

From: Morris, Adele

Sent: Tuesday, March 26, 2019 10:33 PM

To: [REDACTED] Mills, Dorcas; Noakes, David; Chamberlain, Victor; Regen, Licensing

Subject: Re: Consultation New Premises Application Adventure Bar- Railway Arches 2D & 2E, Montague Close, SE1 9DA

Further to my previous email, I would like to expand on my representation.

This premises falls within the Borough and Bankside Cumulative Impact Zone, where there is a presumption against granting new licences for drinking establishments on the grounds that it could further exacerbate the alcohol related violence, theft and hospital admissions that led to the introduction of the policy. See here for further information, which was updated in

2017 <http://modern.gov.southwark.gov.uk/documents/s71764/Appendix%20A%20Cumulative%20impact%20policy%20CIP%20review%202017.pdf>

This premises has not given any justification for why they should be granted a licence in this Cumulative Impact Zone.

In addition, the hours applied for exceed those which are recommended in our licensing policy for a bar and again there is no justification for this.

Best wishes

Cllr Adele Morris

Borough and Bankside Ward Liberal Democrat Councillor

Opposition Spokesperson for Regeneration

Vice Chair of Licensing Committee

Deputy Chair, LGA Environment, Economy Housing and
Transport Board

LGA Planning Advisory Service Board Member

[Tel:0207](tel:02075254377) 525 4377

Twitter: AdeleLibDem



SOUTHWARK CATHEDRAL

Direct Line

020 7367 [REDACTED]

Email

[REDACTED]@southwark.anglican.org

London Bridge

London

SE1 9DA

T [REDACTED]

F [REDACTED]

E cathedral@southwark.anglican.org

W www.southwarkcathedral.org.uk

App 867079 Adventure Bar

App 867078 Lockes Bar

Railway Arches 2d And 2e Montague Close SE1 9DA

I write on behalf of the Chapter of Southwark Cathedral and the community in this neighbourhood to place an objection to the license applications for the above two properties. Our objections apply to both.

Firstly, on the grounds of proximity to the Cathedral Church, a Grade 1 listed place of worship, the many places of refreshment and entertainment around the Cathedral precincts are increasing the noise levels inside the church. This already disturbs worship and will only be made worse by more bars and clubs. It is wrong to imagine that our main day is Sunday or that we operate only during the day. Services happen at many times each day and services and events can extend beyond 10pm.

Secondly, the presence of Boro Bistro immediately next door means this area, which is small, is already congested. Getting people in and out will be difficult as most of the land in front of the premises is licenced by the Cathedral to Boro Bistro leaving only a narrow strip of land available as the point of entry and exit. This presented no problem when the premises were occupied by a bicycle shop with limited footfall. However, a large underground bar space will, when full of customers, present a risk in the case of fire or other emergency as evacuation will be hampered by the fact that much of the land outside is covered in outdoor furniture from Boro Bistro and the clear strip of land in front of the premises will be too narrow to allow speedy evacuation. This danger is very much in our minds following the events during the terrorist attack of 3rd June 2017 when the ability to escape the immediate area quickly saved many lives.

Thirdly, the area simply cannot bear any more regular deliveries. This area is almost impossible to service already and plans for the access route from the main part of Montague Close to this area will mean that delivery vehicles will no longer be able to park. Consequently the main part of Montague Close will become blocked causing consequent disruption in the Market and back to Tooley Street.

We support all the comments made by others in the area.

Yours sincerely

[REDACTED]

Andrew Nunn

Dean

Dean

The Very Revd Andrew Nunn

Canons Residentiary

Canon Michael Rawson

Canon Jay Colwill

Canon Dr Mandy Ford

Canon Gilly Myers

Canon Leanne Roberts

Succentor

The Revd Rachel Young

Southwark Council
Licensing Services
3rd Floor Hub 1
PO Box 64529
London SE1P 5LX

By Post and Email:
licensing@southwark.gov.uk

27 March 2019

Our Ref: TC/CLA.0163.0001

URGENT

Dear Sirs

Representations of Objection to Licence Application 867079 ("the Application") in relation to Premises at Railway Arches, 2D and 2E Montague Close, SE1 9DA ("the Premises") Application of the Adventure Bar Co Ltd ("the Applicant")

We act on behalf of Spring Picnic Limited trading as Boro Bistro who operates a restaurant at 6-10 Borough High Street, London SE1 9QQ, which would directly adjoin the above Premises.

Please note that this is our client's official objection to the application for a premises licence under licence number 867079 made by the Applicant.

Please note we raise the following objections of relevance as set out in the Licensing Act 2003 ("the Act") and particularly with regard to the licensing objectives as set out in this s(4)(2) of the Act to which the Licensing Authority must have regard when granting a licence.

The Prevention of Crime and Disorder

Granting a licence to the Applicant would be in contravention to the licensing objective as set out in s(4)(2)(a) of the Act as the sale of alcohol on the Premises would very likely lead to an increase in antisocial behaviour in the area as well as drunken disorderly behaviour.

According to statistics published online, there were 1,896 crimes reported in this postcode in January 2019. Of those, 331 were classed as antisocial behaviour while 244 were classed as violent and/or sexual offences. Clearly, therefore, a venue open late at night would only seek to increase what are already high levels of crime in the area and we would urge the Licensing Authority to consider this in view of its objective to prevent crime and disorder.

Furthermore, we would draw the Licensing Authority's attention to the Late Night Levy proposals which Southwark Council is currently considering whereby local businesses would have to pay a levy if they operate an establishment that sells alcohol after midnight. Clearly therefore the issues of crime and disorder in the borough are being reviewed by Southwark Council and the opening of a bar which would add to this issue within the SE1 area would have a detrimental effect on the borough as a whole and would tie up valuable resources that are of course stretched thinly.

Public Safety

In granting the Application, the Licencing Authority would be in contravention of s4(2)(b) of the Act in undermining public safety in the area.

The serious and fatal terrorist attack on Borough Market on 3 June 2017 (including a member of staff of our client) will of course be firmly in the memory of the Licencing Authority's mind. The proposed licence being granted will hinder an evacuation in the event of another terrorist attack of this nature or other disaster and will make overall management and security of the area more difficult. The area is already very narrow and crowded with large amounts of stalls, restaurants and people and further foot fall through this area would lead to significant difficulties for people trying to leave the area quickly and safely in the event that another incident such as the 3 June 2017 one were to occur.

