

## APPENDIX C

### OTHER PERSON A

**Heron, Andrew**

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**From:** Regen, Licensing  
**Sent:** 26 February 2019 07:49  
**To:** Enebeli, Emma  
**Cc:** Heron, Andrew  
**Subject:** FW: Objection to license application 866694 from MM Factory

#### **Kirty Read**

Processing Manager  
Southwark Council | Licensing | Regulatory Services  
**Tel:** 0207 525 5748 | **Fax:** 020 7525 5705  
**EHTS Helpline:** 020 7525 4261 | **Call Centre:** 020 7525 2000  
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In future if you wish to submit an application, a quicker way would be to [apply online](#)

#### **Postal Address:**

Licensing Team | 3rd Floor, Hub 1 | PO Box 64529 | London | SE1P 5LX

#### **Visitor's Address:**

160 Tooley Street | London | SE1 2QH

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**From:** [REDACTED]  
**Sent:** Monday, February 25, 2019 11:05 PM  
**To:** Regen, Licensing  
**Subject:** Objection to license application 866694 from MM Factory

Dear Sir/Madam,

I'm objecting to the opening of another premises on Walworth Square selling alcohol late at night. License application 866694.

On the whole I support the opening of new local amenities and Mercato Metropolitano is somewhere I enjoy going myself. The MM Factory also sounds like it could have a positive impact with its cooking classes for local kids and support of sustainable food produce.

However I find there's a discrepancy between the marketing of MM Factory (<https://www.elephantpark.co.uk/elephant-park-welcomes-mercato-metropolitano-with-mm-factory/> is a good example) as a sustainable community hub and the reality of what it might become. I do not remember any mention of the sale of alcohol when they sent leaflets to local residents asking for feedback on what their plans were. And yet now there is a license application to sell alcohol as late as 23:30 on Fridays and Saturdays and closing only half an hour early on weeknights.

The Mercato Metropolitano is a family friendly place during the day which is how they seem to market it on their promotional videos, but late at night after customers have been drinking for several hours it is quite a different thing, with DJs playing loud music and a very loud atmosphere. This is absolutely fine at their current location, on a former industrial site with no close residential neighbours. However their new location is on the ground floor of a residential building, and I myself live just opposite on Walworth Road. If it is anything like MM it will be hugely disruptive to local residents.

I believe bars open so close to residents should not be selling alcohol beyond 22:30 at the latest and be closed by 23:00. The reality is that being located on the new square, patrons will congregate outside and cause a disturbance to local residents some time after the bar is closed. There's also no mention of outdoor seating. Will patrons be allowed to drink outside? If so, should the times for that be restricted as they are for a pub garden in a residential area?

Also of concern is that this unit opens at 7am most days of the week. This would be understandable for a supermarket/cafe but as a bar too it will be open 17 hours a day. Will they be cleaning the bar and emptying glass bottles into bins before 7am when they open? Or after midnight when they close? Either would be a problem. Where are the bins located? Who is responsible for cleaning the square if a lot of the rubbish will originate from this bar and the Tap Room on the opposite corner? Will they have private security to make sure things don't get out of hand on the square or will this be left up to the council?

I think there are many positives in MM Factory opening but this license application seems to go against their promise to be all about the community, they could have a hugely negative impact on the amenity of residents in the immediate area if it becomes another late-night bar. We will already have problems with the Tap Room right across the road, please do not make it worse; please respect the right of local residents to quiet enjoyment in their home.

Kind regards,

[REDACTED]

[REDACTED]

25th February 2019

## OTHER PERSON B

25 February 2019

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

Dear Sir / Madam

**RE: LICENCE NUMBER- 866694, 1 WALWORTH SQUARE, SE17 1GA**

I wish to make representations relating to Licence Number: 866694. My objections are based on the proposed hours of business and location, directly below, adjacent to and opposite residential dwellings creating potential public nuisance. My concerns are:

### Late hours / Hours of business

The late licence application for the sale of alcohol and the provision of regulated music Friday and Saturday up to 23:30 (up to 02:00 on New Year's Eve) is inappropriate for premises located directly below and in front of residential dwellings.

Concerns regarding early opening (08:00) with noise from deliveries, collection and return of bottles, cleaning and moving any outside furniture etc. What arrangements will be put in place to restrict early noise disturbance to residents and to minimise noise levels?

