

**Copies of the representations submitted by 'other persons'**

**Party 1**

From:

Sent: Tuesday, June 26, 2018 10:26 AM

To: Regen, Licensing

Subject: License Application No. 863440: 37 Shad Thames SE1 2NJ

Dear Southwark Licensing,

As a long leaseholder / resident for 25 years at [REDACTED], and living above this property I strongly object to this application for a alcohol license.

37 Shad Thames has 3 sets of double doors in the path of the main residential entrance to my building Eagle Wharf Court, one of four residential blocks surrounding [Horselydown Square] Courage Yard totalling over 200 flats. You can see this 3 set of double doors on page 3 of the marketing particulars by the freeholder of Courage Yard.

The daily noise and presence of drinkers and smokers constitutes a serious public nuisance to residents such as myself living in Eagle Wharf and those around the square in general.

This is an 80% residential area, including families with children such as my own, and we should not have to run the gauntlet of the groups of drinkers that inevitably gather outside such premises, or put up with their presence until late hours. This square [Horselydown Square] Courage Yard has two covenants against the sale of alcohol (Southwark Planning 2016 and Samuel Smith Brewery 100 metres) and these must be maintained if the residents here are to have any peace. The square significantly reverberates noise both day and night and for residents, particularly those on the lower floors, they lose their right to a peaceful residential amenity.

Thank you

Party 2

**From:**

**Sent:** Monday, June 25, 2018 5:23 PM

**To:** Regen, Licensing

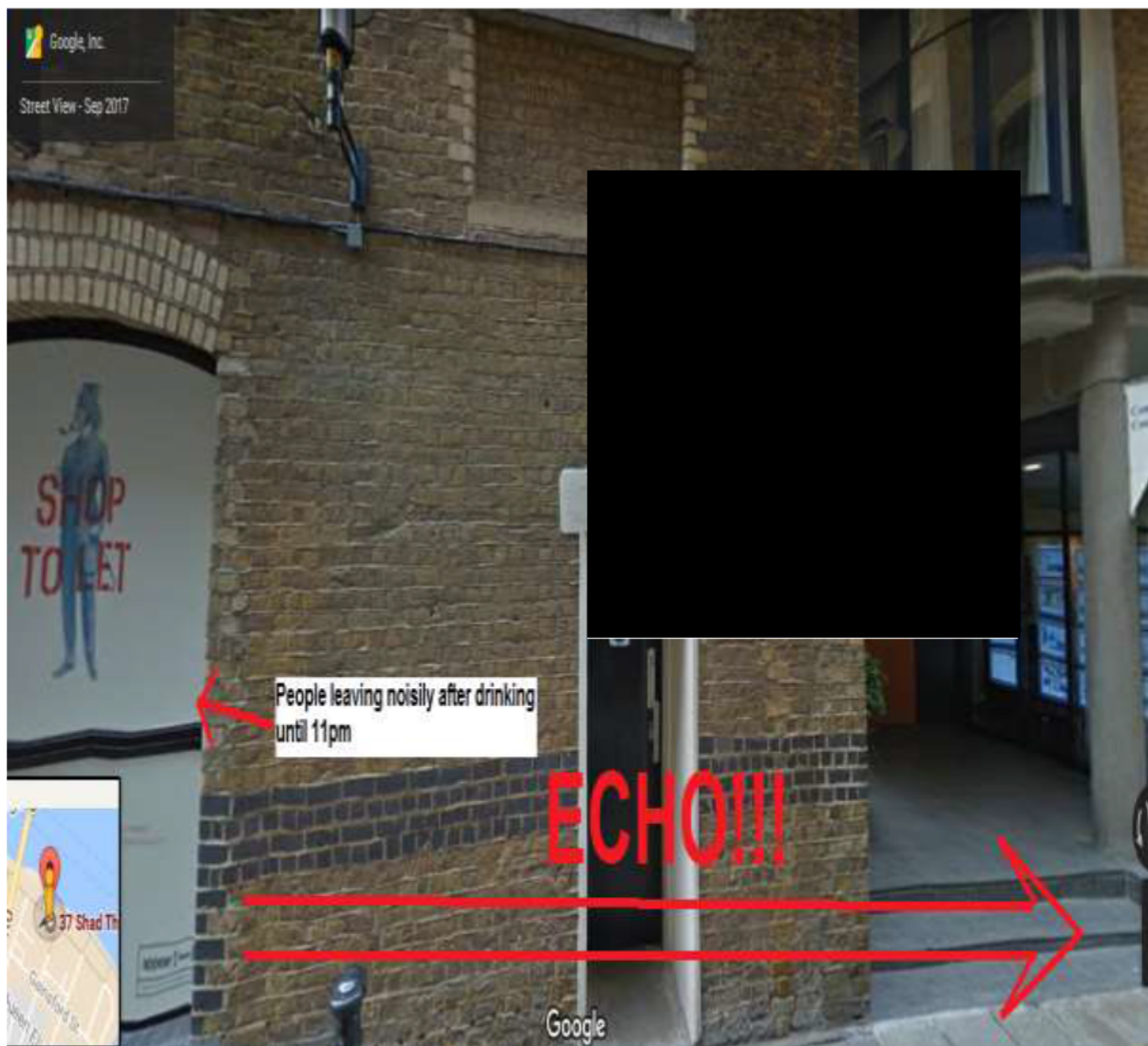
**Cc:** McCallum, Hamish; Mann, Eliza

**Subject:** Application for Licence Number: 863440 37 Shad Thames SE1 2NJ

Hi, as long-term owner/occupier of Shad Thames, Flat , Compass Court I am extremely concerned about your proposal to begin selling alcohol from a premises immediatly next door to our building and directly below the room in which our 7-month old currently sleeps. This street is already suseptible to noise generated on Shad Thames given the 'corridor effect' and this will only add to the problems. Reject. Please.

Yours sincerely,

For illustrative purposes:



**Parties 3 & 4**

Senders Email Address:

Message:

I have just seen the application for a licence for [37 Shad Thames](#), ref 886440. There are several standing restrictions on alcohol sales and licences in the Sha Thanen and Courage Yard areas. These should be honoured. The area is meant to be covered by the councils standing orders. This application should be vigorously opposed and rejected.

Many thanks  
and

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**From:**

**Sent:** Tuesday, June 26, 2018 7:12 AM

**To:** Regen, Licensing

**Subject:** Re: Contact form for: Licensing Team

Thank you for your email. We are strongly opposed to this application as you saw. Primarily it is based on the area being directly under our building and, as such, the potential noise and disruption would be unacceptable. In terms of your categories that is clearly public nuisance and safety for the children living in the flats.

Many thanks  
and

**Party 5**

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

From:

Sent: Tuesday, June 26, 2018 8:32 AM

To: Regen, Licensing

Subject: Re License Application No. 863440: 37 Shad Thames SE1 2NJ

To Southwark Council Licensing

Re License Application No. 863440; 37 Shad Thames SE1 2NJ

Dear Sirs,

As a long term resident living immediately adjacent to this property I would like to strongly object to this alcohol license. 37 Shad Thames has an exit/entrance immediately adjacent the entrance to Eagle Wharf Court, one of four residential buildings surrounding Courage Yard. The noise and presence of drinkers and smokers constitutes a serious public nuisance to residents in Eagle Wharf and those around the square in general. This is predominantly a residential area and residents, including families with children, should not have to run the gauntlet of the groups of drinkers that inevitably gather outside such premises in warm weather, or put up with their presence until late hours. This area has covenants against such activities, including the sale of alcohol and these must be maintained if the residents here are to have any peace.

Yours faithfully,

## **Party 6**

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

From:

Sent: Monday, June 25, 2018 9:01 PM

To: Regen, Licensing

Subject: Application 863440 - objection

I object to Licensing Application 863440 for 37 Shad Thames

1. This space lies within the 100m zone of the restrictive covenant of Samuel Smith's brewery.
2. Courage Yard has a restriction on the sale of alcohol and the back door to this unit is in Courage Yard. We should not have to fight these 'back door' applications.
3. The back door in Courage Yard is beside the entry door to residential units in Eagle Wharf Court. It will be intimidating to enter my building when drinkers are around the doorway as they inevitably will be.
4. The noise of drinkers leaving will be disruptive to residents in surrounding buildings. Noise in Courage Yard resonates around the square - one or two raised voices at night can prevent the residents in approximately 200 flats sleeping.
5. Smokers always cluster round doorways - litter and smells and rising smoke will be unpleasant for residents.
6. Families, pensioners and permanent residents have made their homes here in Eagle Wharf Court and our quality of life and safety should be protected. We can't be expected to continue to pay high council taxes for reduced amenity.

## **Party 7**

**From:**

**Sent:** Monday, June 25, 2018 8:09 PM

**To:** Regen, Licensing

**Subject:** Objection to the Licence Application no 863440

Dear Sirs,

I am writing to submit my objection to the Licence Application no 863440 made by Chapeau Towerbridge Ltd of 37 Shad Thames SE1 2NJ on 31 May 2018.

I am a leaseholder and resident [REDACTED], my flat is about 40metres away from 37 Shad Thames, across Courage Yard also known as Horselydown Square, previously known as Tower Bridge Piazza.

The premises are on the ground floor of another residential block, Eagle Wharf Court, facing my flat across the square. The area is a majority residential, over 75% flats with a minority of commercial units (under 25%).

As the area is mainly residential, and the unit has only A1/A2/A3 usage, the licence application should be turned down. Granting a licence for any period of time will increase the likelihood of more people causing a public nuisance in and around the square. There is enough noise and disturbance created by people leaving other licenced premises in the Shad Thames area which disturbs my sleep at night, I do not see that there is any reason to add to this.

In addition, I understand that none of the premises around the square should be able to sell alcohol as this would break the condition in the planning application approved in 2016 when the Courage Yard landlord applied for changes to the planning permissions in place at that time.

Secondly, Sam Smiths brewery, owner of the Anchor Tap pub which is located just off the SW corner of the square, has a covenant in place which expressly forbids the sale of alcohol by anyone/ any premise around the square. This was a condition the brewery put in place when the area was originally developed.

