction of Criminal elements/Drug Dealers hanging around selling their product and criminals targeting drunken wealthy patrons leaving the premises late at night. This would have knock on effect to us residents and our children being approached by criminals;
- Children would be prevented from getting a good nights sleep due to noise disturbance, would be subjected to unsavory individuals who offer drugs & other illegal services and broken glass/ drug paraphernalia could cause sever injuries, if left in the rear courtyard;

We moved into a residential development with No planning permission for a late night pub/bar or cinema. We object strongly to this application.

Yours Sincerely

[REDACTED]
[REDACTED]

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

25

From: [REDACTED]

Sent: Tuesday, June 12, 2018 4:32 PM

To: Regen, Licensing

Subject: Application for Licence Number 863320

Dear Sirs,

Re: Application for Licence Number 863320

I write in regards to my objections to the above licence application.

From the information provided in the licence application, the applicant is seeking a licence to be able to play live music, recorded music and sell alcohol for consumption on premises up to 23:30 in the evening.

The unit this licence is requested for is directly connected to residential blocks, of which my home is one (address listed below). It also overlooks a small park used by families and children and a school.

Granting a licence would contradict at least two of the four licensing objectives as set out on your website, namely prevention of public nuisance and protection of children from harm. By granting a licence, the applicant would be able to create a public nuisance through the music and alcohol consumption in direct proximity to a quiet residential area whilst the proximity to the park and school has a direct impact on the objective of protection of children from harm.

I request that you therefore reject this application.

I know that my feelings on this matter are shared widely amongst residents in the area and believe you will have had similar representations on this.

I would be happy for you to contact me at this email address if you require further information.

Regards,

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

26

Southwark Council
160 Tooley Street
SE1 2QH
London

13th June 2018

Dear Sir/Madam,

My name is [REDACTED] and I am a resident at the above address. I am writing to oppose the licence application 86320.

I object to Fora Space Limited being granted a licence to play music and sell alcohol inside and outside their premises, as well as on the roof terrace. My objection is based on the grounds that there is a reasonable expectation that the granting of this licence will cause public nuisance for myself and other residents of Brandon House.

Furthermore, it is worth noting that the application for this licence is, to the best of my knowledge, in breach of the contractual agreement between Fora Space Limited and LRM Property Management.

Yours faithfully,

[REDACTED]

[REDACTED]

27

From: [REDACTED]

Sent: Tuesday, June 12, 2018 11:19 PM

To: Regen, Licensing

Subject: Objecting to Fora 863320

Importance: High

Dear Sir or Madam,

Objection to the club licence application (Fora 863320)

Date of Objection 12th June 2018

I, [REDACTED], the leaseholder of the [REDACTED], Brandon House, 10 Hilary Mews, London, SE1 1AP, is writing to object to the licence application (863320) made by Fora Space Limited who aims to operate a club with alcohol sales, live music and films at 180 Borough High Street, London, SE1 1LB.

Below are the reasons for the objection:

Firstly, the club Fora, to be situated in our residential block, will risk the community safety due to drunk people behaving until midnight every day. **Children's safety** is of bigger concern as children are more vulnerable to the **aggressive behaviours**, considering Fora is proximate to Little Dorrit Park, the protected park intended for young children.

Secondly, the club Fora will operate its activities of films, music and alcohols **on the ground floor, lower ground floor, fifth floor and the terrace area D on the fifth floor**. This means the **disturbing noise** will be made **all over the block**. The **vibration** of music beats and films will be transmitted through the walls and floors to **each flat on each level**.

Thirdly, **the licence seriously contravenes the lease** that Fora has with the developer (also the Landlord) Crest Nicholson. The lease clearly states the principle that the space is only designated as a quiet office space to meet the rights of all the residents in the block.

Fourthly, the **life-threatening risk** cannot be neglected. Drunk individuals could behave illegally, such as throwing bottles and other items from the roof terrace, which may cause severe **injuries and deaths**.

Fifthly, according to the research and all London boroughs' findings, night clubs, pubs and other alcohol-related businesses **increase the crime rate**. Fora's activities naturally bring such threats. Apart from serious offences like **drugs**, residents are highly likely to suffer **cursing, obscenities and epithets**.

In conclusion, we strongly object to Fora Space Limited's licence application. We sincerely ask the Southwark council to take account of the threats above.

Kind regards,

[REDACTED]

Date: 12th June 2018

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, June 12, 2018 11:08 PM
To: Regen, Licensing
Subject: Representation re: License 863320

Dear Sir/Madam,

Re: application for license no 863320
Date of this letter: 12th June 2018

I am writing to object to the proposed license, on the basis of it being a public nuisance.

I am a resident in Hilary Mews, where the property in question (Fora) is located. I believe this license will introduce significant disruption, both in the form of noise pollution and the increased presence of human traffic in and around the mews.

Yours faithfully,

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

Objection to Form 863320

12/06/2014

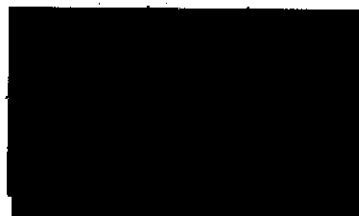
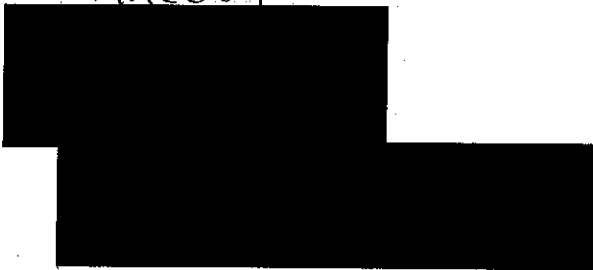
To whom it may concern,

I am writing as a resident of Brandon Hall to object the presence of licenses for live music and alcohol at Fara. Believe that granting any licenses to this extent would lead to significant nuisance caused by drunk individuals on their own, but especially with the loud music. As can be witnessed close to Ph's all around the area, drunk individuals will cause significant disruptions, which will be magnified for all residents in this development. As there are many students and working individuals living here, the disruption of sleep and disturbance at late times could lead to significant negative effects.