### Provision of regulated music

Music to be kept to a minimal level to avoid disturbance to residents living above, adjacent to and opposite the premises. Concerns are in the summer months, doors will be kept open and music will be more audible by residents living above, adjacent to and opposite.

### Clustering and possible impact

A second application for late licenced premises on Walworth Square gives rise to potential clustering of such premises within very close proximity (along with the potential negative impact clustering can generate). An increased number of licensing applications for alcohol or late night music, with early to late opening seven days a week contained within the application, has the potential to impact on the amenity and right to quiet enjoyment of those living in residential properties below, adjacent to and opposite the retail premises.

### Dispersal management

With licenced premises so close to each other on Sayer Street / Walworth Square, the potential for, and the management of, anti-social behaviour is likely to be problematic. Evidenced from the number of customers who frequent Mercato Metropolitano's current Newington Causeway location (on most evenings, but particularly weekends), managing the dispersal of patrons leaving late at night will be crucial. On Walworth Square there would be two licenced premises (including Hop Art Bar & Taproom) both closing at approximately similar times to manage.

### Managed spaces

It is not clear who has responsibility for managing potential rowdiness or public disturbance from possible intoxicated patrons during and, more particularly, after closing time. On this issue, Lendlease in their

submission at the licence hearing (Licence Number: 864614, 17-10-18) confirmed their security personnel would be responsible for the 'managed space' outside the premises.

The area outside the MM Factory needs to receive the same level of commitment to security and management as Lendlease undertook to carry out in applying for the Hop Art Bar & Taproom Licence.

#### Public realm

Walworth Square is public realm, which we understand is outside the parameters Lendlease are responsible for managing. There is no information contained within the licence application as to who has responsibility for security on Walworth Square beyond the parameters of Lendlease freehold property.

Walworth Square is deemed public realm and as such is the responsibility of Southwark Council to manage. My objection to the licence being granted to MM Factory is that, beyond the boundaries of the premises, there is no undertaking by MM Factory to provide security to maintain the orderly conduct of their customers once they have left. People who remain within the precinct late at night are potentially likely to disturb residents of Garland Court whose bedrooms overlook the precinct.

A condition of granting the licence would be an undertaking by Southwark Council to employ security personnel to patrol Walworth Square to disperse people acting in an anti-social manner.

#### Consultation

Feedback from residents in Wansey Street, during a 'Soundings' (consultants acting for Lendlease to liaise with community) consultation (12-03-14), reported "**residents would like to have a quiet character and late licensing restricted**". This additional application for late licensing does not support the view of residents.

#### Generation of outside noise / rubbish

Have not seen any details (within the application) regarding outdoor seating, confirming whether patrons will be allowed to eat/ drink outside. Outside facilities will inevitably generate further noise (customer chatter, dragging of chairs or tables etc) as well as create potential for rubbish generation.

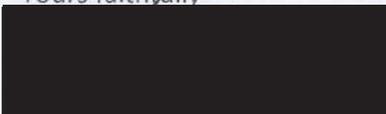
Will tables and chairs be moved in and out of the premises or left outside at nights with the potential for people to randomly use them after the premises have closed?

Customers may make full use of the square and find seating on the planters and seats, and leave discarded cartons, plastic bottles and debris for others to clean up. Who will be responsible for cleaning if rubbish from the MM Factory is deposited around the square?

#### PROPOSED LICENCE CONDITIONS

- Limitation on the sale of alcohol should be no later than 22:30 Sunday (other than Sundays before Bank Holidays) to Thursday and 23:00 Fridays and Saturdays.
- Limitation on the provision of regulated live music no later 22:30 Thursdays to Sundays (other than before Bank Holidays) and 23:00 Fridays and Saturdays.
- Southwark Council to employ security on Walworth Square. Security staff on the door of the premises to enforce Licence Terms and Conditions and to deter potential anti-social behaviour from intoxicated patrons both inside and outside the premises.
- Strict compliance of permitted hours / terms and conditions for patrons drinking outside the premises. Notices inside / outside requesting patrons to leave the premises quietly to be enforced by the management.

