

**Party 1**

**From:** [REDACTED]

**Sent:** Friday, December 14, 2018 3:37 PM

**To:** Regen, Licensing

**Subject:** Representation regarding the licensing application 866140

To whom it may concern,

I am writing to make a representation regarding the licensing application 866140 for 160-162 Rye Lane.

My objection falls under the category of the prevention of nuisance.

I am strongly of the belief that a licensed bar and music venue in this residential location, surrounded by many flats, would have a negative impact on the lives of many residents due to the noise from the venue, as well as from people leaving or smoking outside.

Additionally, another bar in this area, with people leaving at the same time as from surrounding bars, would create an increase likelihood of anti-social behavior on Rye Lane and the surrounding streets.

Kind regards,

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]

Date: 27<sup>th</sup> December 2018

Recipient - licensing@southwark.gov.uk

Subject - Formal Objection to License Application 866140

<b>License number:</b>	866140
<b>Trading name and address:</b>	Radnor Properties Limited 160-162 Rye Lane SE15 4NB
<b>Ward:</b>	The Lane

To whom it may concern,

Firstly, I'd like to express my frustration and disappointment that I have received no formal notification of the proposed license application. It was only through rejecting to the planning application for 162 Rye Lane's proposed conversion to a A3/A4 unit (received in the post from Southwark Council on 27<sup>th</sup> November 2018) did I manage to find this license application through trawling the council website.

As such, I am concerned that other neighboring residents have not received the license application and are therefore unaware of the 2<sup>nd</sup> January 2019 deadline to respond. I'd like to fully understand why there has been no formal notification of the license application to residents (if letters were sent out please provide the exact date) before submitting a formal complaint in view of delaying the last date for objection until all neighboring residents have had sufficient time to respond.

Notwithstanding the above, as owner and resident of a neighboring property, I hereby write to formally object to the aforementioned licensing application for the following reasons:

Prevention of crime and disorder and maintaining public safety

The proposal of a further late night drinking establishment has become a sad mark of Rye Lane, as this once bustling shopping district has turned into a characterless late night clubbing strip; eroding the community's once vibrant multicultural feel. The proposed development contradicts all 3 of the principles contained within section 8.91 (Promoting healthy and safe communities) of the National Policy and Planning Framework. The proposed sale of alcohol on site is neither contributing to healthy social interaction in the community nor promoting any kind of safe or accessible environment with community wellbeing at its heart. On the contrary, late night drinks spots encourage disorderly and drunken behavior and result in increased crime. Indeed my flat has been burgled in the last year adding to a further 2 already experienced in my block. The addition of another alcohol license (and with it more drunk visitors to Peckham) will further heighten a sense of fear when returning home late at night given the increased footfall of drunken clubbers directly outside the blocks front entrance.

Theft, knife crime, violence, sexual harassment and drug use (all of which are commonplace outside late night drinking spots and have also been seen on Rye Lane) will undoubtedly be associated with this new alcohol license which is in no way in keeping with the immediately adjacent properties aesthetics or feel. Southwark Council has an obligation to keep their streets and neighborhoods safe for all residents to enjoy. It is the permanent residents who contribute to the local economy of the area. There is a pram store and Christian Apostolic Church immediately next to my property. The council needs to support ward's that will promote the safety all individuals and lead to Rye Lane having a sustainable family friendly future whilst being mindful of all the aims and policies the Council has adopted in the last 12 months to reduce the level of crime and fear of crime on Peckham's streets. In contrast, the prospect of more drunk visitors in direct proximity to my home further increases the threatening late-night atmosphere that already exists on Rye Lane and will undoubtedly result in residents being hassled (physically and verbally) as they try and enter their properties not more than 20 yards

away from the night clubs entrance.

#### Prevention of public nuisance – Waste and Noise

Waste – Currently Rye Lane suffers from an extremely high volume of waste dumped at street level on the pavement, which – whilst highly unsightly – also impedes pedestrians and often makes access difficult to the entranceway of my property. Such a large amount of waste has also led to vermin problems with rats and foxes. These pests tear opening refuse sacks leading to rubbish being strewn across the street. Any increase in alcohol waste from the proposed nightclub will further exacerbate this problem to the detriment of all residents who access their home at street level on Rye Lane. Plastic and glass bottle waste already plague the streets of Rye Lane and are a public safety hazard. Further to this, the greater volume of drunken night clubbers will undoubtedly add to increased amounts of pavement vomit, sticky alcohol spillages, cigarette butts and urine directly next to the entranceway of my property. This cannot be acceptable by the council's standards of promoting a clean and safe environment for people to live in Peckham especially as churchgoers and children attending the nearby nursery way also use this shared entrance way.