There will also be an ensuing increase in ambulance and police attendances to the area due to the nature of the Applicant's business. The area is not suitable for access by the appropriate emergency services, and our client is concerned that in the event of emergency, there will be issues in this regard.

Our client already employs a security company to deal with the flow of customers generally through this area but they will not be able to cope with the dramatic increase that a grant of a licence to the Applicant would bring further undermining public safety in the area.

There are of course significant numbers of people who travel through the Borough Market area daily to visit it along with the restaurants and other venues that the Market serves to offer. Our clients are seriously concerned that the specific area in which the Premises is located cannot manage with any further footfall and we would strongly recommend that the Licencing Authority have regards to the narrow passageways and streets that serve the premises.

The Prevention of Public Nuisance

The grant of a licence to the applicant would be in contravention to s4(2)(c) of the Act in that it would increase public nuisance.

Our client's premises benefit from the use of a terrace where their patrons can enjoy food and drink in calm surroundings. The Applicant operates bars which encourage incredibly noisy patrons and that play loud music. We note that the Applicant has applied for live music indoors to be allowed and recorded music outdoors to be played between the hours of 10:00 am to midnight during the week and 10:00 am to 01:00 am at weekends. This would seriously impact our client's ability to run the outside restaurant area which has become a hallmark of their business and would therefore cause a serious nuisance in this regard. This would also serve to increase noise pollution in the area generally and infringe on our client's patrons enjoying the outside terrace area which we provide.

Furthermore, our client is gravely concerned about the applicant's ability to dispose of their waste effectively, as there is no public disposal waste bins nearby and they already have considerable issues from people leaving rubbish and other waste within our demise. This must therefore be taken in to account by the Licensing Authority in order to protect the character of the Borough Market environment.

There is also of course a concern from our client that patrons coming and going to the bar and especially when leaving will be incredibly noisy, therefore disturbing their business operations and the public at large.

The Protection of Children from Harm

In contravention of s4(2)(d) of the Act, the grant of a licence to the Applicant would be in contravention with the Licensing Authority's objective of protecting children from harm.

The Borough Market area is of course an attractive destination for all types of visitors, many of whom visit the restaurants, attractions and markets both housed within Borough Market and in the nearby areas. The increase in the area of those under the influence of alcohol will put children at risk of accident and injury and will diminish families' desires to visit the area. This would have a great detrimental effect on the character of the area.

Conclusion

For the reasons we have set out above we would urge the Licensing Authority not to grant a licence of the premises to the Applicant, the Application not being in keeping generally with the historic and peaceful surroundings of Borough Market. This is an area with great cultural heritage and significant for those visiting as well as the businesses who operate within the Market, and our client fears that the installation of a bar of this nature will have a significantly detrimental effect on the draw of the Market to consumers generally. We note the 7 objections that have been received already in relation to the Application and hope that the Licensing Authority takes the weight of objection to this venue into account when making their decision.

We would therefore urge the Licensing Authority to reject the Application on the grounds that we have set out above.

Should the Licensing Authority have any queries then please contact Tim Clark at this office.

Yours faithfully

A solid black rectangular box used to redact the signature of the sender.

Edwin Coe LLP

Email to licensing@southwark.gov.uk 25 March 2019

App 867079 **Adventure Bar**

Railway Arches 2d And 2e Montague Close SE1 9DA

867078 Lockes Bar

Dear Sirs,

I wish to object to this application on the following grounds

1. The application contravenes the provisions of the **Cumulative Impact Zone**. There is a presumption **against** setting up yet another licensed premises unless it can be demonstrated that such new premises will not present an added burden of criminal antisocial behaviour that draws on the resources of the police and hospitals (as well as sacrificing the amenity of residents to the profit of the licensee).
2. The application is for a bar for 200 clients and not a restaurant. Southwark's policies privilege **establishments that serve substantial food** and not just drink. Given the saturation of bars in this area, there is no good reason to allow another huge establishment purely for drinking. In this case, another bar of a similar size of clientele is proposed for next door, so a total of 450 extra drinkers are to be hosted in this confined space.
3. The proposed **hours** of operation are **well outside those established in current Southwark Licencing Policy**. No consultation was offered to residents about the change of use to A3 or we would have strongly requested more reasonable hours than the Planning has consented. (But in any case we are aware that Planning and Licencing are not joined up.)

We will add that we invited the applicant to meet and discuss this application with us, and that he was kind enough to do so. Southwark Licensing's website does not make available the extra conditions that the applicant has offered, so we could not be aware of them until today, and the deadline for representations has arrived. So we are placing our representation in any case, for the purposes of negotiation. Some of those conditions cover items we are requesting. Some are less robust that we would like. The applicant indicated to us a willingness to look at the conditions we have requested because of the sensitive nature of the site.

The application contravenes the key licencing objectives as follows:

- **the protection of children from harm.**

There are a number of children under the age of ten living near the proposed premises, with their bedrooms on the street. Their sleep may be disrupted by departing drinkers and by the applicants' servicing, which must take place in Montague Close. Servicing involves not only lorries and vans but also metal trolleys that make an excruciating noise as they are dragged across cobbles. As the application stands, there are no restrictions on deliveries or refuse collection. Moreover, there is no proposed limit on the decibel level of music in the current application.

The World Health Organisation is now reporting on the damage caused to hearing by 'leisure noise'. Children are particularly vulnerable. The World Health Organisation's current studies on noise show that disturbed nights have a serious effect on children. Their concentration the next day is compromised. They can develop headaches and permanent hearing problems.

We wish to draw the committee's attention to the problem of people fuelled by drink who leave the place where they have spent their money and wander down to the river, where they stand under the windows of apartments with children and indulge in explicit talk. In licensing terms, the protection of children from harm includes the protection of children from moral, psychological and physical harm. This includes not only protecting children from the harms associated directly with alcohol consumption but also wider harms such as exposure to strong language and sexual expletives.

- **the prevention of crime and disorder;**

The proposed premises are steps Montague Close's river viewing point, a square that is a known trouble spot for drunken behaviour, drug dealing, rough sleeping and violence. Unfortunately, it is also overlooked by apartments belonging to long-term residents – including children – who struggle to sleep as it is. Two new bars with customers and servicing having access through Montague Close can do nothing but exacerbate this issue.

Meanwhile the very thin strip of land outside the bar itself is barely adequate for comings and goings of the large clientele this huge premises will attract. There is a risk of provocation and irritation to people kettled together in such a small space, while drinking, or after drinking.

