

APPENDIX C

1

From: Dennis, Helen
Sent: Sunday, August 05, 2018 10:25 PM
To: Jerrom, Charlie; Regen, Licensing
Cc: Eastham, Karl; Islam, cllrsirajul
Subject: RE: Consultation - New Premises Licence, 1 Long Lane

Dear Licensing team

Can I ask that this application be called in for scrutiny please?

We have received representations from residents in the block next door (Madison apartments) who are concerned that this will result in nuisance and disturbance, particularly from the roof terrace and also additional noise and litter from those smoking and gathering outside of the building. I think it deserves a hearing in committee.

With thanks

Cllr Helen Dennis, Labour Cllr for Chaucer Ward
Southwark Mental Health Champion

██████████
██████████

2

From: [REDACTED]
Sent: Tuesday, July 31, 2018 10:46 PM
To: Regen, Licensing
Subject: Objection to Application number 863969

[REDACTED]
[REDACTED]
31 July 2018

Dear sir

I would like to object to the application for new premises licence by 'Uncommon' No 1 Long Lane SE1 Application number 863969

[REDACTED] to these premises and I am overlooked directly from their windows Day and Night (they leave the lights on all night and do not pull down the blinds) and I hear all the current noise of cleaners and workmen in the very early hours and late at night. Our building shares access and they have parking spaces and bike racks below my flat. I believe that with alcohol served that there will be an increase public nuisance as people will be more noisy and rowdy especially with a music and entertainment licence and the noise from the cleaners as they will have more to clean up especially bottles and cans, that there is potential for crime and disorder as drunken people leave the premises late at night and antagonise the locals and a danger to public safety as people become drunk on their roof top space, fire escape and then leaving on bicycles and in cars. There will also be traffic congestion if taxis are used and noise as people wait for them.

Just to be clear my reasons are as follows;

If the licence is granted, it causes a public nuisance as a result of increased disturbance through additional deliveries and collections all hours of the day and night, an increase in late night activity and music, arrivals and departures of foot traffic, cyclists and vehicles/taxis, and the noise that creates affecting all of us the local residents.

From our experience in our apartment block (the Madison), we have no reason to believe that the management of Uncommon (the building next door) will act responsibly in running well-managed premises, nor work with the local authority to make a positive contribution towards the local community. The granting of a licence will only generate an increase in the need for street cleaning, and aggravation for local residents. In essence, we believe we have grounds for fearing the granting of the licence will merely promote anti-social behaviour and result in additional noise and disturbance to us the local residents.

I therefore would like the application refused for;

- prevention of crime and disorder
- prevention of public nuisance
- public safety

In addition rubbish disposal is currently mishandled, entailing the mixing of large quantities

of food waste, office waste and recycling material in bins
which frequently overflow, creating a mess, a stink and encouraging rodents.

Regards

[Redacted]

[Redacted]

3

From: [REDACTED]
Sent: Wednesday, August 01, 2018 5:28 PM
To: Regen, Licensing
Subject: Objection to License application number 863969 'Uncommon' No 1 Long Lane SE1

Good Afternoon,

I am writing to formally object to the issuing of a license to Uncommon, No. 1 Long Lane, application number 863969 and do as set out below in four main areas of concern as identified by southwark council:

1/The prevention of crime and disorder

The area surrounding no. 1 Long Lane is already saturated with antisocial behaviour, excess litter (beer bottles, cans, cigarette butts) vagrants and drunkards without the addition of another opportunity for people to contribute to this. I would expect 'Uncommon' to have a structure in place to prevent this but due to their previous and continuous track record of contributing to antisocial behaviour and both on the street outside their building and in our private car park to the side of their building, where they are only supposed to be able to park cars in designated bays, has shown NO regard for their fellow street users or neighbours, I doubt that they would be able to manage the additional responsibility of maintaining a secure and trouble free site once alcohol is involved.

2/ Ensuring public safety

Borough High Street and to an extent Tabbard street is already inundated with bars and restaurants that whilst in the main, the public who frequent them are considerate, the number of times I've had to call the police due to fights breaking out is on the increase. The roads simply aren't wide enough to accommodate the increase in crowds and traffic. The exit and entrance to 'Uncommon' is on a very fast road that motor cycle users often use as a race track. It is also a major route for high speed ambulances at all times of day and night.

3/ The prevention of nuisance

From the day that the building work started to convert 1 Long Lane into 'Uncommon' they have been nothing but a nuisance. From noise and light pollution to antisocial behaviour at all times of the day but most intrusively at night from security personnel, to cleaners to the fact that it is a 24hr facility where members can come and park their bikes in an illegally located and very noisy bike rack. The use of industrial sized bins throughout the night, again that have been placed on ground for which they have no permission to use has all caused a nuisance. From a position that I am in of running bars and restaurants for the past 15years, I am perfectly placed to guarantee that the addition of alcohol and music will only exacerbate the problems. In the limited term merely by the introduction of glass waste, but also by the increase in deliveries.

4/ The protection of children from harm

Long Lane is a residential street with a very large population of children on it. There is a nursery on Tabbard street, there are hundreds of flats with families in them in Tabbard

Square, there is a primary school on Crosby Row. Adding yet more alcohol outlets into the mix will NEVER be good for children.

In conclusion:

I very much acknowledge and positively relish the fact that I live in an extremely busy part of London. Southwark is a wonderful place to live. 'Uncommon' on the other hand is a horrible place to live next to. They undermine all the values of the area and in fact general human decency.

As set out in Southwark planning policy section 109, the issuing of a license to 'Uncommon', 1 Long Lane undermines the Borough and Bankside Cumulative Impact Policy by disregarding anti-social behaviour and the negative impact on environmental health in relation to noise and litter.

In section 68 - Improper consultation - their application notices are smaller than recommended by the council (A5 not A4) and not on specified blue paper, with one displayed below eye level.

They also vary from the Council pro forma by failing to inform local residents of where further details of the application are located, or how to make a representation and where to send one.

And in section 111 - Standard of Management: I can supply proof of little or no management of the exterior of 1 Long Lane. I can provide proof of ongoing requests for meetings with them that have gone unanswered. Their practices are at best bullying, but more exacting - illegal. Their disregard for their surrounding area both environmentally, personally and sociably only goes to show they are simply not responsible enough to be granted a premises licence for the sale of alcohol, the playing of live and recorded music and films indoors or outdoors.

Yours Faithfully

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

1/8/2018

4

Senders Email Address [REDACTED]

Message:

Re licence application for Uncommon, 1 Long Lane, SE1 Ref:
863969

Dear Sir

I am writing with concerns about the application for a licence perform live music / films and sell alcohol at the above address. I am the Priest in Charge at St George the Martyr. We have a full programme of activities:

- regular free lunchtime concerts
- regular evening paying concerts
- children's activities e.g. Music Academy
- groups that support vulnerable people e.g. Dragon Café for Mental Health,
- support groups for alcoholics and drug addicts and ex-offenders many of whom have alcohol issues

I am concerned about whether there will be people outside Uncommon drinking.