So, on a legal basis, I cannot see that any type of licence to sell alcohol should be granted to the applicant as this would be encouraging him/them to break the planning permissions granted in 2016 and the covenant. I would not think the licencing committee/officers would want to be complicit in this, there could be legal ramifications on a personal as well as a corporate basis.

Finally, I would be grateful if you would keep my personal details (name, address, email address) confidential ie outside the public domain.

Yours sincerely,

## **Party 8**

**From:**

**Sent:** Monday, June 25, 2018 8:00 PM

**To:** Regen, Licensing

**Subject:** Licensing Register - Application for License 863440

Dear Sir

I have resided in Eagle Wharf Court since 1987.

These premises form part of the ground floor of this rededential buidling and the rear entrance of this property is adjacent to the main entrance to Eagle Wharf Court.

I strongly object to this licensing proposal which adversely affects my amenity (public nuisance, disturbance etc) according to National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

It contradicts the decision to prohibit the sale of alcohol in Decided Planning Application 16/AP/0615 in relation to adjacent Courage Yard properties.

It contradicts a restrictive covenant forbidding the sale of alcohol within 100m of the nearby public house operated by Samuel Smith Breweries.

Yours sincerely

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**From:**

**Sent:** Tuesday, June 26, 2018 11:38 AM

**To:** Jerrom, Charlie

**Subject:** Re: Licensing Register - Application for License 863440

Hello Charlie

Then I confirm that it is based on the potential for public nuisance arising from the noisy entrance and egress of intoxicated clients to this establishment.

As an example, the shrieks and drunken behaviour of attendees to the nearby Horace Jones Vaults penetrates the quietness of the enclosed Courage Yard late into the evening, and causes considerable nuisance to the peaceful enjoyment of my property. I do not want this to be repeated with the current application.

Regards

## Party 9

**From:**

**Sent:** Tuesday, June 26, 2018 9:43 AM

**To:** Regen, Licensing

**Subject:** Applicatoin for License Number 863440 : 37 Shad Thames

Dear Licensing Southwark Council,

As a leaseholder living in the residential floors above this building, I strongly object to this new premise application for supply of alcohol on and off the premises at 37 Shad Thames SE1 2NJ.

This application conflicts with the A1/A2/A3 usage by this unit 37 Shad Thames. 37 Shad Thames is on the site of the Courage Yard [Horselydown Square] development and is on the ground floor of our 6 story residential building Eagle Wharf Court, floors 1 to 7 being wholly resident occupied. A condition of granting planning application for the Courage Yard [Horselydown Square] development was that none of the premises may sell alcohol, and that this restriction would be rigorously applied by Southwark Planning Committee to all units to protect the residential amenity, since 80% of the Horselydown Square area is resident occupied. [Decided Planning application 16/AP/0615].

Note that the restriction on the sale of alcohol was put in place to prevent crime and disorder, prevent public nuisance, protect public safety and protect children from harm. Granting an alcohol license to this property would be jeopardise these values.

Furthermore the Samuel Smith Brewery has a covenant on the sale of alcohol within 100 metres and 37 Shad Thames is measured within 93 metres. Granting this license would be a violation of their covenant.

Granting of this license application would be a violation of the Planning application and a violation of the Samuel Smith Brewery and would provoke a legal challenge from impacted parties.

Yours sincerely,

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**From:**

**Sent:** Wednesday, June 27, 2018 10:48 AM

**To:** Jerrom, Charlie

**Subject:** RE: Applicatoin for License Number 863440 : 37 Shad Thames

Hello Charlie,

I believe that I have mentioned in my objection that the proposed license will negatively impact all of 4 of the items that you reference.

The property applying for a license is part of a building which is primarily residential. In recognition of this fact, Southwark Planning applied a restriction on the sale of alcohol in this development. This would be analogous to granting somebody a license to sell alcohol in your dining room!

The granting of an alcohol license will increase the noise levels (nuisance), unruly behaviour (disorder and public nuisance). Children living in the building will also be exposed to the noise and unruly behaviour.

I trust that this addresses your questions.

Best regards,



## Party 10

**From:**

**Sent:** Wednesday, June 27, 2018 3:01 PM

**To:** Regen, Licensing

**Subject:** Objecting to Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 863440

Dear Sir

I would like to object to Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 86344. I am a resident of the adjacent [REDACTED] Shad Thames. My property also overlooks Courage Yard. My neighbour has submitted a very well-written objection which I agree with, so I am using his wording, with his permission.

First, I would like to add a point of my own. The entrance to the premises is close to Tower Bridge and visible from it. The availability of alcohol late evening is likely to attract drunks from Tower Bridge Road. This is a real threat to public safety: there was a murder on the nearby corner of Horsleydown Lane and Gainsford Street in 2015 when a fight spilled over to there from Tower Bridge Road / Tooley Street. I believe for this reason my objection comes under three of the criteria you give for making an objection: "prevention of crime and disorder", "prevention of public nuisance" and "public safety".

Here are the points raised by my neighbour, which I agree with, most of which fall into the category of "public nuisance".

### Unsuitable Acoustics

The unusual acoustics of both Courage Yard (formerly Tower Bridge Piazza) and the street of Shad Thames amplify noise disproportionately, via the reverberation of sound waves around the sides of the contained square and between the two facades of the narrow cobbled street. The dispersal of customers from morning until night (some under the influence) would create a frequent, daily and disproportionate noise nuisance.

### Drain on Southwark Council

Tower Bridge Piazza / Courage Yard is the source of a high number of call outs and complaints to the council Noise Abatement Team. Licensing these premises could cause an additional drain on council resources.

### Protection of the Historical Anchor Tap

The Anchor Tap has a covenant over the entire estate preventing the sale of alcohol. I believe it is important to protect the Anchor Tap as the sole functioning remnant of the neighbourhood's historical association with the brewing industry.

### Ruin Peaceful Enjoyment of Homes

The premises front onto a highly residential courtyard, and the enjoyment of over 200 homes would be compromised if this space were granted an alcohol license. On the street side, the noise pollution is just as bad and arguably the number of homes even higher. The apartments in Compass Court could suffer noise increased noise pollution on both sides.

### Contradicts Freeholder Assurances

Thresneedle, the new freeholder, has in various consultations with residents given repeated assurances to that alcohol-free trade in the square would be protected. Allowing it to lease premises serving alcohol makes a mockery of the consultation process and is in direct contravention of these assurances.

### Dangerous Precedent

The freeholder has repeatedly advised tenants that the vision for the square is to make it a centre for coffee culture. If a license is granted for these premises, it will set a dangerous precedent that the freeholder is likely to exploit to enable the leasing of the central pavilion as premises able to secure an alcohol license.

#### Future of Permanent Tension

Such a scenario would adversely alter the nature of the development and create a relationship of tension between leaseholders and the freeholder. It is in everyone's interests, including those of the council, that this be avoided at all costs.

#### Adequate Provision

There is already adequate provision for drinking alcohol in many premises in Shad Thames, including pubs on Tower Bridge Road, the Thames riverside, Gainsford Street and Horselydown Lane.

#### Inadequate Supply Access

The streets of the neighbourhood of Shad Thames do not lend themselves to the trucks needs to supply wet-led businesses. Also, spare retail capacity in Courage Yard needs to be allowed to fill up gradually and the impact of supply-chain traffic needs to be assessed again before granting a license to the type of business that could cause irreversible problematic congestion in neighbouring blocks.

*With kind regards*

## **Party 11**

**From:**

**Sent:** Monday, June 25, 2018 4:13 PM

**To:** Regen, Licensing

**Subject:** Objection: application 863440

Dear Sir/Madam

I wish to object in the strongest possible terms to the above application on the following grounds:

### **Unsuitable acoustics**

The unusual acoustics of both Courage Yard (formerly Tower Bridge Piazzz) and the narrow street of Shad Thames amplify noise disproportionately, via the reverberation of sound waves around the size of the contained square and between the two facades of the cobbled street. This would create a frequent and daily nuisance.

### **Drain on Southwark Council**

Tower Bridge Piazza/Courage Yard is the source of a high number of call outs and complaints to the council Nouse Abatement Team. Licensing these premises would cause an additional drain on council resources.

### **Protection of the historical Anchor Tap**

The Anchor Tap has a covenant over the entire estate preventing the sale of alcohol. I believe it is important to protect the Anchor Tap as the sole functioning remnants of the neighbors historical association with the brewing of beer.

### **Ruin peaceful of enjoyment of homes**

The premises front onto a highly residential courtyard, and the enjoyment of over 200 homes would be compromised if this space were granted an alcohol license.

### **Contradicts Feeholder assurances**

Thresneedle, the new freeholder, has in various consultations with residents given repeated assurances to that alcohol free trade in the square would be protected. Allowing it to lease premises serving alcohol makes a mockery of the consultation process and is in direct contravention of these assurances.

### **Dangerous precedent**

The freeholder has repeatedly advised tenants that the vision for the square is to make it a centre for coffee culture. If a license is granted for these premise, it will set a dangerous precedent that the freeholder is Likely to exploit to enable the leasing of the central pavilion as premises able to secure an alcohol license.

### **Future of permanent tension**

Such a scenario would adversely alter the nature of the development and create a relationship of tension between leaseholders and the feeholders for the test of time. It is in everyone's interests, including those of the council, that this be avoided at all costs.

### **Adequate provision**

There is already adequate provision for drinking alcohol in many premises in Shad Thames, including pubs on tower bridge road, the Thames riverside, Gainsford St and Horselydown Lane.

### **Inadequate supply access**

The streets of the neighbourhood of Shad Thames do not lend themselves to the trucks needs to supply wet-led businesses. Also, spare retail capacity in Courage Yard needs to be allowed to fill up Gradually and the impact of supply chan traffic assessed again before granting a license to the type of business that could cause irreversible problematic congestion in neighbouring blocks.

Thank you for your kind consideration of these points.

Yours faithfully

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**From:**

**Sent:** Wednesday, June 27, 2018 4:10 PM

**To:** Jerrom, Charlie

**Subject:** Re: Objection: application 863440

Sorry Charlie. Your mail did say postal code, not address, but very happy to furnish. Thank you again for taking the steps promptly to correct my original omission and thereby ensuring my Objection be taken into consideration.