- **public safety**

Having toured the premises in person, we feel that the site offers inadequate safety to the customers. The fire exits are inadequate for such huge premises, and in the case of emergencies, hundreds of customers would be forced out into a narrow strip (1.5m) in front of the doors. Another huge bar is proposed next door, sharing this utterly **inadequate public evacuation space**. An emergency could result in crushing and blocking of escape routes.

The **ventilation** of the huge premises is currently adequate for the small number of employees on site – an average of five people in the space. How will ventilation be effected in a way that is safe for hundreds of customers? Without detracting from the historic space? What kind of emissions and noise will be created by the necessary airconditioning? Where will the plant be sited?

Downstairs in particular, the ceilings are very low, and people can stand upright only in the central portion. This means that emergency evacuation would be even more difficult in a restricted area. In a panic situation, there could be head injuries.

Montague Close is an exceptionally narrow two-way street. Already, the proliferation of delivery and disposal vehicles **can block the path of emergency vehicles**. Adding to this logjam only increases the danger that.

Bars need a lot of deliveries and also noisy disposal because the chief waste is bottles, the noisiest item to dispose of. A huge bar like this one needs a huge amount of servicing.

Montague Close is **already jammed** with deliveries to the following places, some of which require extensive servicing:

Glaziers Hall

The new café and gym due to open soon next door the Glaziers Hall

Southwark Cathedral

Montague Chambers

Pizza Express

London Grind

Barrowboy and Banker

Brood

Whiskey Ginger bar

Mudlark pub

Mughouse pub

Pizza Express

Boro Bistro

Borough Market

The photograph below shows how this street can look, with traffic backed up in both directions. Frustrated drivers will sit with their hands on their horns for up to ten minutes.



As can be seen, this is a large number of large premises already blocking the single narrow access route for emergency vehicles. There are already too many premises. The onus needs to be on the applicant to show how and why they would not be adding to this serious safety problem.

- **the prevention of public nuisance;**

According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, it is the responsibility of the licencing officers to take into account the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises, which may be disproportionate and unreasonable.

We believe that this large bar (serving up to 250 people at any one time) will have a disproportionate effect on those living and working nearby.

The proposed licence in its current form takes no account of the density of the residential population already at breaking point because of so many bars requiring extensive servicing, deliveries and disposals, and so many customers being let out late at night on to the streets where we live, so much loud music being projected out into the street to attract more customers. Out in the streets where we live, under our windows, these customers become the problem of the residents: having taken their money, the premises take no more responsibility for their behaviour, even though it is the alcohol sold to them that provokes most of the public nuisance we experience.

The amenity of residents in this area is already compromised by a saturation of licenced premises. Sleep is difficult. People coming out of bars have their voices elevated by drink. The canyon-like nature of these streets efficiently transmits noise up to our bedrooms – including the bedrooms of young children and babies in this area. Meanwhile, the arch of the bridge is also an excellent sound chamber where drunks or even merry people like to test their voices, by yodelling, for example. We already suffer from the situation at the Whisky Ginger, adjacent to these proposed premises. Whisky Ginger projects music out into the street at levels that are painfully audible to the 59 residents in Winchester Walk.

An added problem will be caused by the moving rainbow colours of the Illuminated River project on London Bridge, from May 2019. Unfortunately the very best space for viewing these illuminations will be under the windows of residents. We can expect people watching the kinetic display to express their feelings about it, as people do when they see fireworks. When they have also been drinking, we can expect them to express their feelings loudly.

According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, licensing officers should use conditions at their disposal to protect the children and adults of this community from noise nuisance, anti-social behaviour and inconsiderate behaviour by building in conditions that are appropriate to this sensitive site.

If the Southwark Licencing is minded to grant this application in spite of the above issues, we strongly request the following conditions:

1. There needs to be condition on permitted hours of deliveries and refuse collections. Given the number of residents including children in Montague Close, the condition should specify **no deliveries or disposals between 8pm and 7am**. To be workable in real life, this condition must also specify that the **applicant will not give keys to suppliers**. (Experience has taught us that if they have keys, suppliers are not governed by the planning or licensing conditions and will do whatever they like, delivering and collecting all through the night).
2. Every crate of empty bottles dropped into the bins will be audible to residents, including children so we ask for a condition that any disposals of bottles **from the premises to the bins** are forbidden between **8pm and 7am**. The bins need to be locked from that time onwards to prevent wildcat collections by suppliers outside of these hours.

3. We ask for the trading hours to be **no later than 11pm**. Experience shows that bar customers, after departing, tend to stand around in the street discussing their ongoing plans in voices elevated by drink. If the hours are granted as per the application, it could be 2am before there is any peace for the children and adults in this area
4. **We ask for any drinking outside to be forbidden**. The narrow strip outside the bar (and the neighbouring bar) is already inadequate for evacuation space in the case of an emergency. The space cannot be blocked by drinkers. We also request this on the grounds of public nuisance noise for the many residential neighbours.
5. We ask for a specific condition that the applicant will put **no chairs or tables outside or in any other way the colonise public realm**, and that the applicant **will quickly move away any customers** who try to take their drinks outside, or stand outside smoking, talking on phones or otherwise blocking the space. We ask that **prominent signage** is placed by the doors to advise customers that they are not permitted to smoke, use their phones or take their drinks outside.
6. We ask for a condition that the applicant provides **dedicated security staff** to stop clients using the space outside as per condition 5.
7. We ask for a condition that the applicant will undertake not to apply in future for permission to colonise the narrow strip outside for the consumption of alcohol or for customers to use it as an extension of the bar.
8. We ask for a condition of the provision of **doors with air-lock slow releases** (to avoid slamming). This might be achieved by a simple measure such as ensuring that doors and windows are kept closed after a particular time, or more sophisticated measures like the installation of acoustic curtains or rubber speaker mounts to mitigate sound escape from the premises may be appropriate.
9. We ask for a condition that **all doors and windows will be kept closed after 9pm**, to minimise noise pollution from music and voices.
10. We ask for a condition that **no music systems** will face outwards into the public realm or be fixed outside the premises.
11. We ask for a condition to limit the decibel level of music to 72 or less, as per the next condition.
12. We ask for a condition that music must be set to a level where it is never audible to residents' premises or in Southwark Cathedral even when doors and windows are open. This setting cannot be left at the discretion of the DJ but must be fixed on all in-house equipment and monitored when DJS bring their own equipment.
13. We request a condition for the installation of CCTV cameras on the premises to monitor the behaviour of customers leaving and heading towards the residential areas of Winchester Wharf and Montague Close, Winchester Square, Stoney Street and Clink Street.