I am also concerned about noise from Uncommon which may interfere with our concerts and other activities. I would like to be assured about the controls and limits that will be put in place.

Yours sincerely

Jonathan Sedgwick

5

From: [REDACTED]
Sent: Thursday, August 02, 2018 5:20 PM
To: Regen, Licensing
Cc: Ben Pearce
Subject: Objection to the application for new premises licence by 'Uncommon' No 1 Long Lane SE1 Application number 863969
<http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=863969>.

To whom it may concern

We are writing to object to the application for new premises licence by 'Uncommon' No 1 Long Lane SE1 Application number 863969
<http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=863969>.

Our details are as follows:

[REDACTED]

We are objecting on the basis of the following five key areas of concern:

- The prevention of crime and disorder
- Ensuring public safety
- The prevention of nuisance
- The protection of children from harm
- Potential for increase of local disturbance and noise nuisance

Uncommon is immediately next door to 39 apartments in the Madison and adjacent to a large number of residential dwellings on Long Lane, Borough High Street and Tabard Street. We are concerned with the cumulative impact of disorder, anti-social behaviour and the negative impact on environmental health in relation to noise and litter. In particular we believe events held on Uncommon's roof terrace will generate additional intrusive noise for Madison residents, and an increase in the current littering and obstruction of the highway caused by the regular congregation of smokers outside their offices.

Since occupying No1 Long Lane, Uncommon has shown little regard for local residents within the scope of their current operation. Their contractors have frequently carried out noisy work outside the hours permitted by Southwark Council. Rubbish disposal is currently mishandled, entailing the mixing of large quantities of food waste,

office waste and recycling material in bins which frequently overflow, creating mess and encouraging rodents. The likely addition of bottles, cans and plastic cups will add to this mess and have a negative impact on the environment.

We have particular concerns around our shared fire escape which is part of the Madison building and are concerned that this fire escape is being misused by Uncommon, who are using it as an access route for cyclists and have installed equipment for which permission was not sought. This puts the residents of the Madison in danger and we are

extremely concerned that, were we to need to use the fire escape in an emergency, it could be blocked or shut. There is also a lot of rubbish in the car park. Uncommon have no legal basis to use the fire exit as an access point to their building.

If the licence is granted, it will result in increased disturbance through additional deliveries and collections, an increase in late night activity, arrivals and departures of foot traffic, cyclists and vehicles, affecting all local residents. The park behind the Madison has already been closed early each day due to anti-social behavioural and there is a significant risk that further evening activity at Uncommon will simply add to this problem. From our experience in the Madison, we have no reason to believe that the management of Uncommon will act responsibly in running well-managed premises, nor work with the local authority to make a positive contribution towards the local community. The granting of a licence will only generate an increase in the need for street cleaning, and aggravation for local residents. In essence, we believe we have grounds for fearing the granting of the licence will merely promote anti-social behaviour and result in additional noise and disturbance to local residents.

Kind regards

[REDACTED]

6

From: [REDACTED]
Sent: 05 August 2018 23:23
To: Regen, Licensing
Subject: Licence Number 863969

Dear Licensing Officer,

Licence Number 863969, Uncommon, 1, Long Lane, SE1 4PG, Chaucer Ward

Objection

I object to this Licence application on the following grounds;


Borough High Street is already a destination for drink related recreation and the record is not desirable, murder, fights and disruption are commonplace, drug related events are commonplace. Granting this Alcohol Licence will bring the High Street activities into Long Lane, a residential area.

This Licence application will result in rooftop noise caused by the clientele, the noise and smoke related disruption further disrupting local residents.

By all accounts the management of this building already hold scant regard for the neighbours and are unlikely to limit their clients' behaviour to lessen neighbourhood disruption.

Not granting a Licence will prevent further harm to the neighbourhood and might cause the management to examine the disruption they are already introducing.

[REDACTED]
5'th August, 2018


SE1 4PS

6th August 2018

Dear Sir/ Madam


Re: application number 863969

As a local resident, I am opposed to the above licence application on the grounds that it will create an increase in public nuisance and public safety issues.

The area already has a problem with noise and litter coming from Uncommon and such a licence will only increase this with large numbers of intoxicated people leaving late at night disturbing local residents. Outside music will also increase the noise pollution in the area again disturbing residents. Safety for both patrons, motorists and residents is also a concern as it's on a main road raising potential public safety concerns. There are also plenty of other places to purchase alcohol in the near vicinity to make this unnecessary.

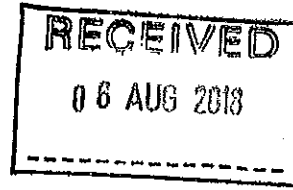
I request that the licensing team rejects this request.

Yours faithfully



Monday the 6th August 2018

Southwark Council
Licensing Service
3rd Floor Hub 2
PO Box 64529
London SE1P 5LX



Dear Sir or Madam

Re: Premises license by 'Uncommon' No 1 Long Lane SE1 Application number 863969

I am writing with regard to above the license. I object to the granting of a license for the above application based on the following:

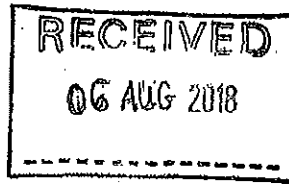
1. I am resident of the Madison Apartments which is adjacent to the Uncommon premises named in the above application.
2. The apartment in which I live [REDACTED] is immediately adjacent to the Uncommon premises and overlooks at the rear the car park & rubbish disposal area used by Uncommon.
3. The current system of rubbish disposal, storage & collection of office furniture and building materials used by Uncommon is in breach of the terms of Uncommon's lease of ten parking spaces from the freeholder of the Madison building. The terms of the lease require Uncommon to use space within their building for such disposal, collection & storage. I am particularly concerned that the granting of a license for the sale of alcohol will simply exacerbate the already unmanaged, unsightly & noisy disposal & collection of rubbish. In addition, I have another concern regarding the effect it would have on fire safety & attraction of rodents.
4. Both bedrooms of my apartment face the rear of the Uncommon building & we already suffer from the effect of light pollution from the building at night and direct view of the Uncommon offices into our property. The additional noise that would undoubtedly be created by the granting of a license for the playing of outdoor live or recorded music would simply add to the already excessive levels of interference with our peace & quiet.
5. The area around the Uncommon premises which is adjacent to St George Gardens is already a hotspot for anti-social behaviour with groups of smokers from the Uncommon premises depositing their cigarette ends at the base of the trees, groups of homeless people, many of whom are intoxicated and clouds of smoke from the BBQ areas of street food vendors. A license to Uncommon for alcohol to be served on and off premises consumption would undoubtedly add to the already unacceptable level of anti-social behaviour.

If you have any questions on the above please do not hesitate to contact me by email at

[REDACTED]

6th August 2018

Southwark Council
Licensing Service
3rd Floor Hub 2
PO Box 64529
London SE1P 5LX



Dear Sir or Madam

Re: Application number 863969 for Premises license for 'Uncommon' No1 Long Lane SE1

I have lived in Madison Apartments since it was built in 2001.