## Party 12

**From:**

**Sent:** Wednesday, June 27, 2018 4:33 PM

**To:** Regen, Licensing

**Subject:** Objecting to Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 863440

My neighbour has submitted a very well-written objection to this application, which I agree with, so I am using his wording, with his permission.

Here are the points raised by my neighbour, which I agree with, most of which fall into the category of "public nuisance".

### Unsuitable Acoustics

The unusual acoustics of both Courage Yard (formerly Tower Bridge Piazza) and the street of Shad Thames amplify noise disproportionately, via the reverberation of sound waves around the sides of the contained square and between the two facades of the narrow cobbled street. The dispersal of customers from morning until night (some under the influence) would create a frequent, daily and disproportionate noise nuisance.

### Drain on Southwark Council

Tower Bridge Piazza / Courage Yard is the source of a high number of call outs and complaints to the council Noise Abatement Team. Licensing these premises could cause an additional drain on council resources.

### Protection of the Historic Anchor Tap

The Anchor Tap has a covenant over the entire estate preventing the sale of alcohol. I believe it is important to protect the Anchor Tap as the sole functioning remnant of the neighbourhood's historical association with the brewing industry.

### Ruin Peaceful Enjoyment of Homes

The premises front onto a highly residential courtyard, and the enjoyment of over 200 homes would be compromised if this space were granted an alcohol licence. On the street side, the noise pollution is just as bad and arguably the number of homes even higher. The apartments in Compass Court could suffer increased noise pollution on both sides.

### Contradicts Freeholder Assurances

Threadneedle, the new freeholder, has in various consultations with residents given repeated assurances that alcohol-free trade in the square would be protected. Allowing it to lease premises serving alcohol makes a mockery of the consultation process and is in direct contravention of these assurances.

### Dangerous Precedent

The freeholder has repeatedly advised tenants that the vision for the square is to make it a centre for coffee culture. If a licence is granted for these premises, it will set a dangerous precedent that the freeholder is likely to exploit to enable the leasing of the central pavilion as premises able to secure an alcohol licence.

### Future of Permanent Tension

Such a scenario would adversely alter the nature of the development and create a relationship of tension between leaseholders and the freeholder. It is in everyone's interests, including those of the council, that this be avoided at all costs.

### Adequate Provision

There is already adequate provision for drinking alcohol in many premises in Shad Thames, there are also pubs on Tower Bridge Road, the Thames riverside, Gainsford Street and Horselydown Lane.

#### Inadequate Supply Access

The streets of the neighbourhood of Shad Thames do not lend themselves to the trucks needs to supply wet-led businesses. Also, spare retail capacity in Courage Yard needs to be allowed to fill up gradually and the impact of supply-chain traffic needs to be assessed again before granting a licence to the type of business that could cause irreversible problematic congestion in neighbouring blocks.

Kind regards

## **Party 13**

**From:**

**Sent:** Wednesday, June 27, 2018 4:54 PM

**To:** Regen, Licensing

**Subject:** Licensing Register - Application for Licence Number: 863440

Dear Licensing Southwark Council,

I am a long leaseholder of a flat on the residential floors at Eagle Wharf Court, which are immediately above the location of this application. I strongly object to this new premises application for supply of alcohol on and off the premises at 37 Shad Thames SE1 2NJ. My objections relate to the prevention of crime and disorder and public nuisance as outlined in the Licensing Act 2003.

The nature of this application conflicts with the A1/A2/A3 usage permitted at this unit: 37 Shad Thames. 37 Shad Thames is on the site of the Courage Yard [ Horselydown Square ] development. It is on the ground floor of our 6 story residential building Eagle Wharf Court, of which floors 1 to 7 are totally occupied by residents. 37 Shad Thames is being marketed as a lettable retail space by the freeholder of Courage Yard and it has rear doors that open onto Courage Yard in the path of the main pedestrian entrance to Eagle Wharf Court. This proposed use is inappropriate for this location. Such a permit would bring large numbers of people into this residential area, which is enclosed by buildings and glass, which means that any noise is substantially reverberated around this enclosed area.

In addition, permitting any business to come in and rent a space at this location to sell alcohol would substantially change the character and safety of the square as most of the units have A1/A2/A3 permitted usage and are currently unlet. This would cause increased public nuisance at the site, for example from outdoor smokers, right next to our front door and below our windows. Also potential loud, drunken behaviour, such as we already see close to other establishments nearby with alcohol licenses, would impact badly on the daily experience of the local residents, especially the children resident in the block, who would have to pass close by to gain entry to their home and would be disturbed by the noise at their bed time.

Our ward has already been experiencing a steep increase in anti-social behaviour, violent crime and theft in recent months, which is undoubtedly linked to the increase in the number of bars and venues selling alcohol that have already been permitted. I hope that the Licensing authority will also recognise that this cannot continue unchecked and that this particular area of Courage Yard also has a long standing local resident population that the Council should also consider and protect from commercial development which brings with it late night nuisance and crime, noise and anti-social behaviour. Threadneedle Hedge fund are the new freeholder at Courage Yard (formerly Tower Bridge Pizza). Obviously they have no interest in the well being of residents in the buildings and just wish to achieve full occupancy of their commercial units. When they applied for planning permission initially when they took over the freehold, they wanted to locate businesses selling alcohol. However at that stage they were refused by Southwark Planning and A1/A2/A3 usage was awarded. This represents another attempt to get what they wanted initially-if they can get this permit passed by your committee, presumably that would increase their chances of letting these other commercial units and increasing their profits. We, the people who live in the buildings in Courage yard, are therefore reliant on the Licensing authority and the Planning Committee at Southwark Council to protect our home environment and wellbeing.

It was for these reasons to protect this residential area for local residents that a condition of granting planning application for the Courage Yard [ Horselydown Square ] development was that none of the premises may sell alcohol, and we were assured that this veto would properly be applied by Southwark Planning Committee to all units to protect the residential amenity, as 80% of the Horselydown Square area is resident occupied. [Decided Planning application 16/AP/0615].

Additionally you should know that the Samuel Smith Brewery operates a 100 metre covenant on the sale of alcohol and 37 Shad Thames is within 93 metres of this area, and therefore this represents a further veto of the sale of alcohol at this location. Samuel Smith Brewery was notified by the Shad Thames Residents Association [STRA] of this application 863440 for a licence to sell alcohol on June 19<sup>th</sup>. The Shad Thames Area Management Partnership [STAMP] have also been notified.

Therefore any grant of an alcohol licence by Licensing is already prohibited by Southwark Planning and I urge that, in addition to the above, this application is rejected by the Licensing authority based on the grounds I have outlined related to the likelihood of increased public nuisance, anti-social behaviour and crime that would be caused were such a permit granted.

Yours sincerely,

## **Party 14**

**From:**

**Sent:** Thursday, June 28, 2018 3:18 PM

**To:** Regen, Licensing

**Cc:** McCallum, Hamish; Mann, Eliza

**Subject:** Application for Licence Number: 863440 [37 Shad Thames SE1 2NJ](#)

Dear Licensing Southwark Council,

I am writing as a resident of Eagle Wharf Court to object to the proposed supply of alcohol at the above address in [Shad Thames. 37 Shad Thames](#) is beneath our apartment block and the sale of alcohol will result in an increase in noise in an area that already suffers from such public nuisance problems. It may well lead to increased local nuisance and public disorder thus severely damaging the rights and living conditions of the residents in the Eagle Wharf apartment block, as well as the many others close by.

In addition I fully support the comments made by another resident which I have copied and pasted below. I therefore strongly object to the sale of alcohol both on and off the premises at 37 Shad Thames and trust that approval will not be given.

Regards

"This application conflicts with the A1/A2/A3 usage by this unit [37 Shad Thames](#). 37 Shad Thames is on the site of the Courage Yard [ Horselydown Square ] development and is on the ground floor of our 6 story residential building Eagle Wharf Court, floors 1 to 7 being wholly resident occupied. A condition of granting planning application for the Courage Yard [ Horselydown Square ] development was that none of the premises may sell alcohol, and that this veto would properly be applied by Southwark Planning Committee to all units to protect the residential amenity, as 80% of the Horselydown Square area is resident occupied. [Decided Planning application 16/AP/0615].

Additionally the Samuel Smith Brewery operate a 100 metre covenant on the sale of alcohol and [37 Shad Thames](#) is measured within 93 metres , and therefore this represents a further veto of the sale of alcohol. Samuel Smith brewery were notified by the Shad Thames Residents Association [STRA] of this application 863440 for a licence to sell alcohol on June 19<sup>th</sup>. The Shad Thames Area Management Partnership [STAMP] have also been notified.

Therefore any grant of an alcohol licence by Licensing is prohibited by Southwark Planning. I have thereby copied the Riverside Councillors Hamish McCallum and Eliza Mann. I have also attached the marketing brochure by the freeholder where [37 Shad Thames](#) is included in the Courage Yard marketing particulars and there is no question therefore that this [unit 37 Shad Thames](#) falls within the Planning Committee prohibition on the sale of alcohol."

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On Thu, Jun 28, 2018 at 3:55 PM, Jerrom, Charlie <[Charlie.Jerrom@southwark.gov.uk](mailto:Charlie.Jerrom@southwark.gov.uk)> wrote:

Hi

To process we will need you full address.

Regards

**Charlie Jerrom**  
**Service Support Officer**  
Licensing Team  
Tel: 020 7525 5718

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**From:**

**Sent:** Thursday, June 28, 2018 4:00 PM

**To:** Jerrom, Charlie

**Subject:** Re: Application for Licence Number: 863440 37 Shad Thames SE1 2NJ

Hello

It is

**Party 15**

**From:**

**Sent:** 02 July 2018 10:03

**To:** Regen, Licensing

**Subject:** Application for License Number 863440 37 Shad Thames SE 2NU

Subject: Application for Licence Number: 863440 37 Shad Thames SE1 2NJ

Dear Licensing Southwark Council,

As a long leaseholder of this building, I strongly object to this new premise application for supply of alcohol on and off the premises at 37 Shad Thames SE1 2NJ. The grounds for my objection are set out below but in short, the application contravenes current planning restrictions put in place for the sale of alcohol in Courage Yard, restrictions in place through a Samuel Smiths Brewery covenant and, if granted, would represent a risk of public nuisance, crime and disorder and a risk to children playing in the Yard as the premises have access directly onto courage Yard.