Further, there exists the possibility that due to drunk individuals, there would be a higher chance of nuisance such as public urination, aggressivity toward residents, especially if they attempt to confront anyone, and the chance of property damage. As there is also a roof terrace at Fara, there is an added danger of people throwing objects like bottles or cigarette butts from the rooftop, not only littering on private or public property, but significantly endangering individuals.

I hope you will consider these reasons as basis to object granting any such licenses to Fara.

Sincerely,



Licensing Team
London Borough of Southwark
3rd Floor Hub 1,
160 Tooley Street
PO Box 64529
London SE1P 5LX

Delivered by hand and first class mail

7th June 2018

RECEIVED

07 JUN 2018

For the attention of the Licensing Team, London Borough of Southwark

Re: Application for Premises Licence by Fora Space Ltd in respect of premises to be known as Fora, Brandon House, 180 Borough High Street, London SE1 1LH

This letter has been written in haste on behalf of concerned owners and tenants at Brandon House, 10 Hilary Mews, London SE1 1AP

Please respond to the following points:

1/ "The proposed licensable activities are... to include films, live music and recorded music and the sale of alcohol... Monday to Sunday 11.00 to 22.30/23.30..." *As the premises are currently being kitted out it looks as though this is already a done deal and bears the whiff of graft*

2/ Very little time has been allowed for any discussion on this matter - just a few days offered to launch appropriate representation. This is a disappointingly non-transparent approach, to say the least. Who is responsible for such a hostile / cynical procedure?

3/ People were sold and leased properties without the appropriate information. To my knowledge, these premises were ear-marked by Crest Nicholson as offices with no mention whatsoever of a possible entertainment venue on multiple floors (including alfresco at apartment level on the 5th floor).

4/ Brandon House has been marketed as a high-end development with prices to match. Low-rise, high-end residential developments do not naturally correlate with on-site entertainment venues. I, for one, would certainly not have chosen to locate here had this information been initially provided. The equation so far clearly suggests the Fora project has been long in the planning. "Profit before people" is never acceptable but particularly so when done on the quiet and at the expense of others...

5/ ...The overall value of the Brandon House development (and therefore the value of each individual residential property) will diminish overnight if the stated entertainment venue is allowed to go ahead in the format suggested

6/ Having had previous experience of similar "constructional / planning manoeuvres" I can guarantee there will be long-term issues to do with noise and vibration throughout the entire development if a live music venue is allowed to operate - and the residents will always be the ones to suffer

7/ Brandon House borders a large, quiet residential area with a children's playground and award-winning school just immediately to the rear. Is an all day drinking and music venue appropriate with such easy access to the stated children's areas?

There are strong grounds for objection to this project and your reply to the above is much anticipated. A meeting for owners and residents to voice opinions first might have been deemed appropriate. Going forward, please accord some respect and beware of squandering The Borough's recent ascendancy for short-term greed.

Yours faithfully,

cc: Councillor Victor Chamberlain; Councillor Adele Morris; Councillor David Noakes

Contact details:

31

From: [REDACTED]

Sent: Tuesday, June 12, 2018 8:15 PM

To: Regen, Licensing

Subject: Objection to License Application 863320

Dear madam / sir,

I am writing in regard to the application by Fora Ltd at 180 Brandon House Borough High Street SE1 1LB.

I object to the establishment of a licensed area on the fifth floor terrace where alcohol will be served with the presentation of live music, recorded music and films. Amplified music from the terrace would be disruptive for all residents of the flats. It should be noted that the office building at the corner of Tabard and Long Acre has a rooftop bar once every month and the music and conversation is clearly heard by Brandon House residents. Therefore it is not only Southwick residents living directly beside the terrace that will be disrupted.

As well, terraces are where pub patrons will smoke and the issue of second hand smoke will become an irritant for Brandon House residents and a health and safety concern. To enter the Mews in order to gain access to their homes, residents will have to pass the usual pack of drinkers loitering outside a pub and having a smoke and drink. There is a health and safety issue associated with mixing licensed establishments and residential housing.

I request that the portion of the licence for fifth floor terrace be denied.

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

[REDACTED]

[REDACTED]

32

From: [REDACTED]
Sent: Tuesday, June 12, 2018 5:57 PM
To: Regen, Licensing
Subject: Licence application for Brandon House reference 863320

Dear Sirs

I write to object to the application for a drinks and music licence by Fora in respect of the above address.

I am a resident of the development at [REDACTED] Hilary Mews and will be directly affected by the proposed application. When I purchased my flat, I understood that the intention was that it would be a residential development with some office space.

The proposed development, particularly the use of the terrace area, gives significant concern of noise disruption to what is a predominantly residential area.

I therefore wish to lodge my opposition to the application and in particular the licensing of the 5th floor and terrace area

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

33

From: [REDACTED]
Sent: Tuesday, June 12, 2018 5:32 PM
To: Regen, Licensing
Cc: Brandon Concierge; LRM Brandon House
Subject: Re: Objection to a licence application

Dear Sir / Madam,

We hereby object to application **863320** (we didn't get the right reference number in our previous email)

We have included a more formal document. You can find below the content of the letter:

Name: [REDACTED]
[REDACTED]

Date: 12/06/2018

We are opposed to the application on the following grounds:

- **Prevention of crime and disorder**
 - There will be increased traffic of strangers in the vicinity of our homes, with the terrace overlooking balconies and living rooms
 - People will be coming in and out at late hours, disrupting the quiet of the area and bringing the typical problems associated with alcohol consumption until late hours (including weekends)
- **Prevention of public nuisance**
 - The terrace gives on the internal courtyard, which will make it a very noisy place (especially with outdoor music)
 - This will be exacerbated by the architecture of the courtyard, in which noise echoes and will thus be amplified
 - The internal courtyard has at least 20 balconies that will be impacted by outdoor music, as well as bedrooms that give directly onto the courtyard (some of which are occupied by children)
- **Public safety**
 - The terrace directly overlooks the courtyard; such that objects may accidentally or willingly be dropped from the courtyard – possibly harming residents and/or creating debris
 - The risk of this happening will increase due to the alcohol license and possible drunkenness
- **Protection of children from harm**
 - We have a lot of families in our buildings and keeping them away from anything that might disrupt their sleep schedules, study habits or other regular activities (e.g. due to noise) is critical to ensure that they remain healthy and happy.