We have always had excellent relations with our office neighbours in the office block at 1 Long Lane where a housing association (Asra) and other non-profit organisations (Barnardos) have been based since taking residency in 2001. When the most recent resident 'Uncommon' moved in that has all changed. The owners of Uncommon have been particularly uncooperative, unhelpful, disrespectful and rarely ever return calls or emails especially to the management company (who manage our block). I cannot imagine how much worse the situation will be when they are granted a license to sell on & off premise alcohol and have live music on the premises.

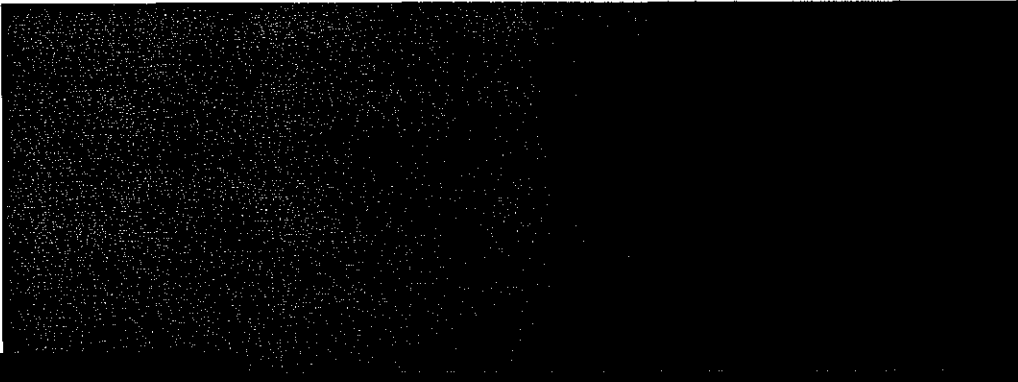
Apart from being 'not good citizens' of SE1 this company are very happy to disrespect the legal requirements of their own lease for the car park. I can imagine without any doubt that any guidelines Southwark Council set will not be adhered to until complaints are made. Does the council really have time to answer endless complaints – because you will get them as this is pushing on a 'closed' not 'open' door for ALL RESIDENTS around the site.

Their garbage disposal has been wrong in the car park on so many levels (ecology, fire hazard, rodent infestation & pollution) but remarkably in applying for this license they suddenly take responsibility and move their garbage (after almost a year of complaints)!

The council already have a difficult situation with the park behind the block (please ask helen.dennis@southwark.gov.uk how many emails she got from our block at the latter part of 2017). You will make this area explosively worse by granting license number 863969.

Please don't do it!

And if you have any questions whatsoever please call me on 

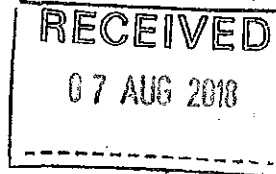


863969.



Licensing Service
Southwark Council
PO Box 64529
Tooley Street
London SE1P 5LX

6th August 2018



Re: Application Number – 863969

Dear Sirs,

I wish to object the granting of a license for Uncommon to serve alcohol on and off the premises and the playing of outdoor live or recorded music.

My objections are (Location and Prevention of public nuisance):

Uncommons' opening hours already provide for 24/7 use of the building, resulting in

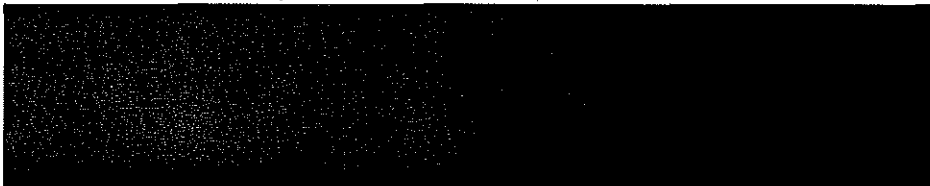
- 1. Constant light pollution
- 2. Constant noise
- 3. And blocking of the road, due to outdoor cigarette smoking crowds.

Providing them with a license to sell alcohol will only add to the disruption already being caused. With 39 apartments directly next to their building and access to a large roof garden – the additional noise and disturbance generated by turning the building into a public house will be appalling.

Residents of Madison Apartments are already dealing with anti-social behavior in public park – St. Georges Gardens, which the Community Wardens and Safer Neighborhood teams can testify. Granting a license to Uncommon will only exacerbate the issue.

Therefore, please deny the granting of the license under the Licensing Act 2003 – there are numerous public houses in the area where workers at Uncommon can socialize. We do not need another.

Yours faithfully,



11

From: [REDACTED]
Sent: Wednesday, August 08, 2018 1:33 PM
To: Regen, Licensing
Subject: Objection to Licensee application 863969

Dear Sir/Madam,

My name is [REDACTED]

I presume the timestamp on this email is adequate to say when I wrote this, but for avoidance of doubt it is the 8th of August 2018 and as the subject line suggests, I am making an objection to the license application 863969 by Uncommon.

The objection is on the ground of prevention of a public nuisance.

The operators of Uncommon are already violating fire safety regulations by allowing their clientele to make daily use of a fire exit, as well as allowing them to smoke outside the premises at the back, in the parking area underneath our building.

Allowing an on/off premises application would allow for the consumption of alcohol into the evening as well as enabling easier access to a secure locked part of our building complex. Equally this could constitute a security concern.

While I object to the application in its entirety, I am particularly concerned regarding the off license provision as well as the proposed licensed area.

If there is any further verification proof you may require of my identity please let me know.

Kind regards,

[REDACTED]



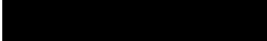
Date: 07 August 2018

Southwark Licensing

By email: Licensing@Southwark.gov.uk

To Whom It May Concern

Letter of Objection to License Application Number: 863969, Uncommon, 1 Long Lane SE1 4PG

I am an owner occupier at  and am writing to object to the licensing application on the grounds of the prevention of nuisance, crime and disorder and public safety. I would also like to raise the question of my human rights, namely the right to respect for my family and private life including my home which have been eroded by the failure of the Council to take into account the impact of its decisions on residents. Last there is a real question to be answered in terms of legality of permitted use if the events are open to the public.

Background

I bought my flat (which faces onto the fire escape and bike racks of the building) in 2005 when 1 Long Lane was occupied during normal office hours. The subsequent grant of planning permission for refurbishment of the space (including creation of a roof terrace) concluded that there would be no effect on the amenity of the residential neighbours. Yet Uncommon's intensified use of the premises now mean that people are able to look into my bedroom and living room till late in the evening and I am often unable to sleep due to the well documented issues of noise and light pollution. The grant of a licence will further exacerbate the problem.