14. We request a condition that obliges the licensee to supply the following to residents who may be affected by noise: real telephone numbers connected to real people in the case of issues that threaten resident amenity, i.e. afterparties by staff or wildcat deliveries.
15. We request a condition that requires the licence holder or club **to place signs** at the exits from the building encouraging patrons to be quiet until they leave the area, or that, if they wish to smoke, to do so at designated places inside the premises instead of outside, and to respect the rights of people, and particularly children, living nearby to a peaceful night.
16. We request a condition that staff shall be available at the door to guide exiting clients to London Bridge and not Montagu Close. At present, the applicant's dispersal plan states that 'the primary point of dispersal is the main exit on to Montague Close'. This needs to be changed to Borough High Street via the steps up to London Bridge. The applicant indicated a willingness to do this at our meeting.
17. We request that sales of drinks for consumption away from the premises are renounced, because people with these drinks are likely to end up in Montague Close watching the Illuminated River lights and causing a nuisance to residents.
18. We request a condition that the applicant will not allow staff to order taxis or Ubers to stand idling in Montague Close after closing hours.
19. We ask for a condition that if the applicant is to service a private party outside its normal hours, it will leaflet all the residents of Clink and Stoney Street, Montague Close, Winchester Walk, Winchester Square at least one week in advance. Patrons of such events will be escorted away from the residential area by staff and kept quiet. Taxis or minivans booked to take patrons away must wait in a non-residential street – so not in Winchester Walk, Winchester Square, Stoney Street, Clink Street or Montague Close.

██████████
████████████████████
London
SE1 ██████

[REDACTED]
[REDACTED]
London
SE1 9DF

25 March 2019

Southwark Licensing

Re:

App 867079 "Adventure Bar"
Railway Arches 2d & 2e Montague Close
London
SE1 9DA

Ref: 867078 Lockes Bar

Dear Sirs,

I wish to object to this application on the following grounds

4. The application contravenes the provisions of the **Cumulative Impact Zone**. There is a presumption **against** setting up yet another licensed premises unless it can be demonstrated that such new premises will not present an added burden of criminal antisocial behaviour that draws on the resources of the police and hospitals (as well as sacrificing the amenity of residents to the profit of the licensee).
5. The application is for a bar for 200 clients and not a restaurant. Southwark's policies privilege **establishments that serve substantial food** and not just drink. Given the saturation of bars in this area, there is no good reason to allow another huge establishment purely for drinking. In this case, another bar of a similar size of clientele is proposed for next door, so a total of 450 extra drinkers are to be hosted in this confined space.
6. The proposed **hours** of operation are **well outside those established in current Southwark Licencing Policy**. No consultation was offered to residents about the change of use to A3 or we would have strongly requested more reasonable hours than the Planning has consented. (But in any case we are aware that Planning and Licencing are not joined up.)

We will add that we invited the applicant to meet and discuss this application with us, and that he was kind enough to do so. Southwark Licensing's website does not make available the extra conditions that the applicant has offered, so we could not be aware of them until today, and the deadline for representations has arrived. So we are placing our representation in any case, for the purposes of negotiation. Some of those conditions cover items we are requesting. Some are less robust that we would like. The applicant indicated to us a willingness to look at the conditions we have requested because of the sensitive nature of the site.

The application contravenes the key licencing objectives as follows:

- **the protection of children from harm.**

There are a number of children under the age of ten living near the proposed premises, with their bedrooms on the street. Their sleep may be disrupted by departing drinkers and by the applicants' servicing, which must take place in Montague Close. Servicing involves not only lorries and vans but also metal trolleys that make an excruciating noise as they are dragged across cobbles. As the application stands, there are no restrictions on deliveries or refuse collection. Moreover, there is no proposed limit on the decibel level of music in the current application.

The World Health Organisation is now reporting on the damage caused to hearing by 'leisure noise'. Children are particularly vulnerable. The World Health Organisation's current studies on noise show that disturbed nights have a serious effect on children. Their concentration the next day is compromised. They can develop headaches and permanent hearing problems.

We wish to draw the committee's attention to the problem of people fuelled by drink who leave the place where they have spent their money and wander down to the river, where they stand under the windows of apartments with children and indulge in explicit talk. In licensing terms, the protection of children from harm includes the protection of children from moral, psychological and physical harm. This includes not only protecting children from the harms associated directly with alcohol consumption but also wider harms such as exposure to strong language and sexual expletives.

- **the prevention of crime and disorder;**

The proposed premises are steps Montague Close's river viewing point, a square that is a known trouble spot for drunken behaviour, drug dealing, rough sleeping and violence. Unfortunately, it is also overlooked by apartments belonging to long-term residents – including children – who struggle to sleep as it is. Two new bars with customers and servicing having access through Montague Close can do nothing but exacerbate this issue.

Meanwhile the very thin strip of land outside the bar itself is barely adequate for comings and goings of the large clientele this huge premises will attract. There is a risk of provocation and irritation to people kettled together in such a small space, while drinking, or after drinking.

- **public safety**

Having toured the premises in person, we feel that the site offers inadequate safety to the customers. The fire exits are inadequate for such huge premises, and in the case of emergencies, hundreds of customers would be forced out into a narrow strip (1.5m) in front of the doors. Another huge bar is proposed next door, sharing this utterly **inadequate public evacuation space**. An emergency could result in crushing and blocking of escape routes.

The **ventilation** of the huge premises is currently adequate for the small number of employees on site – an average of five people in the space. How will ventilation be effected in a way that is safe for hundreds of customers? Without detracting from the historic space? What kind of emissions and noise will be created by the necessary airconditioning? Where will the plant be sited?

Downstairs in particular, the ceilings are very low, and people can stand upright only in the central portion. This means that emergency evacuation would be even more difficult in a restricted area. In a panic situation, there could be head injuries.

Montague Close is an exceptionally narrow two-way street. Already, the proliferation of delivery and disposal vehicles **can block the path of emergency vehicles**. Adding to this logjam only increases the danger that.