From: [REDACTED]
Sent: Tuesday, June 12, 2018 7:29 PM
To: Regen, Licensing
Subject: License number: 863320

To Whom It May Concern:

To protect my mental and physical health, I'd like to go against this license application. Noise from music and yelling may disturb my light sleeping, and may feel threaten by presence of intoxicated individuals in and near our living quarter. Drilling noise from constructing the facility has already been affecting our life and been our concern, which may lead to an even louder noise if this application is approved.

your name and signature: [REDACTED]

- your address: [REDACTED] 10 Hilary Mews, London SE1 1AP
- the date you wrote the letter: 12/06/2018
- the application that you are opposed to: License number: 863320

To: Licensing@southwark.gov.uk

13th June 2018

Dear Sir/Madam,

I am writing to give me opposing feedback to the license the application Fora 863320. My details are below and the reasons why I am opposed.

My Details:

- Name: [REDACTED]
- Address: [REDACTED] Borough, SE11AP
- Date: 13th June 2018
- Application that I am opposing: Fora 863320

The reasons for opposing:

- I live in the development and concerned about the application to sell alcohol and have live music into the late evening. In particular my grounds for objection are for:
 - Prevention of crime and disorder
 - Prevention of public nuisance
 - Public safety
 - Protection of children and harm

I trust you will take this feedback on board when deciding on the license approval.

[REDACTED]

[REDACTED]

13.06.2018

From: [REDACTED]
Sent: Wednesday, June 13, 2018 12:09 AM
To: Regen, Licensing
Subject: Objection to planning application FORA 863320

Address:

[REDACTED]
[REDACTED]
10 Hilary Mews
Southwark
SE1 1AP

I am opposed to the application by FORA 863320 for a license.

I am concerned about a number of things.

Antisocial behaviour which goes hand in hand with the supply of alcohol. For example drunk people accosting people, people urinating and vomiting in public areas which will no doubt include the area around the entrance gate. Many public disorder incidents and petty crimes are related to alcohol consumption and I'm concerned that this being so close to the entrance of a residential building could result in intimidating behaviour at best and serious crime at worst in an area which we were promised was a high quality 'luxury' residence.

I have a genuine public safety concern including the safety of residents entering and leaving the building, and the impact of groups of people gathering outside the bar around the entrance area. Aggressive behaviour brought about by excessive consumption of alcohol is inevitable.

Noise pollution which will affect all the people in the property, and in particular those people in flats adjacent to and above the proposed licensed premises. Large groups of people make a lot of noise, music particularly the base will reverberate throughout the building. I understood that residents were entitled to enjoy their property in peace and quiet. This application, if approved, clearly will result in that being untrue for a number of residents.

As the father of two daughters in their early twenties, I am seriously concerned for their safety and vulnerability, having chosen this development because it was some distance from London Bridge and the Borough Market areas and marketed as a luxury residential development.

I am also concerned that this proposal will blight the value of the properties in this building.

We specifically asked a question about the commercial property when when we in the process of buying.

We were told that they were expecting the area to be occupied as offices and shops.

Finally, Crest Nicholson assured us that the conditions for anyone taking on the property prohibited any other use, other than offices and shops, so If this is not the case then there has been a serious misrepresentation of the facts and misleading information provided during the buying process. We would have not bought the flat or would have considered the value of the property seriously diminished if this fact had not been represented.

■
From: ■
Sent: Wednesday, June 13, 2018 9:55 AM
To: LRM Brandon House; Regen, Licensing
Cc: Hong Tat Tay
Subject: Re: Application for music and alcohol licence Ref: 863320 - URGENT!!!

Date: 13/Jun/2018

Hi Sir/Mdm,

I will like to vote the "Reject" to application that you are opposed to (86320)

the reasons why we are opposed to the application

- *prevention of public nuisance
- *possible noise.
- *prefer to have some quiet moment

Best regards,

■

■

■

From: [REDACTED]
Sent: Wednesday, June 13, 2018 11:15 AM
To: Regen, Licensing
Subject: Representation to object licence application ref: 86320

Dear Southwark Council,

I'm writing to make a representation to object license application 86320, made by Fara for a drinks and music license.

Brandon House is a residential development and I bought [REDACTED] with the intention to raise my kids there in the future. The residential building is a 5-floor building, and the commercial units are just below or next to the residential building. We believe a license that grants music playing and alcohol usage will materially and adversely impact, in many ways, the quality of living for families like us in the building. The impacts include but not limited to:

- (1) the noise that will keep our children from sleeping
- (2) possible risky behaviors from over-consumption of alcohol by patrons of Fara

The license also contravenes the lease that Fara have with Crest Nicholson as the space was only ever intended to be a quiet office space suitable within a residential development.

Therefore, we strongly object to license application 86320 and we hope our objection is put into serious consideration.

Sincerely,

[REDACTED]

Jun 13, 2018

[REDACTED] 10 Hilary Mews, London, SE1 1AT

■
From: [REDACTED]
Sent: Wednesday, June 13, 2018 10:23 AM
To: Regen, Licensing
Subject: Objection to Fora 863320

Good morning,

Please see my objection below.

Date: 13 June 2018

Name: [REDACTED]
[REDACTED]

Application I am opposed to: Fora 863320

Reasons:

1. Prevention of public nuisance: drunk people may be noisy and music may be disturbing if the volume is high
2. Prevention of crime and disorder: if people get drunk it may result in noise and impolite behaviour

Kind regards,
[REDACTED]

From: [REDACTED]
Sent: Wednesday, June 13, 2018 12:13 PM
To: Regen, Licensing
Subject: objection to Fora license application number 863320

Dear Sir/ Madam

13 June 2018

My name is [REDACTED], 10 Hilary Mews, 180 Borough High Street, London SE1 1AP. I am writing to give my objection for Fora license application number 863320, 180 Borough High Street, London SE1 1AP.