My Personal Experience of Uncommon – Falling Below the Standards to be Expected of a Responsible Commercial Operator: Uncommon have shown little regard for the need to be sensitive to the residents of the area in which they operate as a commercial enterprise. I set out below the problems being experienced generally (*General Standard of Management* and *The Madison and Uncommon*). On a personal level, whilst blinds were installed following my husband's complaint and a verbal commitment given to pull these down at dusk, that commitment is broken on a regular basis. It is either not done at all or done only when I knock on the entrance late at night. No-one from management is there in the evenings, just a security guard. I have complained several times to the management in the morning but the response is always to blame the security company. This shows little regard for the need to take responsibility for the impact of their commercial activity. I now have to have blinds down in both my living room and bedroom first thing in the morning and from the early evening if I want to guarantee any privacy at all. This is despite the fact that often only one or two clients use this area – Uncommon do not seem to want to restrict its use or screen it off from me. The position would be far worse if there were events being held here.

General Standard of Management: Since occupying No1 Long Lane, Uncommon has shown little regard for local residents. Their contractors have frequently carried out noisy work outside the hours permitted by Southwark Council including at weekends; the Noise Team were involved in the summer of 2017. Rubbish disposal is currently mishandled, entailing the mixing of large quantities of food waste, office waste and recycling material in bins which frequently overflow, creating mess and encouraging rodents. The likely addition of bottles, cans and plastic cups will add to this mess and have a negative impact on the environment.

The Madison and Uncommon: There is a dispute ongoing between Uncommon and the freeholder of the Madison relating to Uncommon carrying out unauthorised alterations to the Madison building. Our freeholder owns all the land forming the car park. Our shared fire escape (part of Madison property) has been converted by Uncommon into a controlled access route for cyclists arriving at the offices, and electrical conduit and CCTV equipment has been attached to the rear wall of the Madison. No permission was sought for this work.

In addition, Uncommon lease 10 parking spaces from the freeholder of the Madison and have breached the terms of those leases by using some of the spaces for rubbish collection, furniture and building material storage. They should be using space within their building for rubbish disposal and storage, and may use the Madison fire escape only as an exit in the event of fire. They have no legal basis to use the fire exit as an access

This situation has created disruption for us as residents from the noise of cleaners shouting to each other and accessing the bins, and cyclists and contractors routinely using the fire exit from early morning to late evening throughout the week. The grant of a licence is likely to exacerbate the situation as set out below (*Impact of Increased Scope of Operations*).

Impact of Increased Scope of Operations

The area is designated as part of the Borough and Bankside CIP where there is a Cumulative Impact Policy and includes Borough High St., Long Lane and Crosby Row. Uncommon is immediately next door to 39 apartments in the Madison and adjacent to a large number of residential dwellings on Long Lane, Borough High Street and Tabard Street. The CIP is concerned with the cumulative impact of disorder, anti-social behaviour and the negative impact on environmental health in relation to noise and litter.

The sale of alcohol and events held on Uncommon's roof terrace will generate additional intrusive noise (further impairing the ability to sleep) and an increase in the already unacceptable littering and obstruction of the highway caused by the regular congregation of smokers outside their offices. Services, events and concerts at St. George the Martyr Church may also be disrupted by the additional noise. Residents using or living near St Georges Gardens currently suffer regular disturbance from anti-social behaviour, noise and littering caused by street drinking, as Community Wardens and Safer Neighbourhood teams can testify. The granting of a licence to Uncommon will only exacerbate this issue.

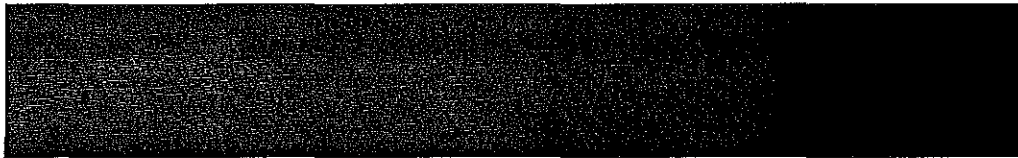
Additionally, if the licence is granted, it will result in increased disturbance through additional deliveries and collections, and increase in late night activity, arrivals and departures of foot traffic, cyclists and vehicles, affecting all local residents. Given the above experience, there is little reason to believe that the management of Uncommon will act responsibly in running well-managed premises, nor work with the local authority to make a positive contribution towards the local community. The granting of a licence will only generate an increase in the need for street cleaning, and aggravation for local residents. In essence, we believe we have grounds for fearing the granting of the licence will merely promote anti-social behaviour and result in additional noise and disturbance to local residents.

Public Access, Permitted Use and Lack of Clarity Regarding Legal Basis of Operation: I understand that the co-working sector is booming though susceptible to the dot com bubble syndrome according to commentators in the financial press and market reports. It is certainly a competitive sector and it seems to be a grey area in terms of planning. The playing of music (especially live music outdoors on the roof terrace) and sale of alcohol in what is meant to be a space for work does not seem to me to be ancillary to the permitted use of the premises as an office and I note that the planning position has not been clarified. This is even more important when one considers the request for a licence to sell alcohol for consumption off premises.

In particular I note that the application would appear to allow members of the public to attend events (presumably either by simply buying a ticket or at the most purchasing a day pass (currently only £20 but possibly even further discounted)) and imposes no conditions in this regard. This raises public security issues and will mean people can simply walk in off the street without any connection to the office space and without the management having any relationship or control over them. I did not buy a flat next door to a bar and this will exacerbate a position where residents' amenity is increasingly being impaired.

For these reasons I object to the application.





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

8 August 2018

TO WHOM IT MAY CONCERN

Objection to Licence Application 863969 / Uncommon, 1 Long Lane SE1

I am writing to object to the new premises licence application lodged by Uncommon of 1 Long Lane, London SE1 / Application 863969. I am a resident of The Madison, 5-27 Long Lane. I have lived here since 2004, and am increasingly concerned at the disruptive behaviour of Uncommon since they took over the building next door to The Madison.

I am concerned, as are many of the residents in the Madison, that their current application for a new Premises Licence, to include 'plays, films, live music indoors, recorded music indoors/outdoors and Sale of alcohol on/off the premises' will be hugely detrimental to the area and disruptive for residents. Their lack of consideration for their neighbours in a residential block, their blatant flouting of the terms of the lease, their apparent disregard of health and safety regulations, their misuse of our building's fire exit, and their generally discourteous and obstructive behaviour when we have tried to address some of these issues do not lead me to believe that they will manage the new licence responsibly.

I object to the licence on the following grounds:

Location:

Whilst I acknowledge that we live in a busy and noisy area, I believe that granting this licence will inevitably lead to increased disturbance in the form of noise and light pollution (already a problem for the residents of The Madison, as well as others living close by). Services, events and concerts at St. George the Martyr Church may also be disrupted by the additional noise. The proposed new licence will increase current littering and obstruction of the highway caused by the regular congregation of smokers outside Uncommon's building and The Madison fire exit. Residents using or living near St Georges Gardens currently suffer regular disturbance from anti-social behaviour, noise and littering caused by street

drinking, as Community Wardens and Safer Neighbourhood teams can testify. The granting of a licence to Uncommon will only exacerbate this issue.