Bars need a lot of deliveries and also noisy disposal because the chief waste is bottles, the noisiest item to dispose of. A huge bar like this one needs a huge amount of servicing. Montague Close is **already jammed** with deliveries to the following places, some of which require extensive servicing:

Glaziers Hall

The new café and gym due to open soon next door the Glaziers Hall

Southwark Cathedral

Montague Chambers

Pizza Express

London Grind

Barrowboy and Banker

Brood

Whiskey Ginger bar

Mudlark pub

Mughouse pub

Pizza Express

Boro Bistro

Borough Market

The photograph below shows how this street can look, with traffic backed up in both directions. Frustrated drivers will sit with their hands on their horns for up to ten minutes.



As can be seen, this is a large number of large premises already blocking the single narrow access route for emergency vehicles. There are already too many premises. The onus needs to be on the applicant to show how and why they would not be adding to this serious safety problem.

- **the prevention of public nuisance;**

According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, it is the responsibility of the licencing officers to take into account the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises, which may be disproportionate and unreasonable. We believe that this large bar (serving up to 250 people at any one time) will have a disproportionate effect on those living and working nearby.

The proposed licence in its current form takes no account of the density of the residential population already at breaking point because of so many bars requiring extensive servicing, deliveries and disposals, and so many customers being let out late at night on to the streets where we live, so much loud music being projected out into the street to attract more customers. Out in the streets where we live, under our windows, these customers become the problem of the residents: having taken their money, the premises take no more responsibility for their behaviour, even though is the alcohol sold to them that provokes most of the public nuisance we experience.

The amenity of residents in this area is already compromised by a saturation of licenced premises. Sleep is difficult. People coming out of bars have their voices elevated by drink. The canyon-like nature of these streets efficiently transmits noise up to our bedrooms – including the bedrooms of young children and babies in this area. Meanwhile, the arch of the bridge is also an excellent sound chamber where drunks or even merry people like to test their voices, by yodelling, for example. We already suffer from the situation at at the Whisky Ginger, adjacent to these proposed premises. Whisky Ginger projects music out into the street at levels that are painfully audible to the 59 residents in Winchester Walk.

An added problem will be caused by the moving rainbow colours of the Illuminated River project on London Bridge, from May 2019. Unfortunately the very best space

for viewing these illuminations will be under the windows of residents. We can expect people watching the kinetic display to express their feelings about it, as people do when they see fireworks. When they have also been drinking, we can expect them to express their feelings loudly.

According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, licensing officers should use conditions at their disposal to protect the children and adults of this community from noise nuisance, anti-social behaviour and inconsiderate behaviour by building in conditions that are appropriate to this sensitive site.

If the Southwark Licencing is minded to grant this application in spite of the above issues, we strongly request the following conditions:

20. There needs to be condition on permitted hours of deliveries and refuse collections. Given the number of residents including children in Montague Close, the condition should specify **no deliveries or disposals between 8pm and 7am**. To be workable in real life, this condition must also specify that the **applicant will not give keys to suppliers**. (Experience has taught us that if they have keys, suppliers are not governed by the planning or licensing conditions and will do whatever they like, delivering and collecting all through the night).
21. Every crate of empty bottles dropped into the bins will be audible to residents, including children so we ask for a condition that any disposals of bottles **from the premises to the bins** are forbidden between **8pm and 7am**. The bins need to be locked from that time onwards to prevent wildcat collections by suppliers outside of these hours.
22. We ask for the trading hours to be **no later than 11pm**. Experience shows that bar customers, after departing, tend to stand around in the street discussing their ongoing plans in voices elevated by drink. If the hours are granted as per the application, it could be 2am before there is any peace for the children and adults in this area
23. **We ask for any drinking outside to be forbidden**. The narrow strip outside the bar (and the neighbouring bar) is already inadequate for evacuation space in the case of an emergency. The space cannot be blocked by drinkers. We also request this on the grounds of public nuisance noise for the many residential neighbours.
24. We ask for a specific condition that the applicant will put **no chairs or tables outside or in any other way the colonise public realm**, and that the applicant **will quickly move away any customers** who try to take their drinks outside, or stand outside smoking, talking on phones or otherwise blocking the space. We ask that **prominent signage** is placed by the doors to advise customers that they are not permitted to smoke, use their phones or take their drinks outside.
25. We ask for a condition that the applicant provides **dedicated security staff** to stop clients using the space outside as per condition 5.

26. We ask for a condition that the applicant will undertake not to apply in future for permission to colonise the narrow strip outside for the consumption of alcohol or for customers to use it as an extension of the bar.
27. We ask for a condition of the provision of **doors with air-lock slow releases** (to avoid slamming). This might be achieved by a simple measure such as ensuring that doors and windows are kept closed after a particular time, or more sophisticated measures like the installation of acoustic curtains or rubber speaker mounts to mitigate sound escape from the premises may be appropriate.
28. We ask for a condition that **all doors and windows will be kept closed after 9pm**, to minimise noise pollution from music and voices.
29. We ask for a condition that **no music systems** will face outwards into the public realm or be fixed outside the premises.
30. We ask for a condition to limit the decibel level of music to 72 or less, as per the next condition.
31. We ask for a condition that music must be set to a level where it is never audible to residents' premises or in Southwark Cathedral even when doors and windows are open. This setting cannot be left at the discretion of the DJ but must be fixed on all in-house equipment and monitored when DJS bring their own equipment.
32. We request a condition for the installation of CCTV cameras on the premises to monitor the behaviour of customers leaving and heading towards the residential areas of Winchester Wharf and Montague Close, Winchester Square, Stoney Street and Clink Street.
33. We request a condition that obliges the licensee to supply the following to residents who may be affected by noise: real telephone numbers connected to real people in the case of issues that threaten resident amenity, i.e. afterparties by staff or wildcat deliveries.
34. We request a condition that requires the licence holder or club **to place signs** at the exits from the building encouraging patrons to be quiet until they leave the area, or that, if they wish to smoke, to do so at designated places inside the premises instead of outside, and to respect the rights of people, and particularly children, living nearby to a peaceful night.
35. We request a condition that staff shall be available at the door to guide exiting clients to London Bridge and not Montagu Close. At present, the applicant's dispersal plan states that 'the primary point of dispersal is the main exit on to Montague Close'. This needs to be changed to Borough High Street via the steps up to London Bridge. The applicant indicated a willingness to do this at our meeting.