I would like to give some very important reasons why I am opposed to the application. First of all, I am very concerned about crime and disorder due to drunk individuals, music and live music events within 1 meter of residents creating unwanted noise, exposing residents to drunken behaviour and loud noise. Moreover, public nuisance due to drunk individuals and loud music could lead to many problems for us as residents. For example, public urinate due to drunk individuals just outside the entrance to the building which is in close proximity to Fora's entrance is also a concern as it's a quieter spot for men to urinate. Also, this could be encroaching on residents' rights to quiet enjoyment. In addition, alcohol very often leads to crime and antisocial behaviour therefore residents and not only could be attacked by drunks who will be very close to the residential area.

Further, very important for me as a mother, protection of children from harm due to the proximity of Fora and alcohol being served and sold inside and outside their premises to Little Dorrit Park, as well as to children who live within a residential development of 72 residences, some already housing toddlers and children. I know this park very well and so many local children particularly after school and weekends spend free time there. It is important to mention that there are few primary schools near the park. From the roof terrace drunk individuals could throw items like bottles down endangering children and all residents. The roof terrace is also in full view of Little Dorrit Park, and potential alcohol consumption and music events will be in full view and proximity of a park and playground for children. Also loud music and noise may disturb our children to sleep on their proper time and they will go to school in the morning tired and they won't pay full attention on the lessons. In this situation I am extremely worried about our children's safety.

Therefore, I am extremely worried about what would be happening if the licence will be provided to Fora allowing them to play loud music and sell alcohol until 23:30 week nights and 22:00 weekends.

I very much hope you will consider all my concerns and stop this foolish and dangerous decision to go ahead.

I look forward to hearing from you.

Yours faithful
 [REDACTED]

■

From: [REDACTED]
[REDACTED] June 13, 2018 1:59 PM
To: Regen, Licensing
Cc: Rob Glenny
Subject: Application for music and alcohol licence Ref: 863320

Dear Sirs/Madams of the Southwark Council Licensing team

We write as the owners of [REDACTED], Brandon House, 10 Hillary Mews, London SE1 1AP as well as tenants of [REDACTED] which is nearby. This is regarding our objection to part of the details of a licence application by Fora Space Limited at 180 Brandon House SE1 1LB under Licence Application 863320.

Our Details:

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

We understand this licence application covers sale of liquor, film and music performances in an inside and outside space during evening hours of weekdays and weekends.

Although we do not object to the operations of a restaurant in this location per se, we do object to the following parts of this licence application:

- to use any outside space beyond 21:00pm in the evening on any day for the above activities since it would cause Public Nuisance to the residents such as noise and obstruction. Similarly we would not wish to see any such use before 9:30am in the morning.
- to operate at all before 10:00am and beyond 18:00pm on any Sunday again for prevention of public nuisance reasons.
- to sell any liquor that might be consumed off-premises at any time unless it is in a defined outside location and within the hours mentioned above.

Also in the interests of Public Safety and Protection of children from harm for the residents entering and leaving the common outside areas of the building, we would expect the council to enforce the following restrictions

- any indoor live music performance or Films or other activity are sufficiently sound limited and supervised with security to not cause public nuisance in terms of noise, inconvenience to residents or public safety breaches and with

the right for the Council to immediately withdraw any licence if there are regular complaints.

- Fora Space Limited will cooperate with residents at all times in terms of any complaints raised either directly or via the Building Managers.
- a limit to be applied on the number of tables and people that could be in the outside space to avoid overcrowding.
- to clearly define the area of such outside space to avoid any conflict with access to buildings by residents. There is no clarity on what area Flora intends to use and whether they have the rights to use such land under the terms of their lease. However a 10sqm area limit and maximum 30 persons would seem a reasonable limit subject to any lease restrictions.
- Further we would expect all access to such outside area to be made via the front entrance of Fora via Marshalsea Road and no persons to be roaming beyond the limit of this outside area into the rest of the Brandon House common ground outside areas for Public Safety and Protection of Children from Harm reasons. This may require either a security guard or appropriate boarders in place to avoid such risk during use of any outside space.

Thank you for considering our objections and hope this will help the Council in finding a suitable compromise for both residents and the business involved.

Best regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, June 13, 2018 2:25 PM
To: Regen, Licensing
Subject:

Name: [REDACTED]
Address: [REDACTED] 10 Hilary Mews
Date of Today: 13/06/2018
Opposed to: Fora 863320

The Reason why i am opposed to Fora:

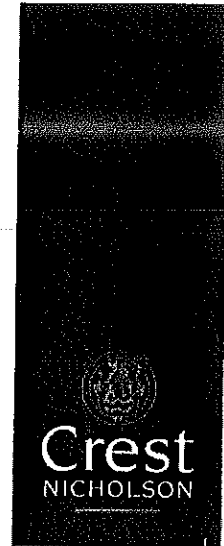
I believe i am against the idea of letting them make a Bar which makes lot of noises and sells alcohol. I am concerned since i have children so the noises would not let them sleep as the bar opens till 22.00 on weekdays and 23.00 on weekends, the children would have problem sleeping as well as i do , as well as that we are trying to prevent of public nuisance. As well as that it is not public safe and it would also lead to crime and disorders since the drunk people would be loud and aggressive and children would feel not safe around the building as me my self would not feel safe. Therefore, i believe it is a better idea that the Fora idea should not be proceeded and should be better replaced by shops that would be selling food, cloth etc. this would be much better idea less noise and it would close early as every shop does.

Thank you very much for understanding.

[REDACTED]

11th June 2018

11th June 2018 Southwark Licensing Team
3rd Floor, Hub 1
PO BOX 64529
London
SE1P 5LX



Dear Sirs

Objection to application for Premises Licence: Fora Space Limited, 180 Brandon House, Borough High Street SE1 1LB

I write in relation to the above application for a Premises Licence (no.863320) (the "**Application**"). This representation is made on behalf of Crest Nicholson London, being a trading division of Crest Nicholson Operations Limited ("**Crest**"). I am Company Secretary of the company. I am authorised to make this representation and to speak on behalf of the company in relation to this matter.