This application conflicts with the A1/A2/A3 usage by this unit 37 Shad Thames. 37 Shad Thames is on the site of the Courage Yard [ Horselydown Square ] development and is on the ground floor of our 6 story residential building Eagle Wharf Court, floors 1 to 7 being wholly resident occupied. A condition of granting planning application for the Courage Yard [ Horselydown Square ] development was that none of the premises may sell alcohol, and that this veto would properly be applied by Southwark Planning Committee to all units to protect the residential amenity, as 80% of the Horselydown Square area is resident occupied. [Decided Planning application 16/AP/0615].

Additionally the Samuel Smith Brewery operate a 100 metre covenant on the sale of alcohol and 37 Shad Thames is measured within 93 metres , and therefore this represents a further veto of the sale of alcohol. Samuel Smith brewery were notified by the Shad Thames Residents Association [STRA] of this application 863440 for a licence to sell alcohol on June 19<sup>th</sup>. The Shad Thames Area Management Partnership [STAMP] have also been notified.

Therefore any grant of an alcohol licence by Licensing is prohibited by Southwark Planning.

Yours sincerely,

## Party 16

**From:**

**Sent:** 02 July 2018 09:50

**To:** Regen, Licensing

**Cc:** McCallum, Hamish; Mann, Eliza

**Subject:** Application for License No 863440: [37 Shad Thames London SE1 2NJ](#)

Dear Licensing Southwark Council,

As a long leaseholder living in the residential floors above this building, I strongly object to this new premise application for supply of alcohol on and off the premises at [37 Shad Thames SE1 2NJ](#).

This application conflicts with the A1/A2/A3 usage by this [unit](#). 37 Shad Thames is on the site of the Courage Yard [ Horselydown Square ] development and is on the ground floor of our 6 story residential building Eagle Wharf Court, floors 1 to 7 being wholly resident occupied. A condition of granting planning application for the Courage Yard [ Horselydown Square ] development was that none of the premises may sell alcohol, and that this veto would properly be applied by Southwark Planning Committee to all units to protect the residential amenity, as 80% of the Horselydown Square area is resident occupied. [Decided Planning application 16/AP/0615].

Additionally the Samuel Smith Brewery operate a 100 metre covenant on the sale of alcohol and [37 Shad Thames](#) is measured within 93 metres , and therefore this represents a further veto of the sale of alcohol. Samuel Smith brewery were notified by the Shad Thames Residents Association [STRA] of this application 863440 for a licence to sell alcohol on June 19<sup>th</sup>. The Shad Thames Area Management Partnership [STAMP] have also been notified.

Therefore any grant of an alcohol licence by Licensing is prohibited by Southwark Planning. I have thereby copied the Riverside Councillors Hamish McCallum and Eliza Mann. I have also attached the marketing brochure by the freeholder where [37 Shad Thames](#) is included in the Courage Yard marketing particulars and there is no question therefore that this [unit 37 Shad Thames](#) falls within the Planning Committee prohibition on the sale of alcohol.

Yours sincerely,

---

Dear Sirs,

I understand that the form of my representation is important to the process, so please let me be clear that the reason I would not want to see the license being granted is that I am concerned primarily about the effect another licensed premises would have in terms of public nuisance and crime in the area. Crime is already rising in the vicinity and there are frequent disturbances in Shad Thames and the surrounding area, with loud, drunken voices / arguments in the early hours, and sometimes glass being smashed. There is not a shortage of licensed premises in the area; we do not need to add to the problem.

Yours faithfully

**Party 17**

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

From:

Sent: Monday, July 02, 2018 7:21 PM

To: Regen, Licensing

Subject: Objection to Application Licence Number: 863440

Good day,

As a resident of Courage Yard I would like to object to the application for a license serving alcohol between 7:00am and 22:00pm.

The square contains a very large number of residential flats, the square amplifies noise, and myself, like many other long-term residents have lived here for many years exercising their right for a peaceful existence. I request the 2016 planning restriction on the sale of alcohol in Courage Yard remains in force.

Kind Regards,

## **Parties 18, 19 & 20**

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

From:

Sent: Monday, July 02, 2018 6:21 PM

To: Regen, Licensing

Subject: Alcohol licence application 863440: objection

We are residents of Eagle Wharf Court, which is located on Shad Thames, Lafone Street and Tower Bridge Piazza (now known as Courage Yard). We have owned this apartment for more than twenty years and are full-time residents.

We object strongly to the application for an alcohol licence at 37 Shad Thames on the grounds of (a) prevention of public nuisance, and (b) prevention of crime and disorder. It would also be in clear breach of past decisions by London Borough of Southwark.

The property subject of the application comprises the ground floor of Eagle Wharf, between Shad Thames and Courage Yard. It lies in the corner of Courage Yard, immediately outside the main entrance to Eagle Wharf Court. The property has one double door onto Shad Thames and three large, south-facing double glazed doors onto Courage Yard, very close to our front door. The property is substantial and is listed by the freeholder's agent as comprising 196.2 square metres.

We understand that the unit has consent only for A1 uses. It was previously an office. Therefore, we cannot see how Southwark can consider an application for sale of alcohol before an application is made, and granted, for change of use (to which we would object).

In 2015, the freeholder of the Courage Yard development made a comprehensive application to LBS, and change of use for this unit was not sought at that time. The Planning Committee of LBS gave its consent to the freeholder's plans on a number of conditions, including that no alcohol would be sold in Courage Yard. In addition, those units with planning consent for cafe use were given strictly limited hours of operation, closing by 7.30pm, with all tables and chairs cleared by 7pm, because of the nuisance of noise within Courage Yard affecting all the residents whose apartments overlook the piazza.

We submit that, should 37 Shad Thames be permitted a change of use, and become a cafe/wine bar/restaurant (as implied by the licence application), this would be in clear breach of the conditions laid down by LBS. It would be inevitable that the operator would wish to open the doors of the premises onto the piazza, with the result that drinkers would congregate beneath the windows of the apartments, creating noise and nuisance for residents. If this were permitted then it would inevitably result in the operator seeking to place seating and tables in the piazza. This would be in breach of the Design and Access Statement submitted to LBS in 2015. It is well known to LBS that the close positioning of tall residential buildings in Courage Yard and Shad Thames creates conditions for very high levels of noise and for this reason the Planning Committee placed tight restrictions on commercial use of the piazza; these restrictions govern operating times, prohibit music, and control deliveries and collection of refuse.

Even if LBS were minded to grant a change of use and an alcohol licence, then we object to the ludicrous operating hours (from 7am to 10pm, seven days a week) applied for. Offering the sale of alcohol for consumption both on and off the premises from early morning until late at night can be expected to create nuisance and disorder, with drinking in public places (and in Courage Yard, which is private but open to the public to enjoy). There is already a problem of drinkers urinating in and around the piazza, given the lack of any public toilets in the vicinity.

Given LBS's absolute restriction on sale of alcohol in the Courage Yard development, although we regard this property as part of that development, any licence LBS chooses to give must be on the strict condition that all three doors onto the piazza remain closed at all times (other than as emergency exits).

The disposal of bottles is already a problem for all residents of Shad Thames and Lafone Street, with the loud noise of bottles being collected, often in the small hours. Any licence granted for sale of alcohol in Shad Thames will make this nuisance worse and should be subject to tight restrictions on the timing of such collections.

, and

**Further comments from party 20**

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

From:

Sent: Tuesday, August 21, 2018 8:53 PM

To: Regen, Licensing

Subject: Application for licence number 863440 by Chapeau Tower Bridge Ltd

Dear Southwark,

I wish to object strongly to this application.

I am a full time resident of Eagle Wharf Court. The premises which are the subject of the application occupy the ground floor of Eagle Wharf Court. The premises have a single door onto Shad Thames, but three double doors onto the piazza adjacent to the main entrance of Eagle Wharf Court and below the balcony of my home.

This is a residential area and there is a covenant prohibiting the sale of alcohol in Tower Bridge piazza (Courage Yard). The planning committee of Southwark have also prohibited the sale of alcohol in the piazza when considering planning applications of change of use of retail premises in the piazza.

I object to this licence application on the grounds of public nuisance, as it would undoubtedly lead to the consumption of alcohol in the piazza, which is a privately owned amenity for the residence who's homes overlook it. I also object on the grounds that it will lead to criminal behaviour in this residential square.

I understand that the applicant proposes to place tables in the piazza immediately below our homes and to see alcohol to be consumed off and on the premises from 7am-10pm, 7 days a week. This is unacceptable in a residential space and in breach of Southwark's own planning decision.

I strongly urge the licensing committee to reject the application.

Flat Eagle Wharf Court  
Lafone street

**Parties 21 & 22**

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

From:

Sent: Tuesday, July 03, 2018 8:35 AM

To: Regen, Licensing

Subject: Application for an alcohol licence 863440 - 37 Shad Thames

Dear Sirs,

We have been leaseholders [REDACTED] Eagle Wharf Court for over 20 years.

Our flat is directly over 37 Shad Thames.

We wish to lodge a strong objection to this application on the grounds of likely increased public nuisance and loss of our amenity because of likely added noise

from any licences premises in this location.

We are aware that this application also conflicts with the A1/A2/A3 usage of this unit (37 Shad Thames).

That no premises within the "Courage Yard" development should sell alcohol is also condition within the planning consent granted to this development.

(37 Shad Thames has direct access onto Courage Yard).

This application must therefore be rejected.

Yours Sincerely,

and

**Party 23**

Senders Email Address:

Message:

Licensing Register - Application for Licence Number: 863440

Dear Sirs,

I am writing to you to raise my objection against providing an alcohol license as per the above license application. My reasons to do so is that the area is mainly a residential area which is quite built up and already suffering the disorder from customers of restaurants by the Riverside. I really hope that the council takes the well-being of its residents in consideration when reviewing this application.