Consultation:

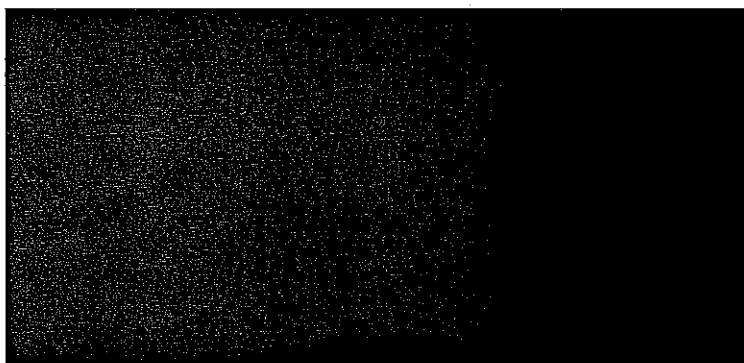
Improper consultation - their application notices are smaller than recommended by the Council, as they are printed on A4 size paper, and not on the required A3, nor are they printed on the specified blue paper. One of the notices is displayed below eye level. They also vary from the Council pro forma by failing to inform local residents of where further details of the application are located, or how to make a representation and where to send one.

Standard of Management:

Since occupying No1 Long Lane, Uncommon has shown little regard for local residents within the scope of their current operation. Their contractors have frequently carried out noisy work outside the hours permitted by Southwark Council (the Noise Team were involved in the summer of 2017). Rubbish disposal is currently mishandled. Large quantities of food waste, office waste and recycling material is mixed up in bins which frequently overflow, creating mess and encouraging rodents. The likely addition of bottles, cans, plastic cups and general increased waste if this licence is granted will add to this mess and have a negative impact on the environment.

For all the reasons stated above, I strongly recommend that this application is not approved by the Council.

Yours sincerely



14

From: Madison Longlane [REDACTED]
Sent: Tuesday, August 07, 2018 11:05 AM
To: Regen, Licensing
Subject: Licence application 863969, by 'Uncommon' No1 Long Lane, SE1 4PG

From the directors of Madison Management Company Ltd. The Madison, 5-27 Long Lane SE1 4PF

Application for new premises licence by 'Uncommon' No 1 Long Lane SE1
Application number 863969

We are writing to register an objection to this application by 'Uncommon', who are seeking to serve alcohol for on and off premises consumption, and the playing of outdoor live or recorded music until 11pm during the week, and 10pm at weekends. The directors of MMCo Ltd., (the Madison residents company) believe there are significant grounds to object to the granting of this licence.

We have attached a copy of the minutes of a meeting where the decision to object was taken.

The Madison is a wholly residential building next door to No1 Long Lane. Our freeholder owns the car park and leases spaces to Madison residents and Uncommon. Madison flats directly overlook part of the car park, and residents have experienced disruption, and inconvenience noise generated by Uncommon's activities at various times ever since they occupied No1 in mid-2017, as outlined in 'The Madison and Uncommon' below.

The following summarises our grounds for objection, which focus around the potential for and increase in local disturbance and noise nuisance.

Location:(Southwark planning policy section 109 applies)

Uncommon's opening hours already provide for use of building 24/7 and at weekends with consequent issues of light pollution and noise for Madison residents.

The area is designated as part of the Borough and Bankside CIP where there is a Cumulative Impact Policy - This area includes Borough High St., Long Lane and Crosby Row. Uncommon is immediately next door to 39 apartments in the Madison and adjacent to a large number of residential dwellings on Long Lane, Borough High Street and Tabard Street. The CIP is concerned with the cumulative impact of disorder, anti-social behaviour and the negative impact on environmental health in relation to noise and litter.

We believe events held on Uncommon's large roof terrace will generate intrusive noise, and an increase in the current littering and obstruction of the highway caused by the regular congregation of smokers outside their offices.

Services, events and concerts at St. George the Martyr Church may also be disrupted by the additional noise. Residents using or living near St Georges Gardens have suffered regular disturbance from anti-social behaviour, noise and littering caused by street drinking, as Community Wardens and Safer Neighbourhood teams can testify. The granting of a licence to Uncommon will only exacerbate this issue.

Consultation: (section 68 applies)

Improper consultation – the application notices are smaller than recommended by the council (A3 not A4) not on blue paper (blue is specified) and displayed below eye level.

The notices fail to inform local residents of where further details of the application are located, or how to make a representation and where to send one.

Standard of Management: (section 111 applies)

Since occupying No1 Long Lane, the applicant has shown little regard for local residents within the scope of their current operation. Their contractors have frequently carried out noisy work outside the hours permitted by Southwark Council, The Noise Team were involved in the summer of 2017.

The Madison and Uncommon: some background

There is a dispute ongoing between Uncommon and the freeholder of the Madison relating to Uncommon carrying out unauthorised alterations to the Madison building. Our shared fire escape (part of Madison property) has been converted by Uncommon to a controlled access route for cyclists arriving at the offices, and electrical conduit and CCTV equipment has been attached to the rear wall of the Madison. No permission was sought for this work.

Uncommon's lease permits them use of the Madison fire escape only as an exit in the event of fire and they have no legal basis to use the fire exit as an access point for to their building.

In addition, Uncommon have breached to terms of their leases on their parking spaces by using some of the spaces for rubbish collection, furniture and building material storage.

This situation has created disruption for Madison residents from the noise of cleaners accessing the car park, and cyclists and contractors routinely using the fire exit from early morning to late evening throughout the week.

From our experience in the Madison, there are grounds for doubts that Uncommon will exercise sufficient management controls to ensure no nuisance is caused to local residents. We at the Madison have no reason to believe that the management of Uncommon will act responsibly in running well-managed premises, nor work with the local authority to make a positive contribution towards the local community. The granting of a licence will only generate an increase in the need for street cleaning, and aggravation for local residents. In essence, we believe we have grounds to fear that the granting of this licence will merely promote anti-social behaviour, and result in additional noise and disturbance to all local residents from additional deliveries and collections, an increase in late night activity, arrivals and departures of foot traffic, cyclists and vehicles. We therefore urge the committee to refuse this application.

Thank you.

From the Directors of Madison Management Company Ltd:

██████████
██████████
██████████
██████████████████



7th August 2018

Southwark Council Licensing Service
Floor 3
Hub 2
PO BOX 64529
London
SE1P 5LX

Dear Sir/ Madam,

**Objection: Premises License Application – 863969
CER Long Lane/ Uncommon, 1 Long Lane, London, SE1 4PG**

LOCATION & NEIGHBOURS

1 Long Lane is an office building located just inside the Borough and Bankside cumulative impact policy (CIP) area. The rear (north) and west-side elevation are bordered by St George's Churchyard Gardens, a park operated by Southwark Council. The front (south) of the building spans the junction of Tabard Street and Long Lane.

This section of Tabard Street is pedestrianized and dominated by the historic St George the Martyr church which provides a wealth of community activities in addition to being an active place of worship.

The east elevation of 1 Long Lane is attached to a residential apartment block, The Madison (5-27 Long Lane) which contains 39 apartments. 1 Long Lane own 10 leasehold parking spaces in the car park on the ground floor of the Madison building and their fire escape terminates in this car park. I live in the Madison.