Crest owns the freehold of land at Brandon House, registered at the Land Registry under title number SGL141023. The land is being redeveloped under planning permission (references 11/AP/2012 and 14/AP/2695) to provide 96 residential units and office and retail space. Crest granted three leases to Brandon House Limited on 22 June 2016 in relation to the retail areas and the office building (the "Leases"). The residential units are immediately above and adjoining the commercial units and the office building. The residential units and the individuals who live in them are inevitably going to be affected by the Application.

We wish to register an objection to the Application, on the grounds of:

1. The prevention of public nuisance; and
2. There is a restrictive covenant contained within the Leases preventing the sale of alcohol other than the sale of alcohol ancillary to a dining establishment or café and/or a serviced office.

We consider that any live music and the supply of alcohol which is not ancillary to dining to be a direct interference with the residents in the adjoining and neighbouring development and it would result in a loss of amenity for the residents who are to live directly above the premises. Crest has been contacted by a number of future residents who have expressed their concerns if the premises is used for this purpose and it will lead to disruption to the residents caused by noise levels from the premises, both during the licensable hours and as customers depart at

Crest Nicholson Operations Limited
Crest House Pyrcroft Road Chertsey Surrey KT16 9GN
T: 01932 580555 F: 0870 336 3990

Reg. Office: Crest House, Pyrcroft
Road, Chertsey, Surrey, KT16 9GN
Reg. Number: 1168311 England

www.crestnicholson.com

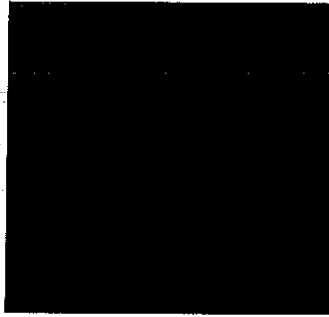
closing. This will without doubt affect the quality of sleep and general life of the residents. Other future residents have also voiced safety concerns with groups of people hanging around on the street outside the unit and potential littering issues. We share these concerns.

The Application is also in breach of the restrictive covenant contained in the Leases as the Application permits the sale of alcohol which is not ancillary to dining and/or serviced offices.

I am content for further correspondence in relation to this matter to be directed to the solicitors instructed on behalf of Crest, being Suzi Gatward at Charles Russell Speechlys LLP. Suzi's email address is [REDACTED] and is copied into this email.

Yours faithfully

[REDACTED]
Kevin Maguire
Group Company Secretary
Crest Nicholson Operations Limited



Southwark Council

Licensing Services

3rd Floor Hub 1

P O Box 64529

London

SE1P 5LX

13 June 2018

Objection to license application by Fora 863320

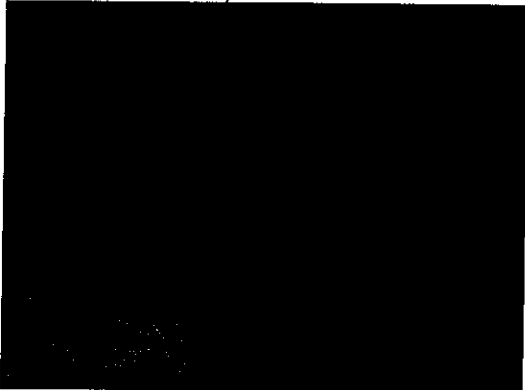
Further to the application by Fora with respect to a drinks and music license for ground floor and 5th floor at Brandon House, Borough High Street, London I hereby formally oppose the issuing of said license on the following grounds:

- a) The premises are within a predominately residential mixed use new build apartment building where the apartments are occupied by both owners and tenants placed by the council and the inclusion of business which is applying a license to have live music on a terrace on the fifth floor would cause a public nuisance as the license conditions would result in noise beyond 10pm 7 days a week;
- b) Two of the objectives of the licencing process is to encourage live music and to provide necessary protections for local residents whose lives could be blighted by disturbance and anti-social behaviour. While the owners of the establishment will be responsible for the behaviour within the establishment my concern is once the patrons leave the premises the noise and anti-social behaviour that follows is something as a resident within the block I would have deal with in terms noise pollution and other consequences of excessive alcohol intake

which could include littering, urinating in public and worse of all puking on the sidewalks and entrances to a residential apartment block;

- c) No information has been provided by owners as to how they will monitor patrons and what additional security will be provided to ensure patrons do not stray into residential section of the building as failure to provide these services could result in an increased security risk to residents;
- d) There is high probability of public nuisance as a result of serving alcohol to patrons when this is added to music and in particular drinking in the sun; and
- e) While there are many roof top bars in London, once again I do not have any understanding as how the owners of Fora will monitor behaviour to ensure that no articles are disposed of off the terrace on the sidewalk below which could result in injury to residents and pedestrians and children from the nearby school.

Yours sincerely



From: [REDACTED]
Sent: Wednesday, June 13, 2018 12:41 AM
To: Regen, Licensing
Subject: Objection to Fora 863320
Importance: High

Dear Sir or Madam,

Re: Objection to Fora 863320- the club license application

12th June 2018

I am [REDACTED] the leaseholder of the [REDACTED] Brandon House, 10 Hilary Mews, London, SE1 1AP. I am here writing to object to the license application (863320) made by Fora Space Limited who is applying for a license of running a club, selling alcohols, hosting live music and films at 180 Borough High Street, London, SE1 1LB.

There are 5 reasons for our objection.

(1) The club Fora will be located in our residential block and will risk the community safety, including drunk individuals offensive behaviours. What is worse, Fora will operate every day until midnight. Children's safety is of bigger concern as children are more vulnerable to the aggressive behaviours, considering Fora is proximate to Little Dorrit Park, the protected park intended for young children.

(2) The club Fora will adversely affect all over the building owing to its activities of films, music and alcohols on the ground floor, lower ground floor, fifth floor and the terrace area D on the fifth floor. This means the disturbing noise will be made all over the block. The vibration of music beats and films will be transmitted through the walls and floors to each flat on each level.