Noise – Perhaps the most serious existing problem to residents on Rye Lane is the constant late night noise pollution caused by drunk and disorderly night clubbers and heavy-bass dance music. Even when these clubs close, individuals continue to make a tremendous amount of noise into the early hours. One club already exists directly opposite the proposed license application and it is constantly effecting the sleep, health and well being of residents in neighboring flats including mine; I have 4 large front-facing bedroom windows over looking Rye Lane. The proposed sale of alcohol direct next to the residential block where my flat is housed will further add to this noise problem and will make any kind of sleep impossible. The late serving hours of 00:30 on weekends will mean heavy drunk party goers spilling out onto the street in front of my flat exacerbating the existing problem from the club opposite the property. Given the highly negative impact the proposed sale of alcohol would have on the aforementioned points, I'd wish to see evidence of a comprehensive Noise Impact Assessment and how the results would impact residents. This would need to include concurrent engagement with residents and the LPA on what is deemed to be too loud at certain times of day. This really isn't the location for a venue of this type and there are too many residential properties in the area.

#### Protection of children from harm

The residential block of flats of which my house is one has a number of children living in it – all of whom will be affected by further location to sell alcohol into the early hours. The entrance way to my property, which is shared by the Christian Apostolic Church, has a number of children using it 24/7 not only to access the flats but also to attend the Church and the nursery housed in the same building. The prevalence of alcohol nearby makes this entrance way a location for alcohol fueled clubbers to urinate, vomit and smoke just off street level and directly where children come and go everyday! Promoting such drunk and disorderly behavior in direct proximity to a Church and nursery, which are designed to be safe havens for the development of Peckham's local children, would be wholly irresponsible and would continue to exacerbate the existing alcohol fueled and gang related crime that plagues Peckham's streets.

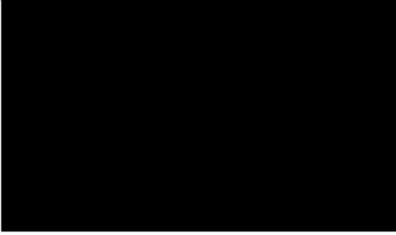
There are clearly identifiable problems with existing late-night Rye Lane establishment's sale of alcohol and their effect on the health and security of residents cannot continue to be ignored.

The prospect of another one of these alcohol licenses in Peckham (in direct proximity to a number of residential units), brings with it a certain increase in crime, a continued degradation of the community high street and intolerable noise levels all fueled by the lengthy serving hours proposed. For these reasons it is impossible see how this alcohol license forms any kind of added value to the community but instead makes living in close proximity uncomfortable, unsafe, and unhealthy for residents and passers by.

For the reasons outlined above I would like to make clear my objection to the proposed license application.

I look forward to hearing from you regarding the notification of this license application to other neighboring residents as soon as possible.

Yours sincerely,



**Party 3**

**From:** [REDACTED]  
**Sent:** Wednesday, January 02, 2019 6:30 AM  
**To:** Regen, Licensing  
**Subject:** licence number: 866140

Dear Sirs

I am in support of the above licence application.

I am a resident who lives on Rye Lane. There is not a single decent recent restaurant on Rye Lane where I can sit down and eat a nice meal. Having a sit down restaurant where I could take clients too would be great. This end of rye lane lacks any real footfall and introducing a decent large restaurant would really benefit the community and draw in a busier high street. I am in full support of this.

Regards

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On Wed, 2 Jan 2019 at 10:40 am, Regen, Licensing  
<[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)> wrote:

Good morning,

Thank you for your email. In order for us to accept your support representation, we require your name and full postal address.

Kind regards,  
Claire

**Claire Beswick**

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

**Tel:** 020 7525 2285  
**Email (for Licensing):** [Licensing@southwark.gov.uk](mailto:Licensing@southwark.gov.uk)  
**or (Anti-social behaviour):** [SASBU@southwark.gov.uk](mailto:SASBU@southwark.gov.uk)

**Postal Address:** Regulatory Services, Licensing Team, Hub 1, 3rd Floor, P.O Box 64529, SE1P 5LX  
**Visitor's Address:** 160 Tooley Street, London, SE1 2QH

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**From:** [REDACTED]  
[REDACTED] January 02, 2019 10:42 AM  
**To:** Regen, Licensing  
**Subject:** RE: licence number: 866140

Hello

[REDACTED]  
[REDACTED]  
[REDACTED]

#### Party 4

**From:** [REDACTED]  
**Sent:** Wednesday, January 02, 2019 6:31 AM  
**To:** Regen, Licensing  
**Subject:** licence number: 866140

Dear Sirs

I am in support of the above licence application.

