Party 1

From:

Sent: Saturday, January 05, 2019 6:35 AM

To: Regen, Licensing

Subject: RE: Objection to Licensing Application. Private & Confidential

Dear Licensing Officer,

Please find below an objection to the notice of application for the grant of a premises license under Section 17 of the Licensing Act 2013.

We understand that Venue Lab Limited has applied for the grant of a Premises Licence for: Unit 1, Canada Water Retail Park, Surrey Quays Road, London SE16 2XU.

In principal and broadly speaking, activities that promote the culture and the arts are generally welcome. However, the reason for the objection is as follows:

- The request for the late night refreshment Monday to Saturday 23:00 to 01.00 and the following morning Sunday 23:00 to 00:00 feels excessive because this part of Canada Water/Surrey Quays unlike other parts is mainly residential and therefore, this needs to be taken reasonably into consideration and the request declined. It is my opinion that the activity should be restricted to 23:00 pm Monday to Sunday.
- Furthermore, the request to keep the premises open Monday to Saturday 08:00 to 01:00 and Sunday 08:00 to 00:00 seems unreasonable given the location is near residential blocs and therefore, in the spirit of fairness all activities should be restricted to 23:00 pm at the very latest to avoid noise pollution and disturbance from patrons leaving the premises.

In the spirit of fairness, we have lived locally for a long time and therefore wish for our tenant rights to be respected. We should be able to enjoy respite and quiet enjoyment within our homes as many of us work or have personal commitments. Furthermore, there are many tenants who are suffering ailments and illnesses and require quiet enjoyment therefore any activity following 23:00 pm is in breach of residential leases and can potentially impact the health and well-being of tenants adversely.

The four points that we wish to escalate are as follows:

- prevention of crime and disorder: we wish to avoid people loitering from any late night activity around our neighbourhood specifically around the communal gardens, Surrey Quays Road and Deal Porter's Square because this could lead to loud noise and affect the sleep patterns of the tenants. And of course along the Waterfront and the footbridges by the CW Basin.
- public safety: we wish to avoid people drinking and carrying on following the event as this type of behaviour is unwelcome and creates a sense of unease for local residents. Unfortunately, we have seen an uplift in 'airbnb activity' given our location near the tube station and feel concern that any further entertainment activity could potentially cause harm to us as local tenants further by way of increasing this type of unwanted activity. We understand that there are some 'massage parlours' in and around the tube station advertised; it is our reasonable and fair contention that we wish to avoid any further establishments of this nature operating in our nearby vicinity and therefore we wish to ensure that restrictions to late night activity are upheld to protect the local tenants who seek respite in their home-life.

- prevention of public nuisance: we are concerned that some patrons may cause issues upon leaving
 this venue; given our close proximity we wish to avoid the noise pollution that could potentially arise
 when we are seeking quiet enjoyment in our homes from rowdy patrons, any bottles potentially
 leaving venues or people discarding bottles near our buildings and other anti-social behaviour around
 our buildings.
- protection of children from harm: if there is a venue with alcohol, we wish to ensure that the local residents and their children do not feel impacted from the loud noise and potential rowdy behaviour from people leaving this venue that could result because said children and parents require sleep this is fundamental health benefit and children need to feel safe in their beds at night to be able to function during the day. We are also concerned by some people vomiting around our buildings and the potential appearance and specifically, who is going to be responsible for cleaning this away?

Questions:

- Will the applicant be hiring a private security firm? How many staff? What is the remit and responsibilities?
- Will the applicant be looking to keep the areas outside of Unit 1 clean following activities and events? If so, how?
- If any residual issues arise from the events onto our neighbouring site in any way to what extent will the applicant be open to remedying the associated costs e.g if there are broken bottles etc, cleaning up vomit, removing at their cost the sullying or damage to our buildings caused by some people who relieve themselves?
- Will there be toilet facilities and if so, where? The reason for the question is because we have witnessed unusual activity of some people peeing on our buildings following other local events and wish to avoid this happening, further?
- How will the patrons that are leaving these events be navigated back to the transport e.g. tube, bus, cab? How will the noise pollution be controlled?

We wish for the applicant to be respectful and mindful of the community and to ensure that they are able to reply to the above questions in a reasonable and timely manner.

We look forward to your prompt reply and trust that it will be taken in good faith.

Regards,

on behalf:

Disclaimer: Please do not circulate to any third party without the expressed written permission of the sender.