36. We request that sales of drinks for consumption away from the premises are renounced, because people with these drinks are likely to end up in Montague Close watching the Illuminated River lights and causing a nuisance to residents.
37. We request a condition that the applicant will not allow staff to order taxis or Ubers to stand idling in Montague Close after closing hours.
38. We ask for a condition that if the applicant is to service a private party outside its normal hours, it will leaflet all the residents of Clink and Stoney Street, Montague Close, Winchester Walk, Winchester Square at least one week in advance. Patrons of such events will be escorted away from the residential area by staff and kept quiet. Taxis or minivans booked to take patrons away must wait in a non-residential street – so not in Winchester Walk, Winchester Square, Stoney Street, Clink Street or Montague Close.

[REDACTED]
[REDACTED]
London
SE1 [REDACTED]

Letter sent by email Monday 25 March 2019 to licensing@southwark.gov.uk

Email to licensing@southwark.gov.uk

Re: Application 867079 Adventure Bar
Railway Arches 2d And 2e Montague Close SE1 9DA

Dear Sirs,

I am objecting to this application because I understand that it contravenes the provisions of the Cumulative Impact Zone. It also proposes hours of operation that are outside those established in current Southwark Licencing Policy.

My main objection is on grounds of the potential for drunken noise and public nuisance (street urination, fights and other disturbance etc) from 250 customers departing late at night in a heavily residential zone that includes children (we think there are around 500 residents who may be affected locally) I understand this application is twinned with another for a bar of similar capacity (app 867078 Lockes Bar) with the same licensing hours, thus up to 450 customers may be leaving these premises at a similar time, wandering the streets, shouting and singing when residents are trying to sleep.

I would request that conditions are added to reduce the hours these premises are open for, and to ensure that no servicing of the premises takes place out of hours, in order to protect the sleep of children and adults in surrounding streets.

I would also request that consideration is given to how customers might be encouraged or dispersed away from the residential areas when they leave the premises, i.e. as directly as possible towards London Bridge for transport connections home, so that they are less tempted to loiter in the residential areas.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

London SE1 [REDACTED]

Date : 25 March 2019
To : licensing@southwark.gov.uk
From : [REDACTED]
[REDACTED]
[REDACTED]
London SE1 9DL
Re : App 867079 **Adventure Bar**
Railway Arches 2d And 2e Montague Close SE1 9DA

I am writing to object to this application, on its own, and in connection with another license application 867078 (Lockes Bar).

Both of these applications call for long and late hours for much of the week. Yet another venue that would bring noise and large numbers of partying people to our residential area.

Approving this application would seem to ignore the issues associated with this area being in a Cumulative Impact Zone. We do not need more alcohol-infused revellers in our neighbourhood (day and night) with all the issues of safety and crime and nuisance that arise.

Not only is this a problem for those of us who (a) sleep around here, and (b) walk through the streets to get back home when we have been out, and (c) endure the already large crowds in the area during weekends and especially in summer; BUT it is also reckless to invite **yet more people into this close area**, with more alcohol and noise, when quarters are already extremely tight. Southwark would not be able to guarantee adequate provision of safety in event of an emergency.

Thank you for your extremely careful consideration of this application. This is a real issue for our neighbourhood.

Email to licensing@southwark.gov.uk

App 867079 Adventure Bar

Railway Arches 2d And 2e Montague Close SE1 9DA

Dear Sirs,

This application contravenes the provisions of the **Cumulative Impact Zone and proposes hours** of operation are **well outside** those established in current **Southwark Licencing Policy**.

The application has the potential to increase **public nuisance** with the inevitable noise from 250 customers departing late at night, their voices elevated by drink, in a zone that has a large population of residents including **children**. In fact, this application is twinned with another for a bar of similar capacity (app 867078 Lockes Bar) so we are talking about releasing at least 450 people 'into the wild' in the early hours here. The number of residents who stand to be affected by an increase in drinkers can be best estimated by the number of people who were cordoned in or out of their homes after the terrorist attack (on the very site of these bars) in 2017: there were 500 of us.

There is an issue of **public safety** in that the narrow access does not provide adequate space for massing outside in the case of an emergency evacuation. Outside that access strip, the area is already densely populated by bars that would be competing for the same space. I am also concerned that servicing, necessarily from Montagu Close, which is already logjammed, entails a risk of **blocking the path of emergency vehicles**.

Conditions need to be added to reduce the hours, limit the hours of servicing and to ensure that no servicing takes place out of hours at the expense of the sleep of children and adults in all surrounding streets.

Yours sincerely

██████████

██████████████████

██████████ SE1 ████████

From: [REDACTED]
Sent: Tuesday, March 26, 2019 6:49 PM
To: Regen, Licensing
Cc: [REDACTED]
Subject: Objection to App 867079 Adventure Bar

Objection to App 867079 Adventure Bar
Regarding:
App 867079 Adventure Bar
Railway Arches 2d And 2e Montague Close SE1 9DA
867078 Lockes Bar

To Whom it May Concern,

We object to the current application **867079** Adventure Bar due to the following 3 reasons:

- I. The Provisions of the Cumulative Impact Zone are not met. An additional licensed premise might present an added driver for criminal behavior that requires already stretched law enforcement resources.
- II. The application has been submitted for a bar for up to 200 guests and not a food serving restaurant. This council's policies privilege locals that serve mainly food and not just beverages. Allowing further bars might cause a precedence for further applications and approvals of bars.
- III. The requested opening hours are outside the established hours in the Southwark Licensing Policy. To our knowledge residents have not been informed about this application which could seriously impact our quality of life and wellbeing.

We are really worried that the already high nightly

disturbances due to drunk people aggregating on the square between Glazer Hall and Minerva House will be massively increased due to the approval of this 'Adventure Bar'. Broken Glass on the street and other forms of vandalism are likely to increase. Just recently our house door got vandalized by nightly 'adventurers'.

How to fix this?

Please don't get us wrong: We appreciate living in such a central and lively location but there are plenty of negative externalities coming with such a night club and these need to be internalized. Thus either the Council:

- A) facilitates a dialogue with the operators of such establishments (e.g. Adventure Bar),
- B) massively increases presence of Law Enforcement or private security that ensures noise emission standards are met and public safety is guaranteed,
- C) ensures that the entry and exit of this new bar are towards London Bridge,
- D) either limits opening hours to 11pm or demonstrates that intelligent people flow mixed with state of the art noise reduction measures can keep noise emissions at the current level,
- and
- E) eliminates and cleans up vandalism immediately (broken glass stays for days on the square, urine smell on the stairs to London Bridge prevails until the next rain fall, and some of the street pylons haven't been fixed since they have been axed....).