CURRENT USE & PLANNING STATUS

CER Long Lane own the 1 Long Lane. Uncommon operate it as flexible co-working space – this has involved a huge increase in the opening hours as it is open and in use 24 hours a day 7 days a week. Previously the building was occupied by a charity and a housing association who predominantly used it during core business hours. This increase in hours has had a detrimental effect on local residents due to increased noise nuisance, light pollution and increased over looking of properties.

Clarifying what use class currently applies for 1 Long Lane as defined by the Town & Country (Use Classes) Order (1987) seems important. The activities specified within this license application and the existing activities within the building including a

weekly drinks reception and public hiring of the premises, including the roof garden as events space (<https://uncommon.co.uk/event-space/>) are not usual for an office block. It would seem prudent prior to granting this license to ensure that a change of use planning application is not also required.

OBJECTIONS

1. "PROTECTING THE PUBLIC & LOCAL RESIDENTS FROM....IRRESPONSIBLE LICENSED OPERATORS"

Paragraph 39 of the Southwark Licensing Policy 2016-2020 (the licensing policy) states that:

"the legislation supports a number of other key aims & purposes. These are vitally important and should be principal aims for everyone involved in licensing work

- *Protecting the public and local residents from crime, anti-social behavior and noise nuisance caused by irresponsible licensed operators"*

CER Long Lane purchased 1 Long Lane in February 2017. In early Summer 2017 they commenced a major renovation project and their actions since, especially towards their nearest neighbours in the Madison are not the actions of a responsible licensed operator.

a) The Car Park

An ongoing dispute exists which has led to the Madison freeholder, Compton Group, threatening them with lease forfeiture for their car parking spaces due to **persistent breaches of the car park lease** including:

- i. storage of huge amounts of flammable materials both in their allocated spaces & those belonging to residents
- ii. allocating one of their parking spaces as a bin store
- iii. using a 32 place cycle rack installed without consent

b) Unauthorized alterations

In addition, Uncommon/ CER Long Lane undertook unauthorized modifications of the Madison building:

- i. installation of an access-control system on the Madison fire escape so they could grant car park access to users of their building via the Madison fire escape. It should be noted that there is no provision in their lease for them to use the Madison fire escape in this way.
- ii. Installing CCTV cameras on the rear elevation of the Madison without consent.

c) Noise Nuisance

The use of the car park as a bin & cycle store generates noise disturbance for Madison residents.

The persistent flouting of the Southwark council construction noise policy by 1 Long Lane only worsens this situation. The construction noise policy only permits work on

weekdays between 08:00-1800 and between 9-2pm on Saturdays. Contractors often work at 1 Long Lane out of these hours without permission from the council. We have been told this is to avoid inconveniencing the users of 1 Long Lane.

The Southwark noise team were involved in Summer 2017 but the problem is unsolved recent examples include:

- Saturday 21st July 2018 contractors were on site, using power tools in the car park before 09:00
- Tuesday 7th August - contractors were on site using power tools in the carpark before 08:00 and after 18:00.

There have been numerous contacts from multiple residents over the past year with the Uncommon management team outlining how disruptive this behavior is as their apartments and bedrooms are located directly above. Yet the behavior continues and the management team now no longer reliably reply to email or twitter contact. This makes any attempt to resolve these issues amicably impossible.

2. HIGH STANDARDS OF MANAGEMENT

Paragraph 111 of the licensing policy states that:

"when assessing the applicant's..ability to demonstrate a commitment to high standards of management this authority with consider whether the applicant..

- *Has carried out relevant risk assessments..*
- *Is able to understand verbal and written advice and legal requirements..*
- *Is able to demonstrate a track record of compliance with legal requirements"*

The actions of 1 Long Lane in relation to The Madison car park demonstrate a track record of non-compliance and non-observance.

a) Carrying out relevant risk assessments

Uncommon have been informed many times that in addition to breaching the lease locating their bins in the car park posed a fire risk. Despite this they have not request a copy of the existing fire risk assessment from either the Madison property managers or resident's management company. Nor have they provided an updated risk assessment.

b) Understanding verbal and written advice and legal requirements

Uncommon were first informed in July 2017 by e.mail that their activities in the car park contravened the lease. The continued these activities and as late as March 2018 the main Uncommon director, an established property professional, responsible for 1 Long Lane indicated that they had not read the lease or sought a legal opinion.

c) Demonstrating a track record of compliance with legal requirements

- Uncommon did not seek permission from the Madison freeholder before undertaking alterations to the Madison building.
- The Regulatory Reform (Fire Safety) Order 2005 mandates fire safety risk assessments
- CER Long Lane were requested by solicitors acting for the Madison freeholders to remedy their breaches of the car park lease by the end of May 2018. The bins were removed from the car park on Monday 31st July 2018, the other breaches continue.

3. PREVENTION OF CRIME & DISORDER

Southwark community wardens, the Metropolitan Police safer neighbourhoods team and the Southwark Parks department have been heavily involved over the past 12 months in tackling the anti-social behavior in St George's Churchyard gardens, the park which borders the rear and westerly sides of 1 Long Lane. Much of this behaviour appears to be alcohol and drug fuelled.

I am concerned that licensed premises, especially with audible outdoor entertainment may reactivate such behaviour thus undermining all the work that has been undertaken to date.

4. ENSURING PUBLIC SAFETY

a) Fire Safety (paragraph 196, Licensing Policy)

One of the main fire exit routes from 1 Long Lane is via an external metal fire escape terminating in the Madison car park. This escape route from here is across the Madison car park passing onto Long Lane via the Madison fire escape door.

1 Long Lane use their car parking spaces for storage (in breach of the lease). Storage of flammable items in this area may prejudice the integrity of the fire escape route.



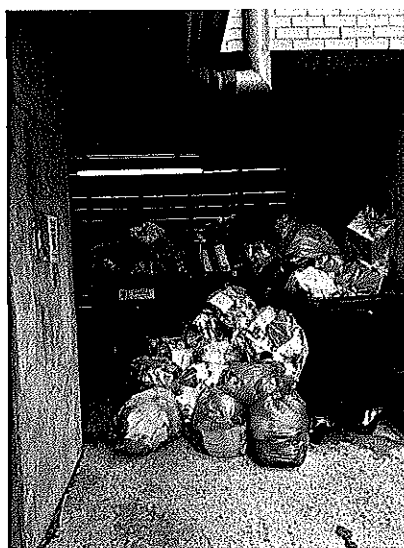
26/04/18

Furthermore vehicles associated with 1 Long Lane occasionally park within the marked fire exit route in the car park despite the presence of onsite staff 24 hours a day. This obstructs the fire escape route and could make it difficult to navigate in the event of a fire.



b) Waste Disposal (Paragraph 196, Licensing Policy)

This has been an ongoing issue since Summer 2017. The bins were initially placed within the Madison car park but as a result of the lease enforcement action were relocated on 31st July 2018 to the church side of Tabard Street. On 6th August 2018, less than a week later, they have been moved again to the park side of Tabard street. It seems foolhardy to permit an increase in the volume of rubbish generated, especially glass and bottles, by granting this license when no established functional rubbish disposal system is in place. Large accumulations of rubbish have been seen at intervals throughout Uncommon's tenure



The disposal of large quantities of glass bottles, as can be expected from licensed premises will generate additional noise . If not carefully managed this will be disruptive. The current practice at 1 Long Lane is that staff move bags of rubbish into the external bins overnight. This practice is specifically mentioned as one to avoid in paragraph 224, Licensing policy.