(3) The license seriously offends the lease. The lease that Fora has signed with Crest Nicholson, the Landlord, clearly states the principle that the space is only designated as a quiet office space to suit the rights of all the residents in the block. Thus, their license application contravenes the lease.

(4) Drunk individuals may throw bottles and other items from the roof terrace, which may cause severe injuries and deaths.

(5) Fora's operation will definitely increase the crime rates in our community, such as serious offenses like drug-related crimes. Moreover, residents are highly likely to suffer cursing, obscenities, and epithets.

Based on the above concerns, we strongly object to Fora Space Limited's license application. We sincerely hope the Southwark council will consider the interests of residents.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]

■

From: [REDACTED]
Sent: Wednesday, June 13, 2018 3:14 PM
To: Regen, Licensing
Subject: Objection to Application: Fora 863320

Re Application: Fora 863320

Dear Southwark Council,

I am e-mailing with regards to the recent application made to Southwark council for a drinks and music licence in association with the commercial unit (FORA) at Brandon House.

I am writing in objection to this application.

The reasons for my objection are many:

This application for the selling of alcohol both inside and outside of the premises will expose residents and other members of the public to increased disorder, nuisance and potential crime- impacting public safety. With 64% of stranger violence, and 70% of violent incidents in the weekends, evenings and night being alcohol-related, I fear that the permission of this license will only add to these statistics. The fact that, should this licence be approved, we will be walking through and below potential revellers intoxicated to varying degrees, to get to our residence may put us at risk from violence, abuse or harassment. The roof terrace may also prove a risk to the general public on account of falling/thrown objects.

This planned premise will sit very much in the forefront of Brandon House and the residents which surround the building on both sides will be subject to loud noise, from both patrons and music throughout the day and night. The majority of Brandon House is residential and as such will undoubtedly suffer from the permission of this license.

Furthermore, Brandon house is home to many families and the neighbouring Little Dorrit Park attracts many children with their families. The proximity of this planned establishment to young children may expose them to danger, raucous/adult behaviour and various obscenities; a sight all too similar on a London night outside a business serving alcohol and one which we should protect our children from.

Thank you for taking the time to read this e-mail and I hope you consider this objection.

Best wishes,

■

13/06/18

■
■
■
■

■
From: ■
Sent: Wednesday, June 13, 2018 3:15 PM
To: Regen, Licensing
Subject: Objection to licensing application Ref; Fora 863320.

■
■ Brandon House, 10 Hilary mews

London

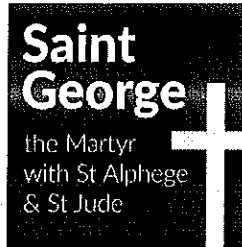
SE1 1AP

As the resident and have young children with a medical condition it's not appropriate to sell alcohol and to play loud music otherwise such practice will lead to a major problem of crime and public safety and primarily

more disturbances of the children

Regards

■
■



St George the Martyr Church
Borough High Street
London SE1 1JA
13th June 2018

To whom it may concern

Fora 863320

I am writing to object to the above application to play music, live music and serve alcohol inside and outside the premises at Brandon House which is directly opposite the Church of St George the Martyr.

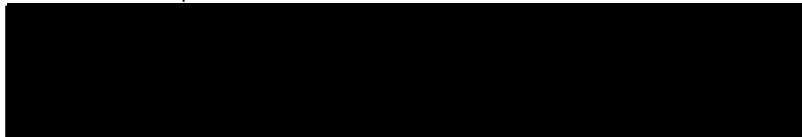
My concerns are twofold. Firstly from the perspective of the church. Our church hosts several live (usually classical) concerts a week. We have three choirs which rehearse each week in the evenings. We have services and discussions groups in the church building regularly during the evenings, and in particular we have a meditation service on Sunday evenings at 7pm for local people.

The churchwardens and I are extremely concerned that live music outside the premises (or even loud music inside the premises with significant overspill of noise and people as doors and windows open) will significantly disturb our events and undermine this widely used oasis of creativity and public space. It will deprive local residents and many groups and musicians of a suitable space for their activities.

My second concern is from the perspective of local residents. I believe that this is likely to impact on many local residents – both those in Brandon House itself and also those in the many surrounding flats. This is an area of considerable noise from traffic and commercial

activity already. I am concerned that adding in a completely new source of significant noise will add further stress in an area of considerable environmental stress.

Yours sincerely

A large black rectangular box redacting the signature of The Rev'd Jonathan Sedgwick.

The Rev'd Jonathan Sedgwick
Priest in Charge

From: [REDACTED]
Sent: Wednesday, June 13, 2018 5:04 PM
To: Regen, Licensing
Subject: Objection to alcohol licence

Date of objection 13/06/2018

Alcohol Licensing Team
Southwark Council

Dear Sir/Madam

I wish to object to the alcohol licence application Fora Space Limited.

Licence number: 863320
Trading name and address: Fora
180 Brandon House Borough High Street
SE1 1LB

I have an interest in this application that is greater than the general public's because I am a resident in Brandon House, the same development as Fora.

I object to the application on the following grounds:

Objection 1:

Grounds for objection – prevention of public nuisance

Brandon House is a residential building, and a licensed premises in the same block would cause a lot of noise distribution, particularly given the proposed opening until 11.30pm all nights of the week apart from Sunday, and the application for live music.

The layout of Brandon House would mean it's highly likely that customers of the proposed premises would loiter around the residents' entrance affecting the quality of life for residents.

The proposal of a bar terrace would mean loud noise carries to all flats in the development.

Loud live music 7 nights a week would massively impact residents, particularly those with young children.

Objection 2:

Grounds for objection – prevention of crime and disorder

There are already a large number of bars around Borough high street. Having been a resident in the area for a number of years, I have seen the increase in the number of licensed premises and the effect on the local area. The number of non-residents visiting the area has increased dramatically in recent years, especially at the weekend when a large number of people come to drink in the local pubs.

Whilst walking down Borough High Street in the evening, you notice a huge number of drunken people, and there is vomit on the high street most mornings.

There is also a large amount of rubbish in the area with a limited number of street bins on the high street.