Many thanks



## **Party 24**

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

From: [www.southwark.gov.uk](http://www.southwark.gov.uk) Website [<mailto:noreply@southwark.gov.uk>]

Sent: Monday, July 02, 2018 1:40 PM

To: Regen, Licensing

Subject: Contact form for: Licensing Team

A visitor to the [www.southwark.gov.uk](http://www.southwark.gov.uk) website has used the Email Us facility to send you an email from a contact on a webpage.

Contact Name: Licensing Team

Page Name: How to lodge a representation Page Type: Content Page Link:

<http://www.southwark.gov.uk/admin/system/ShowEntity?entity=bridge%3A%2F%2Fsouthwark-internet%2Fmodules%2Fm.Content~%2F~%2F.Entry%2F2224>

Senders Email Address:

Message:

I refer to the licensing application 863400 for 37 Shad Thames. The site is surrounded by residential flats so a balance needs to be maintained between legitimate commercial interests and the quality of life for residents. I object to the grant of an off licence as the licence holder thereby at once loses control of the situation and the problem arises of people buying alcohol to consume within the square called Courage Yard on to which the licensed premises open and over which a great many flats overlook , with all the attendant problems of people lingering in the square till the early hours causing a noise nuisance.

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

From:

Sent: Wednesday, July 04, 2018 7:23 AM

To: Tahir, Sarah

Subject: Re: Contact form for: Licensing Team

My address is

## Party 25

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

From: [www.southwark.gov.uk](http://www.southwark.gov.uk) Website [<mailto:noreply@southwark.gov.uk>]

Sent: Tuesday, July 03, 2018 5:50 PM

To: Regen, Licensing

Subject: Contact form for: Licensing Team

A visitor to the [www.southwark.gov.uk](http://www.southwark.gov.uk) website has used the Email Us facility to send you an email from a contact on a webpage.

Contact Name: Licensing Team

Page Name: How to lodge a representation Page Type: Content Page

Link:

<http://www.southwark.gov.uk/admin/system/ShowEntity?entity=bridge%3A%2F%2Fsouthwark-internet%2Fmodules%2Fm.Content~%2F~%2F.Entry%2F2224>

Senders Email Address:

Message:

Regulatory Services

3rd Floor Hub 1

PO Box 64529

London

SE1 5LX

BY HAND 4 pages and email

3 July 2018

License Objection against Chapeau Tower Bridge

I write as a resident to object to the application for a Licence for Chapeau Tower Bridge Limited at 37, Shad Thames. Chapeau Tower Bridge Limited trades as The Watch House at 31 Shad Thames. For the past 19 months or so they have made it impossible to live a quiet and peaceful life.

Chapeau Tower Bridge Limited and their designated officer, owner \_\_\_\_\_, have continually flouted the licensing laws, for example, opened at weekends at 7.00am for many months before the council took action. Music is played beyond background music decibel levels repeatedly at 76ds plus and over the day peaking at up to 100 decibels. I have registered many additional complaints to the council such as, slamming the entrance door repeatedly from as early as 4.00am onwards for over a year and the Watch House refusing to rectify the issue for 12 months or longer; deliveries through the night starting around 2.30 to 3.00am; had a delivery man threatened physical harm, and shouting abuse and the list goes on and on.

For video evidence of street drinking, noise and deliveries please look at this link

<https://www.youtube.com/channel/UCNtvr166AJKktmfBxAs7QiQ>

I refer the licensing authority to a number of statements made by owner \_\_\_\_\_ in two conciliatory statements when applying for a license in 2016. The content does not align with the reality. Experience shows that the statements are not accurate, and the residents have suffered the

consequences so consequently Chapeau Tower Bridge Limited are unlikely to make responsible Licence holders in 2018.

The Licensing Authority and Council members and representatives have the original statements dated 15 August 2015 and 17 August 2016. Below are verbatim quotes from the conciliatory statements presented as facts.

1. "Music: We will only be providing low level recorded music... this kind of music will be low level jazz/relaxing music played indoors only and with our doors closed. This will operate at approximately 30dB."

This is a fabrication. Please go to the venue and measure the music levels and style. It is not smooth jazz, it is heavy bass based receptive, penetrative music. I regularly record levels at 75db to a sharp peak of 100db.

2. "Size of our Property: We have seen comments like 'huge number of people making noise'. The reality is we only have a max seated space for 20 people and no customers will be allowed to be outside whilst at our property save as to when they are leaving."

I refer you to the YouTube link where you can see drinkers outside on Shad Thames. Smoking, drinking and littering outside The Watch House in the summer months is common.

3. "Deliveries: As discussed at the time of taking our lease, all of our deliveries are carried out in house by our nearby commercial kitchen team meaning absolutely no deliveries will take place for The Watch House - bar Royal Mail - outside of the hours of 09:00am to 17:00. We also note that the barriers for the area are closed from 11:00am to 16:00pm in any case."

This is the worst fabrication. Please refer to the noise and antisocial reports we have registered with the council and the YouTube video. We have probably made over 30 complaints but have diary entries for far more. In the end it becomes exhausting, all consuming and expensive. It has damaged my health. I have been physically threatened and verbally abused.

4. Now for a major safety issue created and then ignored by the License holder, and it would appear the council.

The fire block was removed from the riser directly adjacent to our apartment and opened into the ceiling of The Watch House. The Watch House deliberately and knowingly put the residents' safety at risk in pursuit of profit and their comfort. It had the affect of channeling the noise and the kitchen smells into our apartment and into the stairwell. The kitchen ventilating into the stairwell goes on to this day.

This would have been clear to any council initiated inspection but that never took place. It was discovered because of the excessive noise which the residents eventually investigated. The foul air pollution from The Watch House kitchen was identified entering directly into The Cardamom Building. Again, there is photographic evidence and if you require it, a report may be obtained from the builders who repaired the willful damage.

5. Please note that the notice within the property or close by for a license at 37 Shad Thames has been absent since 29 June and is still absent today. (You might like to note that this complaint was made at the initial license application at 31 Shad Thames). This time there is a photographic record.

6. In general

Shad Thames is a densely populated residential area of historic significance in its street layout and buildings, and thus attracts many tourists and visitors. They, and the residents, should feel safe at all times of the day. It is noisy at the best of times, civil disturbances are common, abusive language and threatening behaviour is common. There is no police presence and very little evidence of a collective civil responsibility from this License holder. It is surely now time for the licensing authority to stand up for the right to a peaceful life for the 400 plus residents of the area. The award of this license will be of no benefit the area.

One published aim in Southwark's document on licensing is that a licence will

...provide necessary protections for local residents whose lives can be blighted by disturbance and anti-social behaviour associated with the behaviour of some people visiting places of entertainment.

The residents of Shad Thames are blighted by the failure of the council to support their published aims. Now is an opportunity to take control and act responsibly.

#### 7. Prevention of Crime and Disorder

In a residential area crime prevention is a deeply troubling issue, and by encouraging drink and drugs in the area, this licence will add to the problem, not reduce the problem. It will heighten the potential for crime and public disorder. There is an overt alcohol abuse and drunkenness in the area but also a significant drug use and dealing issue.

Please use your powers to reflect the evidence of disorder and crime and the concerned opinions of the community. Shad Thames is a special area and requires special leadership to lead a daily life where crime is reduced and disorder is minimized. This license and the reputation of the license holder to date demonstrate that Chapeau Tower Bridge Limited do not take civic responsibility seriously.

#### 8. Prevention of a Public Nuisance

The council has many, many reported incidences on this issue for The Watch House and Chapeau Tower Bridge Limited, particularly through the night deliveries, irresponsible leadership and managers. Cleaning in the small hours, banging and crashing in the street, of slamming doors and so the list goes on.

This application requests a licence from 7.00am, this means the noise and music in particular starts at 5.30 to 6.10am every day when they open up and start cooking and preparing for the name, particularly Saturday and Sunday morning. The hundreds of residents look to the council for a night's sleep and a peaceful day.

9. Starbucks, Caffè Paradiso, and Ponte de la Tour Kiosk serve the area well, and are quiet and considerate. Chapeau Tower Bridge Limited contributes nothing beneficial to the community or to the environment at Shad Thames as experience demonstrates.

10. I draw your attention to Article 8 of the Human Rights Act 1998 which makes two clear statements defining the right to a peaceful life and stresses that a Public Authority cannot interfere.

Here are four references to links you may find of use in your considerations

<http://www.euro.who.int/en/health-topics/environment-and-health/noise/policy>

[http://ec.europa.eu/environment/noise/health\\_effects\\_en.htm](http://ec.europa.eu/environment/noise/health_effects_en.htm)

<http://www.hse.gov.uk/noise/regulations.htm>

<http://soundadvice.info/pubsandclubs/pubsandclubs-step1.htm>

Signed

## **Party 26**

**From:**

**Sent:** 04 July 2018 15:42

**To:** Regen, Licensing

**Subject:** Licence application 863440, 37 Shad Thames SE1 2NJ

From

Eagle Wharf Court  
Lafone Street  
London SE1 2LZ

Licence application No 863440

I strongly object to the application for the “supply of alcohol on and off the premises” at 37 Shad Thames, SE1 2NJ for the following reasons:

### **Illegal Use of premises/ Prevention of Public Nuisance**

Chapeau Tower Bridge Ltd does not have planning permission to open a licensed premise at 37 Shad Thames. The premise has permission for A1 office or retail use. The premise is larger than 150 sq m so Chapeau Tower Bridge Ltd which trades as Watch House needs A3 approval to operate any business which needs an alcohol licence, or serves food.

Details of restrictions appear in this marketing document from property agents Nash Bond. The premise is shown as A1 and the size as 196 sq m:

<http://nashbond.completelyretail.co.uk/availableRetail.php?p=viewProperty&vid=95942>

Southwark Council imposed restrictions on the sale of alcohol in Courage Yard (Horseleydown Square) when granting permission for redevelopment in 2016. Ref: 16/AP/0615

This specified “there shall be no sale of alcohol for the use in the pavilion building or any A3 use that may occupy 3 and 4 Cooper Row”. The reason: “To safeguard the amenity of neighbouring residential properties”.