The current unsecured bins on Tabard Street may cause new issues – if the practice of overfilling the bins continues they will attract vermin. Or given the pre-existing issues with public disorder in the Tabard Street/ St George's Churchyard area the discarded bottles may be liberated from the bins and turned into weapons. Neither option will be good for the local community.

5. PREVENTION OF PUBLIC NUISANCE

a) Noise Nuisance (paragraph 217, Licensing Policy)

I already experience noise nuisance as a result of the activities at 1 Long Lane. Granting a premises license especially for outdoor evening live music and film events will only exacerbate this.

The outdoor space associated with 1 Long Lane is a roof terrace. This will easily permit transfer of sound to all neighbouring properties – many of which are residential blocks including Brandon House on Borough High Street; 35 Long Lane; 32 Long Lane and those situated across the park in Chaloner Court and Tennis Street.

The current management team at 1 Long lane are not responsive to residents complaints about noise nuisance.

b) Deliveries of goods & collection of patrons(paragraph 217, Licensing policy)

1 Long lane have informally adopted their fire exit (contained within the Madison car park) as the main entry point for deliveries to the building. This use is not permitted under the car park lease or deeds of 1 Long Lane.

In the short term, the additional deliveries necessitated by this license application will only add to the disruption currently being experienced by Madison residents eg. 7th August 2018 – contractors arrived on site before 08:00 and started moving large quantities of A-V equipment into 1 Long Lane via their fire escape. This disturbed several Madison households.

When the lease is fully enforced deliveries will need to be routed via the foyer of 1 Long Lane. There is no no ready parking outside the building due to the road layout and a pedestrian crossing therefore contractors will either park illegally or have to move large quantities of stuff from a safe parking space.

Similar limitations will apply to taxis and private hire vehicles arriving to collect patrons at the end of the night. This may lead to an increase in vehicles stopping in the safe parking zones immediately outside neighbouring blocks of flats with resultant disturbance to residents.

c) Smoking (paragraph 222, Licensing policy)

There is already a problem with the accumulation of cigarette butts outside 1 Long Lane. In addition, smokers tend to spill along Tabard Street or Long Lane.

The Madison has an ornamental flower bed with a low wall. Smokers often utilize this as a seat—apartment and bedroom windows are located directly above. After the granting of a premises license if this practice continues it will permit disruption to residents until 23:00 on weeknights and 22:00 at weekends.

If a policy forbidding drinks from being removed from the premises as described in paragraph 224, Licensing policy, smokers may linger longer outside thus increasing the disruption experienced. Imposing such a policy may be difficult when an off-premises license co-exists with one for on-site consumption.

d) Escaping Noise (paragraph 225, Licensing policy)

The main social space within 1 Long Lane is on the raised ground floor in an open plan room connecting directly to the small foyer of the building. Only the main entrance doors of the building separate this room from the street. It is hard to envisage how the proposed live and recorded music will be controlled, as described in paragraph 226, Licensing policy, to avoid a disturbance every time the main doors are opened.

6. CONSULTATION

Paragraph 69, Licensing Policy states *"This authority recommends that... notices be of A3 size... displayed in a position where they may be readily seen by passers by for the period during which representations are made"*

This information is reiterated on the [Southwark council website](#).

Only 1 notice has been displayed for the duration of the consultation period on 1 Long Lane. It is A4 and located below eye-level next to the front door.



12/07/18

Southwark provide a proforma notice for applicants to copy. The notice put up by Uncommon omitted the following information included in the proforma:

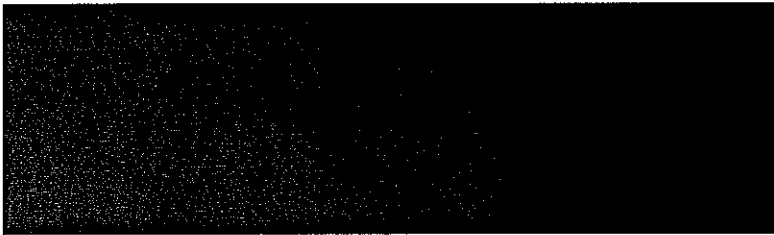
- That information about the application IS available on the council website (the Uncommon notice states "may")
- The license register address (<http://app.southwark.gov.uk/licensing/licenseregister.asp>)
- The website link for the guidance about how to make a representation (<http://www.southwark.gov.uk/business/licences/how-to-lodge-a-representation>)
- The date of application

The combination of the small notice, in a difficult to notice location combined with the omission of internet links about how to view the application and make a representation are contrary to the stated aims of paragraph 70, the Licensing policy *"this authority considers it important that the local community is fully aware of local licensing applications being made"*

I hereby register my objections to this licensing application on the above ground.

I wish to be kept informed about the progress of this application and invited to any meetings concerning it to which members of the public are invited.

Yours faithfully,

A large black rectangular redaction box covering the signature area of the document.

cc. Helen Dennis, Sirajul Islam, Karl Eastham – Councillors, Chaucer ward.



London
SE14PF

Licensing Service
Southwark Council
PO Box 64529
Tooley Street
London SE1P 5LX

6th August 2018

Re: Application Number – 863969

Dear Sirs,

I wish to object the granting of a license for Uncommon to serve alcohol on and off the premises and the playing of outdoor live or recorded music.

~~My Objections are Location and Prevention of Public nuisance~~

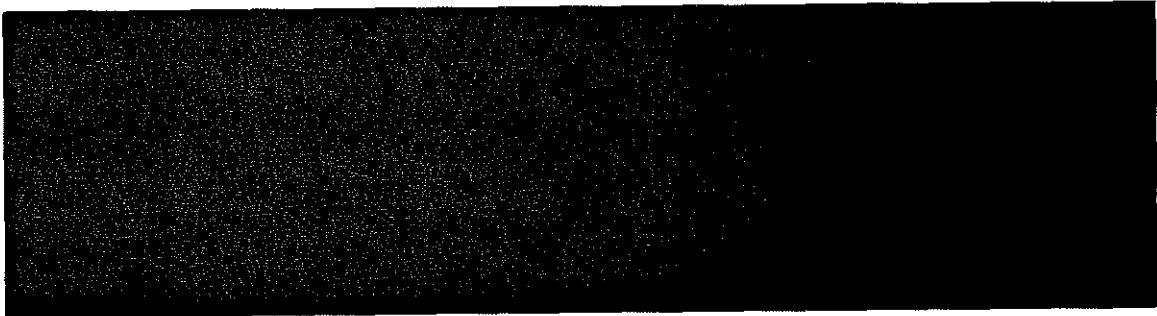
Uncommons' opening hours already provide for 24/7 use of the building, resulting in

1. Constant light pollution
2. Constant noise
3. And blocking of the road, due to outdoor cigarette smoking crowds.

Providing them with a license to sell alcohol will only add to the disruption already being caused. With 39 apartments directly next to their building and access to a large roof garden – the additional noise and disturbance generated by turning the building into a public house will be appalling.