As a local investor I think an independent local restaurant/bar is what Rye Lane needs to make it an area worth coming too. With more and more retail shops vacating the high street for shopping is becoming a thing of the past. A restaurant that will allow more and more people to visit Rye Lane it would also bring more families to the area. Considering there are very few actual restaurants on Rye Lane it would generate an interest to the street and help other retails on the road generate footfall

Regards

[REDACTED]

[REDACTED]

Direct Dial [REDACTED]

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----- Original message -----

From: "Regen, Licensing" <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
Date: 02/01/2019 10:41 am (GMT+00:00)  
To: [REDACTED]  
Subject: RE: licence number: 866140

Good morning Rohit,

Thank you for your email. In order for us to accept your support representation, we require full postal address

Kind regards,  
Claire

**Claire Beswick**

**Unit Support Officer  
London Borough of Southwark**

**Tel:** 020 7525 2285  
**Email (for Licensing):** [Licensing@southwark.gov.uk](mailto:Licensing@southwark.gov.uk)  
**or (Anti-social behaviour):** [SASBU@southwark.gov.uk](mailto:SASBU@southwark.gov.uk)

**Postal Address:** Regulatory Services, Licensing Team, Hub 1, 3rd Floor, P.O Box 64529, SE1P 5LX

**Visitor's Address:** 160 Tooley Street, London, SE1 2QH

**From:** [REDACTED]  
**Sent:** Wednesday, January 02, 2019 11:02 AM  
**To:** Regen, Licensing  
**Subject:** Re: licence number: 866140

[REDACTED]  
[REDACTED]  
[REDACTED]

Regards

[REDACTED]  
[REDACTED]

Mobile [REDACTED]

## Party 5

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

**From:** [REDACTED]  
**Sent:** Wednesday, January 02, 2019 7:14 PM  
**To:** Regen, Licensing  
**Cc:** [REDACTED]  
**Subject:** Objection to licence 866140

To whom it may concern,

As the owner and occupier of the flat directly next door to the property (160-162 Rye Lane, SE15 4NB) on the first floor, I object to the alcohol application applied for (license number: 866140) on the basis of waste, noise and disorderly conduct.

### Waste:

The inefficient waste & refuse facilities on Rye Lane continues to be a huge problem, which attracts mice/rats/pigeons and negatively contributes to resident's rightful enjoyment of their properties. Increased food & liquid waste from A3/4 units with alcohol licenses will likely exasserbate this issue.

### Noise:

The noise from Rye Lane continues late into the evening most nights, and is particularly loud during weekends/summer because of the numerous late alcohol licence holders in A3/4 units. The noise impacts residential use of my property by affecting sleep, feeling of safety etc. which impacts my rightful enjoyment to my property.

### Disorderly conduct:

Weekends on Rye Lane are already prone to drunk & disorderly behaviour and 166 Rye Lane has suffered 3 breakins/robberies in the last 2 years. In fact, prior to development 160-162 Rye Lane was used as a squat and the squatters used our entrance at 166 Rye Lane to access the 160-162 squat by then climbing across roofs. Corridors along Rye Lane are routinely used by the homeless and drug users/dealers, and illegal/irregular settlements are rife. The proposal to create more evening/alcohol-serving establishments will likely increase the disordly conduct surrounding my property.

Yours,

[REDACTED]  
[REDACTED]

**Party 6**

**From:** [REDACTED]  
**Sent:** Wednesday, January 02, 2019 5:07 PM  
**To:** Regen, Licensing  
**Subject:** Licence number: 866140

Dear Southwark Council's Licensing Team,

**Re licence number: 866140**

As an owner in a building directly next door and above the proposed premises on Rye Lane, I'm writing to object to the issuing of the above licence number.

In an area that already has plenty of late-night venues, I feel that having additional amounts of customer traffic directly outside the main entrance to the property from the street will be a nuisance. It may also be intimidating if people are intoxicated, and obviously having more intoxicated people on Rye Lane at night is less than ideal, from a disorder, nuisance and public safety perspective. The noise levels are already very high in the area as it is, so it will not serve local residents well to inflict even more on them.

What's more, the amounts of litter and detritus left outside on the pavement are also high, so this is lively to exacerbate the problem.

Yours sincerely,

[REDACTED]

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