37 Shad Thames has three exit doors on the South side that open onto directly onto Courage Yard (Horseleydown Square) and one door on the North side which opens onto the Shad Thames highway.

While 37 Shad Thames was not directly included in the redevelopment plans for Courage Yard as the developer intended it for retail use and it already had A1 permission, it is clear that Southwark Council was concerned about licenced premises in or bordering Courage Yard, quoting National Planning Policy Framework, Core Strategy and The Southwark Plan.

The application is for “the supply of alcohol on and off premises”. Off premises can only refer to Courage Yard and the South entrance as the North entrance sits directly only a public highway.

In addition 37 Shad Thames lies within the 100m zone of a restrictive covenant imposed on the area surrounding the Anchor Tap pub owned by brewery Samuel Smith.

### **Prevention of Public Nuisance/ Public Safety/Protection of children from harm**

The licence is for consumption “on and off the premises”. The only possible place where “off the premises” drinks could be taken is the south exit into Courage Yard and directly in front of the residential Eagle Wharf Court entrance where children and residents pass daily who would be subjected to customers drinking alcohol. I understand from staff at the Watch House the intention is to erect tables outside this entrance to 37 Shad Thames into Courage Yard where customers could eat and drink.

The south exit of 37 Shad Thames is directly onto Courage Yard. The three entrance doors to the premises are within four to 14 meters of the entrance of Eagle Wharf Court, where reside families, young children and the elderly. For many of the residents Eagle Wharf Court is their permanent seven day a week home.

The path past the south doors of 37 Shad Thames is in line with the main pedestrian entrance to Eagle Wharf Court. Negotiating a way passed customers eating and drinking could expose residents to insult and danger. The south side doors are narrow, approx. 1.8m, and small paned and won't provide a view of the outside for a supervisor inside. It would be spurious to claim a responsible person serving behind the bar could control the outside. See photo:



This shows the main entrance to Eagle Wharf Court and the three south facing exits from 37 Shad Thames into Courage Yard. The north entrance to 37 Shad Thames is directly onto the public road Shad Thames where tables or outside drinking would not be allowed.



This shows the North entrance to 37 Shad Thames directly onto the public highway.

Chapeau Tower has submitted no plans showing how the licence would apply to consumption off the premises.

### **Prevention of crime and disorder/prevention of public nuisance**

37 Shad Thames sits directly below the residential Eagle Wharf Court. At 196 sq m it is almost four times the size of the current Tower House 'coffee house' at 31 Shad Thames which has seating for 20 customers. I understand Chapeau Tower plan to close this branch and will claim they are simply transferring an alcohol licence from one premises to another nearby while not adding to the proliferation of alcoholic premises in the vicinity. This licence is substantially different from the current licence for 31 Shad Thames granted by the sub committee on 5<sup>th</sup> September 2016 which is for "premises licence".

37 Shad Thames has room for 60/70 customers inside the premises and with tables outside could potentially be serving 100 people. This would lead to a significant increase in noise and the potential for antisocial behaviour in the area. Drunkenness is already causing problems to residents in nearby Gainsford Street from the overspill to the Dean Swift Pub and the 'garden area' outside the Anchor Tap has caused problems for residents in the Cooperage and Knot Court buildings.



The application is for a licence from 7 am until 10 pm with the premises closing at 11 pm. No other operation in Courage Yard, which is essentially office and residential, operates until these hours. Starbucks closes at 8pm and takes in outside tables at 7 pm, Café Paradiso closed at 7.30 pm and takes in tables at 7 pm in accordance with planning and lease restrictions.

Southwark Council has already expressed concern over an attempt to house a pop up shop at 37 Shad Thames and ruled against it opening because of the potential noise which would cause a loss of amenity to local residents. Reference: 17/EN/0330.

Any music will add to the noise from customers. The square acts like an amphitheatre which is emphasised by the cool night air.

There are already 15 licences premises within a 100 metre area: Bengal Clipper; Le Pont de La Tour; Pizza Express; Browns Restaurant; All Bar One; Ask; Cantina del Ponte; Watch House; The Vaults; Butlers Wharf Chop House; Blue Print Café; Café Paradiso; Dean Swift; Anchor Tap; M V Erasmus.

This mass of licensed premises should be considered together with Southwark Council's Local Cumulative Impact Policy especially in light of the increased numbers which can be served in 37 Shad Thames and its situation in relative to one of the densely populated parts of Southwark.

Visitors to the area tend to remain after closing time and mingle around premises with an alcohol licence which has led to problems with drunken behaviour at the nearby Dean Swift public house and the Anchor tap pub.

While there is no indication what Chapeau Tower Bridge Ltd plans for 37 Shad Thames in the licence submission, staff indicate it will be similar to the existing coffee house at 31 Shad Thames. While the owners insist this is not a bar and stress its coffee credentials, it does heavily promote alcohol sales with there being more bottles of wine behind the bar area than bags of coffee and the menu advertises "British cocktails". Alcohol is clearly a major part its business growth plans. It's own website [www.thewatchhouse.com](http://www.thewatchhouse.com) stresses "coffee, bar, eatery". A new branch opening in Fetter Lane, EC4, advertises "expresso bar and eatery by day. Wine, cocktails and small plates by night".

This premise of 37 Shad Thames is clearly unsuitable for an alcohol licence under the provisions of the Act. It fails to address all four state licencing objections.

**Further comments from party 26:**

**From:**

**Sent:** Wednesday, August 15, 2018 3:35 PM

**To:** Regen, Licensing

**Subject:** Licence application No 863440

Licence application No 863440

I wish to make further observations with regard to the application by Chapeau Tower Bridge Ltd for an alcohol license at 37 Shad Thames.

Public Safety/Prevention of Nuisance.

The entrance to the residential block Eagle Wharf Court near the Courage Yard side of 37 Shad Thames is the only entrance to the building suitable for disabled. Any interference with the entrance from tables and customers would be an offence under the Equality Act. The other two entrances at the southern end of Eagle Wharf Court have steps and are inaccessible for disabled visitors and residents.

The attached photos indicate problems which already arisen from nuisance in the area from premises selling alcohol.

The first notice is posted on the wall of the Dean Swift public house and the second one is taped to tables placed in Courage Yard outside the Paradiso café.

Both notices request patrons to respect neighbours and keep noise to a minimum. These would not have required had there not been problems in the past.

A request advertisement (above photo) placed on the doorway to the Courage Yard entrance for 37 Shad Thames promises "bigger private events". The tone of the advert and language used would raise questions on any intention by the applicant to take neighbourhood concerns into account and indicate that the Watch House would be a honeypot of nuisance and constant complaints as it became "a real showstopper" and "sexy as fit out".





**Polite Notice**

Please respect our neighbours  
And please keep noise to a minimum

**Party 27**

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

From:

Sent: 01 July 2018 15:07

To: Regen, Licensing

Subject: Objection to application 863440

Hello,

I am a resident of Eagle Wharf Court and I would like to object to the licence application 863440. I am a survivor of a violent alcohol-fuelled assault (my attackers were convicted at the Old Bailey of GBH with intent and ABH with intent) and I feel that a successful licence application would lead to a decrease in public safety. I would be particularly concerned as the premises lies my flat, and I would have to walk past 37 Shad Thames every day to enter my property. In short, if this application is approved, I am going to be scared to go to my own flat.

I also object on the basis of the prevention of public nuisance – the street is narrow and sound echoes - drunken revellers will make life for many residents in the area a misery. There is also a risk of increased crime as a result of people getting drunk.

Furthermore, 37 Shad Thames is within 100m zone of the restrictive covenant of Samuel Smith's Brewery, the Shad Thames residents association alerted the brewery to this application on 19th June.

Kind regards,

**Party 28**

From:

Sent: 01 July 2018 15:13

To: Regen, Licensing

Subject: Licence Number: 863440 - Objection to application for licence

I am a resident of Eagle Wharf Court and I wish to register my objection to licence application 863440. 37 Shad Thames is directly below my residential property. The 2016 planning restriction on the sale of alcohol in Courage Yard needs to be exercised and this application overturned on the basis of prevention of crime and disorder (antisocial behaviour will increase with a premises serving alcohol), prevention of public nuisance (drunken patrons will not leave the premises quietly, they will hang around outside 37 Shad Thames making life a misery for residents of the area) and public safety (I will feel less safe entering my flat if there is a premises serving alcohol directly below it).

37 Shad Thames is marketed as a lettable retail space by the freeholder of Courage Yard and it has rear doors that open onto Courage Yard in the path of the main pedestrian entrance to Eagle Wharf Court.

37 Shad Thames is also within the 100m zone of the restrictive covenant of Samuel Smith's brewery; the Shad Thames Residents Association (STRA) alerted Samuel Smith's brewery to this application on the 19th June.

**Party 29**

From:

Sent: Wednesday, July 04, 2018 11:48 AM

To: Regen, Licensing

Subject: OBJECTION TO APPLICATION FOR LIQUOR LICENCE - 863440. - 37  
SHAD THAMES SE1 2NJ

I hereby submit my strongest objection to the application for a liquor licence: 863440 by the lessor at 37 Shad Thames SE1 2NJ.

These premises border onto the square known as 'Courage Yard'. The freeholder has made it known that they intend turning all shops on the square into restaurants and cafes and actively promote this usage.

Original planning application for the square was granted on the condition that no alcohol would be sold, and thus disrupt the peaceful enjoyment by the residents, of which 80% is residential. By granting a license to this applicant would set a precedent for other applications and make residing the square intolerable.

**Party 30**

**From:**

**Sent:** 03 August 2018 17:01

**To:** Regen, Licensing

**Subject:** Alcohol licence objection

Dear Licensing team,

I would like to submit an objection for the Licensing Register - Application for Licence Number: 863440.

Eagle Wharf and the surrounding area is in Shad Thames, as you are aware, a lovely conservation area which historically has been a residential area post warehouse conversion with the disuse of the Thames as a major artery of transportation.