OR we have to massively object to this application.

As a note: We received even consultation noticed by Heathrow Airport regarding their current plans and consultation despite not living in an area affected by LHR. However noticing us about an establishment that would impact us with likely more noise, vandalism, and congestion on Montague Close seems not to be a priority for the Council.

We have both worked in the past 15 years on public policy on local, national, and UN level and are happy to assist the Council in internalizing any potential negative externalities.

Sincere regards,

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

From: [REDACTED]
Sent: Wednesday, March 27, 2019 7:32 AM
To: Regen, Licensing
Subject: App 867079 Adventure Bar, Resident Objection Flat 10

Objection to App 867079 Adventure Bar
Regarding:
App 867079 Adventure Bar
Railway Arches 2d And 2e Montague Close SE1 9DA
867078 Lockes Bar

To Whom it May Concern,

We object to the current application **867079** Adventure Bar due to the following 3 reasons:

- I. The Provisions of the Cumulative Impact Zone are not met. An additional licensed premise might present an added driver for criminal behavior that requires already stretched law enforcement resources.
- II. The application has been submitted for a bar for up to 200 guests and not a food serving restaurant. This council's policies privilege locals that serve mainly food and not just beverages. Allowing further bars might cause a precedence for further applications and approvals of bars.
- III. The requested opening hours are outside the established hours in the Southwark Licensing Policy. To our knowledge residents have not been informed about this application which could seriously impact our quality of life and wellbeing.

We are already very concerned by the alarming increase in drunkenness, drunken gangs, various forms of vandalism, broken glasses and bottles and the unfortunate smell of urine in the area between Minerva House, Cathedral Square and Glaziers Hall. Still more people consuming alcohol for longer periods in an area that is already very well provided for with alcohol serving outlets can only further aggravate the deteriorating situation.

How to fix this?

Please don't get us wrong: We appreciate living in such a central and lively location but there are plenty of negative externalities coming with such a night club and these need to be internalized. Thus either the Council:

A) facilitates a dialogue with the operators of such establishments (e.g. Adventure Bar),

B) massively increases presence of Law Enforcement or private security that ensures noise emission standards are met and public safety is guaranteed,

C) ensures that the entry and exit of this new bar are towards London Bridge,

D) either limits opening hours to 11pm or demonstrates that intelligent people flow mixed with state of the art noise reduction measures can keep noise emissions at the current level,

and

E) eliminates and cleans up vandalism immediately (broken glass stays for days on the square, urine smell on the stairs to London Bridge prevails until the next rain fall, and some of the street pylons haven't been fixed since they have been axed....).

OR we have to massively object to this application.

Sincere regards,

[REDACTED]

[REDACTED]

[REDACTED]

London SE1 [REDACTED]

From: [REDACTED]
Sent: Wednesday, March 27, 2019 10:37 AM
To: Regen, Licensing
Subject: App 867079 Adventure Bar Railway Arches 2d And 2e Montague Close SE1 9DA

App 867079 Adventure Bar
Railway Arches 2d And 2e Montague Close SE1 9DA

Dear Sirs,

I wish to object to this application on the following grounds

The setting up of further licensed premises will only impact negatively upon residents' lives.

As longtime residents of this area we have witnessed the multiple problems residents have to deal with due to drunkenness and all of the associated antisocial problems that this causes.

I have personally over the years had to cope with:

- * vandalism late at night on my car parked on a disabled car parking space in Clink Street caused by drunken people who I could not on my own deal with and just had to watch as the mirrors on my car were torn off and the paint work badly damaged.

- * Calling the emergency services on two occasions to young people collapsed in the street suffering from the causes of intoxication, one of whom was given CPR on the doorstep (to our then residence in a Clink Street apartment block) by a medic late at night when I returned home. The young people accompanying the young woman were themselves so intoxicated they were unable to call the emergency services who when I spoke to them were confused at the many drunken calls they were receiving and eventually having spoken to me sent a medic who saved the girl's life.

- * On taking my disabled son to school once I found a young woman asleep on the bonnet of my car who was still intoxicated from the previous night's activities.

There is no reason why residents should have to deal with the impact of noise and anti social problems caused by commercial premises in the first place. For further planning applications to be granted that will exacerbate the already considerable problems residents deal with on a day to day basis would further diminish residents quiet enjoyment of their homes.

Further licensed premises will also diminish the general public's enjoyment of the public realm along the riverside. Residents should be able to enjoy the public realm just outside their homes especially around the Cathedral and the square close to the river next to our homes which was part of the original public realm planning granted when 6 Montague Close was built.

I would also make the following points:

1. The application contravenes the provisions of the Cumulative Impact Zone. There is a presumption against setting up yet another licensed premises unless it can be demonstrated that such new premises will not present an added burden of criminal antisocial behaviour that draws on the resources of the police and hospitals (as well as sacrificing the amenity of residents to the profit of the licensee).

2. The application is for a bar for 200 clients and not a restaurant. Southwark's policies privilege establishments that serve substantial food and not just drink. Given the saturation of bars in this area, there is no good reason to allow another huge establishment purely for drinking. In this case, another bar of a similar size of clientele is proposed for next door, so a total of 450 extra drinkers are to be hosted in this confined space.

3. The proposed hours of operation are well outside those established in current Southwark Licensing Policy. No consultation was offered to residents about the change of use to A3 or we would have strongly requested more reasonable hours than the Planning has consented.

(But in any case we are aware that Planning and Licensing are not joined up.)

We will add that we invited the applicant to meet and discuss this application with us, and that he was kind enough to do so. Southwark Licensing's website does not make available the extra conditions that the applicant has offered, so we could not be aware of them until today, and the deadline for representations has arrived. So we are placing our representation in any case, for the purposes of negotiation. Some of those conditions cover items we are requesting. Some are less robust that we would like. The applicant indicated to us a willingness to look at the conditions we have requested because of the sensitive nature of the site.

The application contravenes the key licensing objectives as follows:

- the protection of children from harm.

There are a number of children under the age of ten living near the proposed premises, with their bedrooms on the street. Their sleep may be disrupted by departing drinkers and by the applicants' servicing, which must take place in Montague Close. Servicing involves not only lorries and vans but also metal trolleys that make an excruciating noise as they are dragged across cobbles. As the application stands, there are no restrictions on deliveries or refuse collection. Moreover, there is no proposed limit on the decibel level of music in the current application.