Yours faithfully



**Heron, Andrew**

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**Subject:** FW: MM Factory

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

From: [REDACTED]

Sent: Sunday, February 17, 2019 5:40 PM

To: Regen, Licensing

Subject: MM Factory

Dear Licensing Service

Date: 17th February 2019

Application Ref: 866694

With regards to the above application whilst I welcome the addition of such a venue to the area there area I have some specific concerns that I want to formally raise an objection for:

1) this is a highly residential area and all residents should be able to have reasonable quiet enjoyment within their properties and this venue will be located directly below [REDACTED] and I have concerns about the noise nuisance and public nuisance when people are leaving the venue

2) the application makes no reference to serving food or drink outside and within which hours but given this is highly likely there should be specific restrictions on these hours.

As per previous licences for locations directly opposite and next to this one the council has required that the external areas are out of use between 22:00hrs and 08:00hrs and no bottles / refuse to be disposed externally after 23:00hrs. (licence references 864616, 864617, 864622)

As such I would expect the council to apply the same restrictions on this venue given they previously noted the potential impact on the residents living directly next to these venues.

3) I also object to extended opening hours on Sundays before Bank Holidays. I have a right to peaceful enjoyment of my flat and especially expect that on a Sunday regardless of bank holiday or not.

Please let me know if you need anything else.

Best regards

[REDACTED]

Sent from my iPad

**Heron, Andrew**

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**From:** Regen, Licensing  
**Sent:** 25 February 2019 08:12  
**To:** Enebeli, Emma  
**Cc:** Heron, Andrew  
**Subject:** FW: Contact form for: Licensing Team

Senders Email Address: [REDACTED]

Message:

App no: 866694. MM Factory, 1 walworth square.

I wish to register my objection to this application. The hours for selling alcohol and playing music are all day, very late into the evening and will be detrimental to my quality of life. I live at [REDACTED] and our bedrooms face on to the square. One application for a bar has already been agreed and another establishment will mean less of a chance of a good sleep pattern during by the week. There is already a bar at the end of our street on walworth road. As walworth square is a public space I would not like customers to spill out onto this space. Any noise should be kept within the establishment (including music) and staff should be employed to keep order whilst the establishment is open and also after closing. This has always been a quiet residential road and I object to this changing with a glut of nightlife.

Kind regards

[REDACTED]

**Heron, Andrew**

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**From:** Regen, Licensing  
**Sent:** 26 February 2019 07:48  
**To:** Enebeli, Emma  
**Cc:** Heron, Andrew  
**Subject:** FW: Mercato Metropolitan: Licence Application number 866694: MM Factory 1 Walworth Square SE17 1GA

**Kirty Read**

Processing Manager  
Southwark Council | Licensing | Regulatory Services  
**Tel:** 0207 525 5748 | **Fax:** 020 7525 5705  
**EHTS Helpline:** 020 7525 4261 | **Call Centre:** 020 7525 2000  
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**Visitor's Address:**

160 Tooley Street | London | SE1 2QH

---

**From:** [REDACTED]  
**Sent:** Monday, February 25, 2019 5:22 PM  
**To:** Regen, Licensing  
**Subject:** Mercato Metropolitan: Licence Application number 866694: MM Factory 1 Walworth Square SE17 1GA

Sirs

Mercato Metropolitan: Licence Application number 866694: MM Factory 1 Walworth Square SE17 1GA

As a resident of [REDACTED], opposite the proposed Mercato Metropolitan site on Walworth Square, please could we request some conditions for their licence application?

Please note:

- All the bedrooms for all flats in our residential block, [REDACTED] are on the Wansey Street side of the block (and not at the back of the building).
- We would appreciate that whilst our new neighbours may be socially responsible, there is no guarantee that they will make sure that our interests are taken into consideration.

To this end, **we request that Southwark implement conditions on the licence to minimise noise** and enable our residents to be able to sleep.

- This is especially critical in the summer, when residents will have their windows open.
- **We would request** that, in common with other residential areas with licensed premises nearby, that **alcohol sales should stop at 11pm** in order to keep the noise of people leaving the premises to acceptable hours.

- Additionally as with some other residential areas in close proximity to pubs, it would be even more beneficial to require ‘drinking up’ time to be indoors.