The Courage Yard piazza is an enclosed space with a close knit community. The opening of an establishment serving alcohol until late would cause an increase in disorderly and anti-social behaviour, noise and general ruckus. In an area where residents have old, single glazed windows due to the grade II listed nature of the facade on Shad Thames Road of Eagle Wharf - the opening of such a venue near and underneath the homes of local residents is completely inconsiderate and poorly thought out.

Furthermore, there are already two pubs nearby what is the need for another?

I would formerly like to log my objection in the interest of public safety and preventing a public nuisance.

<http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=863440>

Best wishes

Get [Outlook for Android](#)

**Party 31**

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

**From:**

**Sent:** Monday, August 06, 2018 10:28 AM

**To:** Regen, Licensing

**Cc:** McCallum, Hamish

**Subject:** Application for Licence Number: 863440

Dear Licensing Southwark Council,

As a long leaseholder living in the residential floors above this building, I strongly object to this new premise application for supply of alcohol on and off the premises at 37 Shad Thames SE1 2NJ. I am objection on the basis of prevention of crime and disorder.

This application conflicts with the A1/A2/A3 usage by this unit 37 Shad Thames. 37 Shad Thames is on the site of the Courage Yard [ Horselydown Square ] development and is on the ground floor of our 6 story residential building Eagle Wharf Court, floors 1 to 7 being wholly resident occupied. A condition of granting planning application for the Courage Yard [ Horselydown Square ] development was that none of the premises may sell alcohol, and that this veto would properly be applied by Southwark Planning Committee to all units to protect the residential amenity, as 80% of the Horselydown Square area is resident occupied. [Decided Planning application 16/AP/0615].

Therefore any grant of an alcohol licence by Licensing is prohibited by Southwark Planning. I am copying my local Riverside Councillor Hamish McCallum to bring this to his attention.

Yours sincerely,



**Party 32**

**From:**

**Sent:** 06 August 2018 02:26

**To:** Regen, Licensing

**Subject:** Application 863440

As a long leaseholder living in the residential floors above this building, I strongly object to this new premise application for the supply of alcohol on and off the premises at 37 Shad Thames SE1 2NJ.

This application conflicts with the A1/A2/A3 usage by this unit (37 Shad Thames). 37 Shad Thames is on the site of the Courage Yard (Horselydown Square) development and is on the ground floor of our 6 story residential building Eagle Wharf Court, floors 1 to 7 being wholly residential. A condition of granting planning application for the Courage Yard (Horselydown Square) development was that none of the premises would be allowed to sell alcohol, and that this veto would properly be applied by Southwark Planning Committee to all units to protect the residential amenity, as 80% of the Horselydown Square area is resident occupied. [Decided Planning application 16/AP/0615].

Additionally the Samuel Smith Brewery operates a 100 metre covenant on the sale of alcohol and 37 Shad Thames is measured within 93 metres , and therefore this represents a further veto of the sale of alcohol. Samuel Smith brewery were notified by the Shad Thames Residents Association [STRA] of this application 863440 for a licence to sell alcohol on June 19<sup>th</sup>. The Shad Thames Area Management Partnership [STAMP] have also been notified.

Therefore any grant of an alcohol licence by Licensing is prohibited by Southwark Planning as there is no question that this unit (37 Shad Thames) falls within the Planning Committee prohibition on the sale of alcohol.

In addition to the above the sale of alcohol in such close proximity to the residential part of the building is very likely to cause a public nuisance.

Yours sincerely,

---

**From:** "Franklin, David" <[David.Franklin@SOUTHWARK.GOV.UK](mailto:David.Franklin@SOUTHWARK.GOV.UK)> on behalf of "Regen, Licensing" <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Date:** Monday, August 6, 2018 at 9:38 PM

**To:**

**Cc:** "Regen, Licensing" <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>, "Heron, Andrew" <[Andrew.Heron@southwark.gov.uk](mailto:Andrew.Heron@southwark.gov.uk)>

**Subject:** RE: Application 863440

Dear ,

Thank you for taking the time to write a representation regarding the application for a premises licence for 37 Shad Thames.

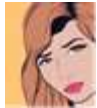
I would inform you that the granting of a premises licence is not prohibited by the planning usage, should a premises licence be granted then the planning will prevent the licence form being used until such time as they have all consents in place.

Similarly Samuel Smiths Brewery's covenant will not prevent a premises licence from being granted, that would be a civil matter between the parties to resolve should the premises want to sell alcohol.

You have stated that the sale of alcohol in such close proximity to the residential part of the building is very likely to cause a public nuisance, as this is one of the licensing objectives your representation is accepted, however you may wish to provide further details what your concerns under public nuisance objective are.

Kind regards

David Franklin  
Team Leader Licensing  
Regulatory Services



Womens Safety Charter

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

---

**From:**  
**Sent:** Tuesday, August 07, 2018 7:53 AM  
**To:** Regen, Licensing  
**Cc:** Heron, Andrew  
**Subject:** Re: Application 863440

Dear Mr Franklin,

Many thanks for your considered and speedy response. Thanks for the clarification on the planning usage and the Samuel Smiths Brewery covenant.

With regard to the public nuisance I'm referring to the public resident in Eagle Wharf Court. This is based on our direct experience of a previous licenced premises on Lafone Street and adjacent to Eagle Wharf Court. The restaurant had a bar and the nuisance was caused by customers taking their drinks outside when they wanted to smoke and then staying for an extended chat under our windows. This went on until quite late as although they had stopped serving customers they would still congregate outside to finish their drinks, smoke, chat etc. Whilst this is the norm on the embankment it would create significant nuisance within the narrow confines of Shad Thames.

Kind regards

## Parties 33 & 34

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

From:

Sent: Sunday, August 05, 2018 11:46 AM

To: Regen, Licensing

Cc:

Subject: Application alcohol licence - 37 Shad Thames - 863440

Dear Sirs,

We understand that an identical notice has just gone up regarding the above to the last and that the time limit for objections is 21 August.

We are owners of flat Eagle Wharf Court, Tower Bridge Piazza ( recently renamed Courage Yard). We would like to object to the licence application because

1. The double back doors to 37 Shad Thames open into the Piazza/Yard which is surrounded by some 300 residential properties. We have grave concerns about the disruption to the residents who pay for the upkeep of the Piazza as well as the shops owners. This is particularly at night when residents are trying to sleep. The threat of public nuisance by drinkers during the evening and after hours is high.
2. There is a large fountain in the square which is likely to attract unruly behaviour after alcohol consumption also bringing into consideration public safety
3. The back doors are immediately adjacent to one of the entrances to some 60 flats. It will be very easy for people to hang around drinking at these doors and slip into the block behind residents. Prevention of crime is a consideration in this case.
4. The Piazza/Yard is currently a quiet area where residents, their children and visitors to the nearby attractions can have a few quiet moments, eat sandwiches and rest from the rush of Shad Thames itself. Just the odd drunken person during the day could ruin this and pose a threat to the safety of children. It is easy to imagine a party of tipsy youngsters dominating the benches around the fountain and driving away families.
5. Please keep us on your consultation list about all alcohol licence applications in the square.

Yours faithfully

&

---

On 6 Aug 2018, at 14:38, Beswick, Claire <[Claire.Beswick@southwark.gov.uk](mailto:Claire.Beswick@southwark.gov.uk)> wrote:

Good afternoon and ,

Thank you for your email with your representation for the above application. In order for us to accept this objection, can you provide your **full postal address** please.

Many thanks.

Kind regards,  
Claire

Claire Beswick

Unit Support Officer  
London Borough of Southwark  
Regulatory Services

Tel: 020 7525 2285 Helpline: 0207 525 4261

Email: [Licensing@southwark.gov.uk](mailto:Licensing@southwark.gov.uk) / [SASBU@southwark.gov.uk](mailto:SASBU@southwark.gov.uk)

---

**From:**

**Sent:** Monday, August 06, 2018 6:21 PM

**To:** Beswick, Claire

**Subject:** Re: Application alcohol licence - 37 Shad Thames - 863440

Hello Claire

The flat is Eagle Wharf Court

Lafone Street SE1 2LZ. We are not resident at the moment and have let it out but I don't think that short term tenants have a locus to comment? I know they would like to as well.

We hope to return but at present our home address is

We are the owners of the flat.

Many thanks

&

Sent from my iPhone

## **Parties 35 & 36**

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

From: [www.southwark.gov.uk](http://www.southwark.gov.uk) Website [<mailto:noreply@southwark.gov.uk>]

Sent: Tuesday, August 07, 2018 12:00 PM

To: Regen, Licensing

Subject: Contact form for: Licensing Team

A visitor to the [www.southwark.gov.uk](http://www.southwark.gov.uk) website has used the Email Us facility to send you an email from a contact on a webpage.

Contact Name: Licensing Team

Page Name: How to lodge a representation Page Type: Content Page

Link:

<http://www.southwark.gov.uk/admin/system/ShowEntity?entity=bridge%3A%2F%2Fsouthwark-internet%2Fmodules%2Fm.Content~%2F~%2F.Entry%2F2224>

Senders Email Address:

Message:

We live in flat Eagle Wharf Court, Tower Bridge Piazza ( recently renamed Courage Yard), we would like to object to the licence application for 37 Shad Thames on the following grounds:

1. The double back doors to 37 Shad Thames open into the Piazza/Yard which is surrounded by 300 residential properties. We have grave concerns about the disruption we and the other residents will experience due to outdoor drinking in this area particularly at night when residents are trying to sleep. The threat of public nuisance by drinkers during the evening and after hours is high.
2. There is a large fountain in the square which is likely to attract unruly behaviour after alcohol consumption also bringing into consideration public safety
3. The back doors are immediately adjacent to main entrance to the Eagle Wharf Court residential building containing 60 flats including ours. It will be very easy for people to hang around drinking at these doors and slip into the block behind residents. It will also be very intimidating to have make your way through a crowd of drinkers late in the evening to gain access to our home. to Prevention of crime is a consideration in this case.
4. The Piazza/Yard is currently a quiet area where residents, where resident children can play in relative safety and visitors to the nearby attractions can have a few quiet moments, eat sandwiches and rest from the rush of Shad Thames itself. Just the odd drunken person during the day could ruin this and pose a threat to the safety of children. It is easy to imagine a party of tipsy youngsters dominating the benches around the fountain and driving away families.