Residents of Madison Apartments are already dealing with anti-social behavior in public park – St. Georges Gardens, which the Community Wardens and Safer Neighborhood teams can testify. Granting a license to Uncommon will only exacerbate the issue.

Therefore, please deny the granting of the license under the Licensing Act 2003 – there are numerous public houses in the area where workers at Uncommon can socialize. We do not need another.



From: [REDACTED]
Sent: Wednesday, October 03, 2018 10:37 AM
To: Regen, Licensing
Subject: Uncommon, 1 Long Lane SE1 4PG - objection to license application 863969

Good morning,

As a resident of Madison Apartments (506), I wish to object to the application.

I am concerned mainly about the noise levels which will result in nuisance for the local residents: loud music late at night when people are trying to sleep to get up for work the next day, smokers outside, people outside the building drinking alcohol, increased deliveries, increased waste to be collected.

To date, Uncommon have shown complete disregard for the residents of Madison Apartments and we have many ongoing issues;

They have made alterations to our fire door breaching both fire and security regulations

They have no secure rubbish disposal system as the current location of their bins breaches the car park lease

They continually breach the car park lease despite freeholder involvement

If they can't respect the lease will they respect the conditions of their license?

They are putting rubbish in their bins in the early morning between 6-7am which is specifically mentioned in the licensing policy as a practice to be avoided.

There is a lack of a suitable smoking area - at present the front of the Madison is used- in a situation where alcohol is involved this will only get noisier. If the smokers area moves to Tabard Street they will disturb activities within the church.

I hope my concerns are clear to you.

Many thanks,

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

[REDACTED]

2nd email from rep 12

From: [REDACTED]
Sent: Tuesday, October 02, 2018 11:12 AM
To: Regen, Licensing
Subject: Licence application 863969, by 'Uncommon' No1 Long Lane, SE1 4PG

Additional comments from the directors of Madison Management Company Ltd. The Madison, 5-27 Long Lane SE1 4PF

Application for new premises licence by 'Uncommon' No 1 Long Lane SE1
Application number 863969

We wrote previously in relation to this application to register an objection to this application by 'Uncommon'. The application was called in because the notice was incorrectly displayed. To reiterate, the directors of MMCo Ltd., (the Madison residents company) believe there are significant grounds to object to the granting of this licence, and wish to make additional comments.

The Madison is a wholly residential building next door to No1 Long Lane. Our freeholder owns the car park and leases spaces to Madison residents and Uncommon. Madison flats directly overlook part of the car park, and residents have experienced disruption, and inconvenience noise generated by Uncommon's activities at various times ever since they occupied No1 in mid-2017.

Location:(Southwark planning policy section 109 applies)

Uncommon's opening hours already provide for use of building 24/7 and at weekends with consequent issues of light pollution and noise for Madison residents.

The Borough and Bankside CIP is concerned with the cumulative impact of disorder, anti-social behaviour and the negative impact on environmental health in relation to noise and litter. With this in mind, it is important to note the restrictions imposed upon a neighbouring development on Borough High Street (Fora), where the licence prohibits the way in which the roof terrace is used, and there are strict guidelines about where people can smoke.

We believe events held on Uncommon's large roof terrace will generate intrusive noise, and an increase in the current littering and obstruction of the highway caused by the ongoing regular congregation of smokers outside their offices. If alcohol is added to this situation it is likely to generate increased noise and disturbance.

Residents using or living near St Georges Gardens have suffered regular disturbance from anti-social behaviour, noise and littering caused by street drinking, as Community Wardens and Safer Neighbourhood teams can testify. The granting of a licence to Uncommon will only exacerbate this issue.

Standard of Management: (section 111 applies)

Further to our earlier representation, the applicant continues to demonstrate little regard for local residents.

Their contractors continue to cause disturbance by carrying out noisy work outside the hours permitted by Southwark Council.

They have no secure, managed disposal system for the considerable volume of rubbish they generate, and inadequate bin capacity to cope with it. It is a mixture of food related waste, packaging, paper etc. and little effort is made to recycle or separate and secure the waste to discourage vermin in the car park.

The Madison and Uncommon: some background

The dispute between Uncommon and the freeholder of the Madison continues.

The car park fire escape door (part of Madison property) was modified by Uncommon to create an access route from Long Lane. No permission was sought for this work. Uncommon's lease permits them use of the Madison fire escape only as an exit in the event of fire and they have no legal basis to use the fire exit as an access point for to their building.

The continued use of car parking spaces for rubbish storage is a breach of the terms of their lease, and they have ignored freeholder intervention to stop this practice.

Given the preceding points, it is evident that Uncommon routinely disrespect the terms of their lease. The directors of MMC Ltd., therefore believe it is highly likely Uncommon will not respect the terms of their licence, if granted. This will result in increased local disturbance through additional deliveries and collections, late night and early morning activity, arrivals and departures of foot traffic, cyclists and vehicles. It is also possible that the granting of a premises licence will only generate an increase in the need for street cleaning, and promote anti-social behaviour, noise and disturbance in the locality.

We therefore urge the committee to refuse this application.

Thank you for your attention.

From the Directors of Madison Management Company Ltd:

██████████
██████████
██████████
██████████████████

1st October 2018

2nd email from rep 15

From: [REDACTED]
Sent: Tuesday, October 02, 2018 11:34 PM
To: Regen, Licensing
Cc: Eastham, Karl; Islam, cllrsirajul; Dennis, Helen
Subject: Objection to Licensing application - 863969

Please find attached my objection to the above licensing application.

I object most strongly to this application and would like to draw your attention in particular to the continued failure of 1 Long lane to adhere to the conditions of their car park lease despite lease enforcement action by the freeholder. This persistent flouting of regulations does not bode well for the ability to adhere to the conditions of a premises license.

In addition, they have once again resumed the practice of storing rubbish in the car park but have failed to provide a fire risk assessment covering this activity. London fire brigade have advised that regulatory compliance may be an issue but that a full fire risk assessment is required.

In addition, Uncommon/ 1 Long Lane carried out unauthorised alterations to the fire exit door and while rectifying this have rendered the door non-compliant with fire regulations as it has three potential opening mechanisms in place only one of which works. This was drawn to their attention on 13th September but no remediation work has taken place to date. This fire exit door forms part of the evacuation route for 1 Long Lane and the residential building next door. A repeat request for information about when the work will be undertaken has gone unanswered.

There are other issues too, including noise nuisance but I feel very strongly that the issues above should preclude a premises license being granted on the grounds of public safety.

I wish to be kept updated about this license application and be invited to any meetings concerning it at which members of the public are welcome.

[REDACTED]

[REDACTED]