- **These hours should also extend to music licences.**

Thank you



**From:** Regen, Licensing  
**Sent:** 25 February 2019 08:00  
**To:** Enebeli, Emma  
**Cc:** Heron, Andrew  
**Subject:** FW: Licence Application number 866694: MM Factory 1 Walworth Square SE17 1GA

**Kirty Read**

Processing Manager  
Southwark Council | Licensing | Regulatory Services  
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**Visitor's Address:**

160 Tooley Street | London | SE1 2QH

**From:** [REDACTED]  
**Sent:** Sunday, February 24, 2019 4:21 PM  
**To:** Regen, Licensing  
**Subject:** Licence Application number 866694: MM Factory 1 Walworth Square SE17 1GA

I object to the application for the following reasons

There is no plan to minimise the noise from people leaving licensed premises late at night. This relates in particular to the noise created in what is already and is becoming a more intensely residential area especially when the weather is warmer and people need to keep their windows open in order to be able to sleep.

Conditions should also be set in relation to the management of activities relating to the use of space outside the licensed premises and the deliberate/inadvertent use of space by customers of the licensed premises beyond the curtilage of their property and into Walworth Square and the surrounding residential streets. Conditions should be set that require the licensee to ensure that patrons do not make use of the spaces outlined above beyond 10pm and that there is a requirement on the licensee to ensure that this space is managed and that noise and disturbance does not occur from patrons outside the premises from that time on any day of the week.

There needs to be supervision of those consuming drink & food outside in Walworth Square in the evening & later at night to prevent noise & possible Anti Social Behaviour

Noise/music emanating from the premises needs to be minimal & not heard by those living in & around the Walworth Square

Music should end on each day of the week and on the Sunday before Bank Holidays at 23:00.

Sale of alcohol should end on each day of the week and on the Sunday before Bank Holidays at 23:00 or before

Disposal & collection of rubbish should not occur before 8 am later, for weekends & Bank Holidays

The premises need to have zero impact on the quality of the lives of those living in & around the Walworth Square



## OTHER PERSON G

**Heron, Andrew**

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**From:** Beswick, Claire on behalf of Regen, Licensing  
**Sent:** 25 February 2019 11:09  
**To:** Beswick, Claire  
**Cc:** Heron, Andrew  
**Subject:** FW: Licence Application number 866694: MM Factory 1 Walworth Square SE17 1GA

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

**From:** [REDACTED]  
**Sent:** Monday, February 25, 2019 9:21 AM  
**To:** Regen, Licensing  
**Subject:** Licence Application number 866694: MM Factory 1 Walworth Square SE17 1GA

This email is sent on behalf of The Walworth Society by [REDACTED] on Monday 25th February 2019.

This objection is made in reference to: 866694: MM Factory 1 Walworth Square SE17 1GA

The objection is as follows:

The Walworth Society is concerned at the potential impact of the proposed licensed premises in the newly created Walworth Square. Members have raised with us concerns over the impact of:

- a) people leaving licensed premises late at night. This relates in particular to the noise created in what is already and is becoming a more intensely residential area especially when the weather is warmer and people need to keep their windows open in order to be able to sleep.
- b) people eating or drinking outside in Walworth Square later in the evening.

Our objections to this application relate, therefore, to the opening times of the licensed premises and the management of those eating and or drinking outside.

We believe that the sale of alcohol should end on each day of the week and on the Sunday before Bank Holidays at 23:00.

We believe that the provision of regulated music should end on each day of the week and on the Sunday before Bank Holidays at 23:00.

We believe that the provision of late-night refreshment so not occur beyond 23:00 on any day of the week or on Sundays before bank Holidays.

This is to minimise the degree of disturbance that residents will be subject to.

Overall it is important to recall that the relocation of the original site proposed for Boxpark/Artworks at the site of the former Shell garage on the east side of the Walworth Road occurred owing to concerns about the impact that it would have on the residential streets to the east.

We believe that conditions should also be set in relation to the management of activities relating to the use of space outside the licensed premises and the deliberate/inadvertent use of space by customers of the licensed premises beyond the curtilage of their property and into Walworth Square and the surrounding residential streets. We believe that conditions should be set that require the licensee to ensure that patrons do not make use of the spaces outlined above beyond 10pm and that there is a requirement on the licensee to ensure that this space is managed and that noise and disturbance does not occur from patrons outside the premises from that time on any day of the week. Management is needed in particular of patrons who leaving to the east late at night along Wansey St and other adjacent residential streets.

The issue of how loud the music is a legitimate concern and conditions should be set and monitoring should occur as to how loud music can be played and at what times and sound that can be heard outside the premises should cease.

We trust that these points will be taken into consideration in determining this application.

We would be grateful if you could confirm safe receipt of this email.

Thanks & best wishes - [REDACTED]