Please keep add us to your consultation list about all alcohol licence applications in the square.

Best regards  
and

**Party 37**

Shad Thames  
London. SE12YA  
6th August 2018

Southwark Licensing Team  
Hub 1, 3rd Floor  
160 Tooley St  
London SE1 2QH

**OBJECTION TO LICENSING APPLICATION # 863440**

Dear Sir/Madam,

My name is \_\_\_\_\_, and I live \_\_\_\_\_ from the premises at 37 Shad Thames which is currently applying for a license to sell and serve alcohol under the name of Chapeau Tower Bridge (application number 863440). Note that this location was previously a quiet, day-time office for an IT services company, which posed no disruption at all to local residents.

My objection to this application is based firstly on preventing public nuisance. Our street is very narrow and acts like an echo chamber, such that noise at street level is boosted and carried into all the surrounding flats on floors above. Our bedroom windows open onto Shad Thames. I believe that Chapeau will dramatically increase the night-time foot-traffic on our street, and that drunken noises associated with licensed premises on Shad Thames will definitely disturb the sleep of my family and residents, and create a public nuisance.

Secondly, I object to the application on the grounds of crime prevention. Shad Thames has recently been subject to smash-and-grab raids by youths on mopeds. In one particular case with our local convenience store, my husband was involved in chasing the criminals out of Shad Thames and giving details to the police. I feel that a late-night licensed retailer in our street would only serve as another attractive target for these criminals who know that, because Shad Thames is gated off from car access, they cannot be easily followed by police cars when they cut through on mopeds.

Finally, I object to the probable negative impact on public safety. Should inebriated customers of this proposed licensed business spill out onto Shad Thames and our piazza (Courage Yard) to smoke and drink in groups- as they do already at the surrounding local

pubs (Dean Swift, Anchor Tap, Draft House)- I will feel intimidated and unsafe just walking home to my building in the evening hours.

Again, the quiet and secluded residential nature of our neighbourhood will be negatively and forever impacted.

For these reasons, I ask you to deny the application by Chapeau Tower Bridge.

Yours sincerely,

---

From: Beswick, Claire  
Sent: Tuesday, 7 August, 09:43  
Subject: Letter of objection attached  
To:

Good morning ,

Thank you for your letter with your representation with regards to the licence application at Shad Thames.

In order for us to accept your objection, can you provide your **full postal address** including the **name of the flat building** as well.

Many thanks.

Kind regards,  
Claire

**Claire Beswick**

**Unit Support Officer  
London Borough of Southwark  
Regulatory Services**

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**From:**  
**Sent:** Tuesday, August 07, 2018 10:22 AM  
**To:** Beswick, Claire  
**Subject:** Re: Letter of objection attached

Yes Claire. My address is:

Regards,

**Party 38**

**From:**

**Sent:** Tuesday, August 21, 2018 3:52 PM

**To:** Regen, Licensing

**Subject:** 37 Shad Thames licence application

21 August 2018

Dear Sir

Re Premises Licence application 863440 – 37 Shad Thames

I would like to object to the above application. My reasons for objection are:

- This area of Shad Thames is predominantly residential and the area is already saturated with premises selling alcohol. The addition of another licensed outlet will exacerbate noise and anti-social behaviour for residents.
- Shad Thames is extremely narrow bounded by tall mainly residential buildings and this tends to accentuate any noise generated and consequent disturbance for residents.
- The area is predominantly residential and already has an abundance of restaurants and bars in the vicinity and most visitors use Shad Thames for access to and from Tower Bridge and the increase in pedestrian traffic leaving the premises at closing time would increase the safety risk.

Yours faithfully



**Party 39**

**From:**

**Sent:** Tuesday, August 21, 2018 11:45 PM

**To:** Regen, Licensing

**Subject:** Licence application no. 863440 - Chapeau Tower Bridge Ltd

**Licence application no. 863440**

The \_\_\_\_\_ wishes to object to licence application no. 863440 made by Chapeau Tower Bridge Ltd.

Our objection is on the grounds of prevention of public nuisance. These premises, at 37 Shad Thames, are in extremely close proximity to private homes, so dispersal noise from persons leaving licensed premises, even at 2300, will disturb the peaceful enjoyment of residents' homes. We sincerely hope we have the right to respect of our homes and private lives as stated in the Human Rights Act 1998.

We have become aware that applicant is planning to have outside seating at the rear of these premises in Courage Yard. There are several "coffee shops" in Courage Yard which do not stay open after 2000, so as the premises, at 37 Shad Thames, will be allowing alcohol to be consumed on (and off) the premises until 2200, local residents will have the peaceful enjoyment of their homes disturbed for the whole evening.

It is not entirely clear from the application if the premises will operate as a restaurant, or as a bar. Presumably it will operate as a bar since there is no mention of the disposal of kitchen waste, nor how cooking odours would be dealt with. If it is to be a bar surely it will contravene the Covenant imposed by the Anchor Tap?

We presume the applicant is aware of the Guidance to the Licensing Act, which states that there is no presumption in favour of lengthening licensing hours and that the four objectives should be of paramount consideration at all times. As mentioned, we would highlight the third objective - the prevention of public nuisance - which states that licensed premises can cause a range of nuisances, impacting on people living, working or sleeping in the vicinity of the premises, and one of the principle concerns relates to noise nuisance.

The Licensing Committee is aware that the Shad Thames area was not designated as an area eligible for a Saturation Policy - and, that we do our utmost to monitor applications such as this one.

This application was discussed by email by the core group of the \_\_\_\_\_, and the decision to object subsequently agreed by email.

Secretary

---

On 2018-08-22 09:21, Jerrom, Charlie wrote:

Hi

We will need your full address to process your objection

Regards

**Charlie Jerrom**  
**Service Support Officer**  
Licensing Team  
Tel: 020 7525 5718

Postal address: Southwark Council, Licensing Team, Regulatory Services, 3<sup>rd</sup> Floor Hub 1  
PO Box 64529, London, SE1P 5LX

Office address: Southwark Council, 160 Tooley Street, London, SE1 2QH

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**From:**  
**Sent:** Wednesday, August 22, 2018 9:26 AM  
**To:** Jerrom, Charlie  
**Subject:** Re: Licence application no. 863440 - Chapeau Tower Bridge Ltd  
Thanks Charlie -

Secretary  
C/o

best,

---

**From:** McArthur, Wesley  
**Sent:** Thursday, August 23, 2018 5:52 PM  
**To:**  
**Subject:** Application for a premises licence - Chapeau Tower Bridge, 37 Shad Thames, London, SE1 2NJ (our ref: L1U 863440)  
**Importance:** High

Dear ,

As per our guidance to submitting representations (<http://www.southwark.gov.uk/business/licences/how-to-lodge-a-representation>) please note that if representations are being made on behalf of a group then proof of the group's decision to submit the representation must be sent to the Licensing Unit with the representation letter (this could be a document such as minutes from a meeting).

To ensure that the representation below can be considered as being submitted on behalf of the please provide proof of the 's decision to submit the representation (this decision must have been made at any time during the consultation period) otherwise the representation will be considered as submitted on your behalf only.

Regards,

***Wesley McArthur***  
Principal Enforcement Officer  
London Borough of Southwark  
**E-mail:** [wesley.mcarthur@southwark.gov.uk](mailto:wesley.mcarthur@southwark.gov.uk)  
**General:** [licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)  
**Phone:** 020 7525 5779  
**Fax:** 020 7525 5705  
**Address:** Licensing, Health & Safety, Hub 1, 3rd Floor, 160 Tooley Street, SE1 2QH

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

**From:**  
**Sent:** Thursday, August 23, 2018 7:45 PM  
**To:** McArthur, Wesley

**Subject:** Re: Application for a premises licence - Chapeau Tower Bridge, 37 Shad Thames, London, SE1 2NJ (our ref: L1U 863440)

**Importance:** High

Dear Wesley - I was aware of this condition, which is why I mentioned that the core group had discussed by email ... can you not accept this statement as proof that the core group agreed to submit the objection ? if not, could you please let me know what you need ? many thanks, best,

---

**From:** McArthur, Wesley

**Sent:** Friday, August 24, 2018 8:36 AM

**To:**

**Subject:** RE: Application for a premises licence - Chapeau Tower Bridge, 37 Shad Thames, London, SE1 2NJ (our ref: L1U 863440)

Dear ,

You will need to send me a copy of the email (referred to in the representation) showing that the core group agreed to object to the application, and also evidence that the 'core group' speaks for the as a whole.

Regards,

***Wesley McArthur***

Principal Enforcement Officer

London Borough of Southwark

***E-mail:*** [wesley.mcarthur@southwark.gov.uk](mailto:wesley.mcarthur@southwark.gov.uk)

***General:*** [licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)

***Phone:*** 020 7525 5779

***Fax:*** 020 7525 5705

***Address:*** [Licensing, Health & Safety, Hub 1, 3rd Floor, 160 Tooley Street, SE1 2QH](#)

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

**Parties 40 & 41**

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

From:

Sent: Tuesday, August 21, 2018 9:05 PM

To: Regen, Licensing

Subject: License number 863440

As residents of flat Eagle Wharf Court we wish to object to the above license application no.863440.

The 2016 planning restriction on the sale of alcohol in Courage Yard needs to be exercised, and this application overturned. 37 Shad Thames is marketed as a lettable retail space by the freeholder of Courage Yard and it has rear doors that open onto Courage Yard in the path of the main pedestrian entrance to Eagle Wharf Court.

37 Shad Thames is also within the 100m zone of the restrictive covenant of Samuel Smith's brewery.

Objection based on public nuisance, disorder and public safety:

We have concerns because the doors from this establishment are adjacent to one of two entrances to Eagle Wharf Court.

These entrances should not be obstructed on grounds of public safety in case of fire or for residents ingress and egress when carrying anything to their flat.

Alcohol licences encourage congregations of people late at night and it is hugely likely based on all studies that public nuisance, noise and disorder will result at various times due to this. In particular, the piazza design of the square and the many flat balcony and windows positioned above this premises will amplify and aggregate the impact of the increased noise.

Kind regards