The area is still largely residential, and another licensed pub/bar in the area would add to the problems highlighted above.

Pubs/Bars already around Borough High Street include;

- The Trinity
- The Gladstone arms
- The Blue Eyed Maid
- The Dugout
- Beluskis
- The Kings Arms
- St Christopher's Inn
- The George
- The Heeltap
- Slug and Lettuce
- The Old Kings Head
- Bunch of Grapes
- The Market Porter
- The Globe Tavern
- Bunch of Grapes

The residents of Borough do not need or want another pub/bar in the area and it would add to the current problems highlighted above.

Objection 3:

Grounds for objection – protection of children from harm

There are a number of families that live with the Brandon House development, and the entrance to the flats is a walkway 10 years away from Fora. If the license is granted, it's highly likely that people will regularly frequent this area either smoking or after the premises has closed.

There are four Primary schools within 200 yards of Fora;

- St Joseph's R C Primary School
- Charles Dickens Primary School
- Beormund Primary School
- London Christian School

As mentioned there are already a high number of pubs and bars in the area, which is still largely residential.

I would also like to highlight the lack of information provided to residents about the proposed scheme. We were led to believe that the commercial space in the development would be an office space, and an application for a alcohol licence was very unexpected.

We still do not know what type of premise is planned (a bar open to the public or a pub within the office).

As the development is new we have yet to form a residents committee. Additionally most residents only became aware of the application on Friday 8th June, and so we have not been able to discuss with fellow residents or to reply collectively.

My contact details are:

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

yours sincerely

From: [REDACTED]
Sent: Wednesday, June 13, 2018 9:57 PM
To: Regen, Licensing
Subject: Objection to licence number: 863320

Date of letter 13/06/2018

Alcohol Licensing Team
 Southwark Council

Dear Sir/Madam

I wish to object to the alcohol licence application Fora Space Limited.

Licence number: 863320
 Trading name and address: Fora
 180 Brandon House Borough High Street
 SE1 1LB

I have an interest in this application that is greater than the general public's because I am a resident in Brandon House, the same development as Fora.

Firstly, I would like to highlight the lack of information provided to residents about the proposed scheme. The application details are extremely vague and it is not clear whether this will be a bar open to the public or a drinking area within the office. As the proposal includes live music every night I have to assume the former. It was not made clear that an application was even going to be brought forward and most residents only became aware of the application on Friday 8th June.

I object to the application on the following grounds:

Objection 1:

Grounds for objection – prevention of crime and disorder

There are already a large number of bars around Borough high street. Having been a resident in the area for a number of years, I have seen the increase in the number of licensed premises and the effect on the local area. The number of drunken patrons visiting the area has increased dramatically in recent years, especially at the weekend when a large number of people come to drink in the local pubs.

Whilst walking down Borough High Street in the evening, you notice a huge number of drunken people, and there is vomit and urine on the high street most mornings.

Some pubs/bars already around Borough High Street include;

- The Trinity
- The Gladstone arms
- The Blue Eyed Maid
- The Dugout
- Belushis
- The Kings Arms
- St Christopher's Inn
- The George
- The Heeltap
- Slug and Lettuce
- The Old Kings Head
- Bunch of Grapes
- The Market Porter
- The Globe Tavern
- Old School Yard
- Boot and flogger
- The Royal Oak

- The Ship
- The Libertine

The residents of Borough do not need or want another pub/bar in the area and it would add to the current problems highlighted above.

Objection 2:

Grounds for objection – protection of children from harm

There are a number of families that live with Brandon House, and the entrance to the flats is right next to Fora. If the license is granted, it's highly likely that people will regularly frequent this area either smoking or loitering after the premises has closed.

There are four Primary schools and a nursey within 200 yards of Fora;

- St Joseph's R C Primary School
- Charles Dickens Primary School
- Beormund Primary School
- London Christian School
- Bright Horizons Preschool

Objection 3:

Grounds for objection – prevention of public nuisance

Brandon House is a residential building, and a licensed premises in the same block would cause a lot of noise distribution, particularly given the proposed opening until 11.30pm all nights of the week apart from Sunday, and the application for live music.

The layout of Brandon House would mean it's highly likely that customers of the proposed premises would loiter around the residents' entrance affecting the quality of life for residents.

Loud live music 7 nights a week would also impact residents, particularly those with young children.

My contact details are:

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

Yours sincerely

[REDACTED]

■
From: ■
Sent: Wednesday, June 13, 2018 7:54 PM
To: Regen, Licensing
Subject: objecting to 863320 Fora

Dear Sir/Madam,

I am writing this letter to object to application 863320. I am ■ owner of ■ randon House, 10 Hilary Mews, SE1 1AP.

I object for the following reasons;

- The premises are within 1 meter of residential property. The hours proposed are not fair for the residences who live there to have to hear loud music during evening when trying to relax and sleep
- Alcohol being allowed off premises will leave rubbish to the community and area with protected parks most likely to be effected with it located only 25 meters away.
- Drunk individuals have a greater potential to damage property and endanger children.

Kind regards,
■

Written on June 13th 2018

■
From: ■
Sent: Wednesday, June 13, 2018 10:34 PM
To: Regen, Licensing
Cc: Cinthia Kukla
Subject: Objection to a license application - Fora 863320

To whom it may concern

My wife and I would like to object the concession of the license Fora 863320.

Name: ■
Address: Brandon House - ■, 10 Hilary Mews, SE1 1AP
Reason to oppose to the license is that the music and sale of alcohol can potentially harm the residents and their families - the potential implications are as follow:
- Prevention of Crime and Disorder
- Prevention of Public Nuisance
- Public Safety
- Protection of children

Appreciate your attention.
■

[REDACTED]

MY ADDRESS [REDACTED] RANDON HOUSE ;10HILARY MEWS,LONDON.

THE DATE OF WROTE:13/06/2018

THE APPLICATION THAT YOU ARE OPPEOSED TO: IDON'T AGREE WITH THAT
THEY MAKE A NOISE AND SALE DRINKS .

THE REASON: HERE IS THE LIVING PLACE, NOT A BAR PLACE, ALWAYS MAKE
THE NOISE WILL MAKE ME FEEL SO ANNOY ; UNCOMFORTABLE;AND
UNSAFETY.

*PREVENTION OF CRIME AND DISORDER

*PREVENTION OF PUBLIC NUISANCE

*PUBLIC SAFETY

[REDACTED]

From: [REDACTED]
Sent: Wednesday, June 13, 2018 11:59 PM
To: Regen, Licensing
Subject: Objection to Fora 863320

Good morning,

Please see my objection below.

Date: 13 June 2018

Name: [REDACTED]

[REDACTED] d

Application I am opposed to: Fora 863320

Reasons:

1. Prevention of public nuisance
2. Prevention of crime and disorder

Kind regards,

[REDACTED]

■
From: ■
Sent: Wednesday, June 13, 2018 3:35 PM
To: Regen, Licensing
Subject: Objection to the License number 863320

Dear Sir/Madam,

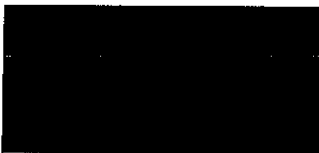
I write to object the application of license numbered 863320.

My name: ■
Address: ■ Brandon House, 10 Hilary Mews, London. SE1 1AP
Date of this letter: 13 June 2018
Application opposed: 863320
Reasons: prevention of public nuisance, prevention of crime and disorder and protection of children from harm.

Thank you very much.

Best regards,

■
■



12 June 2018

Licensing Service
Southwark Council

Dear Sir/Madam,

Re: Objection of Licence Application – Licence number: 863320

I am writing to express my objection of the application of the captioned licence.

I am the landlord of the above premises and my reasons are based on the following grounds:

- Prevention of crime and disorder
 - We do not want strangers walking in the common area of Brandon House. We had the terror attack happened in our area last year. We have to do our best to prevent it happens again in our area.
- Prevention of public nuisance
 - Drunken people will cause trouble. This will be happened unavoidably. We do not want it to happen at Brandon House.

If you need more information from me, it would be best to contact me by email at



Thank you for your attention.



13 June 2018

[REDACTED]

Brandon House,
10 Hilary Mews,
Borough

To the Licensing Service Southwark Council,

Re: Application 86320, Brandon House.

As owners and residents of an apartment in Brandon House, we strongly object to the recent application made to Southwark Council for a drinks and music licence in respect of the commercial unit (Fora) at Brandon House.

The licence will provide Fora with a license to play music, play live music and sell alcohol inside and outside their premises, as well as on their roof terrace until 23:30 week nights and 22:00 weekends.

We will be directly affected by this use. This is primarily a residential development. We consider the noise implications, in particular, of this proposed use to be unacceptable for residents' amenity, health and well being. The internal courtyard of the development will capture and amplify the sound, thereby affecting the residents of over 80 apartments.

We also consider the proposal will adversely affect the safety and security of the area.

We understand that the Council will not be interested in any contractual dispute between the developers and owners. However, it is relevant that the space was only ever intended to be a quiet office space suitable for its location within a residential development. We understand that this license also contravenes Fora's lease with the developer, Crest Nicholson.

Yours faithfully,

[REDACTED]

■
From: ■
Sent: Wednesday, June 13, 2018 8:21 AM
To: Regen, Licensing
Subject: The objection about the application for music and alcohol licence Ref: 863320

Dear Sir/Madam,

Good Morning.

I am the owner of ■ brandon house and I object to the application for music and alcohol licence Ref:863320

■
My address: ■ brandon house,10 hilary mews,london southwark,SE1 1AP

The date I wrote the letter:13/06/2018

The application that I am opposed to (863320)

The reasons why I am opposed to the application:prevention of crime and disorder and prevention of public nuisance

Regards.

■



11 June 2018

Dear Sir/Madam

Application for license number 863320 by Fora Space Limited

I would like to object to the above application.

The provision of a license for alcohol and live music will constitute a public nuisance. It will be inevitable that the ability of residents in Brandon House to enjoy their properties will be affected.

Residential properties will be provided by a noise hazard. In addition there is the real risk of public order issues if this license is approved. People will be leaving late and hanging around, possibly in an inebriated state. This is not only inconvenient to residents but can cause confrontation and there is the risk of abuse and even assault. In addition children living in the block will be subjected to possible unsuitable contact with non-resident adults.

This type of establishment can attract those who may cause disorder. Criminality is also a possibility.

So the provision of the license will have a significant effect on residents from the point of view of crime and disorder, public nuisance, public safety and protection of children from harm.

In addition I hope you can take into account the wide availability of similar venues in the area which do not affect residential properties to this degree.

Regards



From: [REDACTED]
Sent: Friday, June 15, 2018 8:27 AM
To: licensing@soutwark.gov.uk; Regen, Licensing
Subject: Re: Fora 863320

Please accept the below objection sent for the deadline but it did not reach you due to a type in the email address.

From: [REDACTED]
Sent: 13 June 2018 05:24
To: licensing@soutwark.gov.uk
Subject: Fora 863320

13th June 2018

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

I object on the grounds to prevent public nuisance.

Many thanks,
[REDACTED]

Sent from my iPhone

Other persons in support

62

■

From: ■
Sent: Monday, June 11, 2018 11:17 AM
To: Jerrom, Charlie
Subject: Re: Licence number: 863320

Hi Charlie,

Thank you for your email. Would the below be enough?

I am supportive of the licensing application because

i) this would allow Fora to provide full service (in line with other offices). This should help make this new Fora office a success. As a resident of Brandon House at the end of the day I would like the commercial tenant to be a success.

ii) licensing would help to attract a new restaurant/cafe that would enliven further this are

Thanks,

■

From: [REDACTED]
Sent: Monday, June 11, 2018 1:59 PM
To: Regen, Licensing
Subject: Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews
Details for Licence Number: 863320

As an incoming resident of Brandon House and as a musician I would like to register my support to
Fora's application for hosting live music.

I would like to encourage them to offer complimentary access to events to Brandon House residents.

Thanks

[REDACTED]

[REDACTED]

[REDACTED]