The World Health Organisation is now reporting on the damage caused to hearing by 'leisure noise'. Children are particularly vulnerable. The World Health Organisation's current studies on noise show that disturbed nights have a serious effect on children. Their concentration the next day is compromised. They can develop headaches and permanent hearing problems.

We wish to draw the committee's attention to the problem of people fuelled by drink who leave the place where they have spent their money and wander down to the river, where they stand under the windows of apartments with children and indulge in explicit talk. In licensing terms, the protection of children from harm includes the protection of children from moral, psychological and physical harm. This includes not only protecting children from the harms associated directly with alcohol consumption but also wider harms such as exposure to strong language and sexual expletives.

- the prevention of crime and disorder;

The proposed premises are steps Montague Close's river viewing point, a square that is a

known trouble spot for drunken behaviour, drug dealing, rough sleeping and violence. Unfortunately, it is also overlooked by apartments belonging to long-term residents – including children – who struggle to sleep as it is. Two new bars with customers and servicing having access through Montague Close can do nothing but exacerbate this issue.

Meanwhile the very thin strip of land outside the bar itself is barely adequate for comings and goings of the large clientele this huge premises will attract. There is a risk of provocation and irritation to people kettled together in such a small space, while drinking, or after drinking.

- public safety

Having toured the premises in person, we feel that the site offers inadequate safety to the customers. The fire exits are inadequate for such huge premises, and in the case of emergencies, hundreds of customers would be forced out into a narrow strip (1.5m) in front of the doors. Another huge bar is proposed next door, sharing this utterly inadequate public evacuation space. An emergency could result in crushing and blocking of escape routes.

The ventilation of the huge premises is currently adequate for the small number of employees on site – an average of five people in the space. How will ventilation be effected in a way that is safe for hundreds of customers? Without detracting from the historic space? What kind of emissions and noise will be created by the necessary airconditioning? Where will the plant be sited?

Downstairs in particular, the ceilings are very low, and people can stand upright only in the central portion. This means that emergency evacuation would be even more difficult in a restricted area. In a panic situation, there could be head injuries.

Montague Close is an exceptionally narrow two-way street. Already, the proliferation of delivery and disposal vehicles can block the path of emergency vehicles. Adding to this logjam only increases the danger that.

Bars need a lot of deliveries and also noisy disposal because the chief waste is bottles, the noisiest item to dispose of. A huge bar like this one needs a huge amount of servicing. Montague Close is already jammed with deliveries to the following places, some of which require extensive servicing:

Glaziers Hall

The new café and gym due to open soon next door the Glaziers Hall

Southwark Cathedral

Montague Chambers

Pizza Express

London Grind

Barrowboy and Banker

Brood

Whiskey Ginger bar

Mudlark pub

Mughouse pub

Pizza Express

Boro Bistro

Borough Market

The photograph below shows how this street can look, with traffic backed up in both directions. Frustrated drivers will sit with their hands on their horns for up to ten minutes.

As can be seen, this is a large number of large premises already blocking the single narrow access route for emergency vehicles. There are already too many premises. The onus needs to be on the applicant to show how and why they would not be adding to this serious safety problem.

- the prevention of public nuisance;

According to the Revised Guidance issued under section 182 of the Licensing Act 2003, it is the responsibility of the licencing officers to take into account the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises, which may be disproportionate and unreasonable. We believe that this large bar (serving up to 250 people at any one time) will have a disproportionate effect on those living and working nearby.

The proposed licence in its current form takes no account of the density of the residential population already at breaking point because of so many bars requiring extensive servicing, deliveries and disposals, and so many customers being let out late at night on to the streets where we live, so much loud music being projected out into the street to attract more customers. Out in the streets where we live, under our windows, these customers become the problem of the residents: having taken their money, the premises take no more responsibility for their behaviour, even though is the alcohol sold to them that provokes most of the public nuisance we experience.

The amenity of residents in this area is already compromised by a saturation of licenced premises. Sleep is difficult. People coming out of bars have their voices elevated by drink. The canyon-like nature of these streets efficiently transmits noise up to our bedrooms – including the bedrooms of young children and babies in this area. Meanwhile, the arch of the bridge is also an excellent sound chamber where drunks or even merry people like to test their voices, by yodelling, for example. We already suffer from the situation at at the Whisky Ginger, adjacent to these proposed premises. Whisky Ginger projects music out into the street at levels that are painfully audible to the 59 residents in Winchester Walk.

An added problem will be caused by the moving rainbow colours of the Illuminated River project on London Bridge, from May 2019. Unfortunately the very best space for viewing these illuminations will be under the windows of residents. We can expect people watching the kinetic display to express their feelings about it, as people do when they see fireworks. When they have also been drinking, we can expect them to express their feelings loudly.

According to the Revised Guidance issued under section 182 of the Licensing Act 2003, licensing officers should use conditions at their disposal to protect the children and adults of this community from noise nuisance, anti-social behaviour and inconsiderate behaviour by building in conditions that are appropriate to this sensitive site.

If the Southwark Licencing is minded to grant this application in spite of the above issues, we strongly request the following conditions:

1. There needs to be condition on permitted hours of deliveries and refuse collections. Given the number of residents including children in Montague Close, the condition should specify no deliveries or disposals between 8pm and 7am. To be workable in real life, this condition

must also specify that the applicant will not give keys to suppliers. (Experience has taught us that if they have keys, suppliers are not governed by the planning or licensing conditions and will do whatever they like, delivering and collecting all through the night).

2. Every crate of empty bottles dropped into the bins will be audible to residents, including children so we ask for a condition that any disposals of bottles from the premises to the bins are forbidden between 8pm and 7am. The bins need to be locked from that time onwards to prevent wildcat collections by suppliers outside of these hours.

3. We ask for the trading hours to be no later than 11pm. Experience shows that bar customers, after departing, tend to stand around in the street discussing their ongoing plans in voices elevated by drink. If the hours are granted as per the application, it could be 2am before there is any peace for the children and adults in this area

4. We ask for any drinking outside to be forbidden. The narrow strip outside the bar (and the neighbouring bar) is already inadequate for evacuation space in the case of an emergency. The space cannot be blocked by drinkers. We also request this on the grounds of public nuisance noise for the many residential neighbours.

5. We ask for a specific condition that the applicant will put no chairs or tables outside or in any other way the colonise public realm, and that the applicant will quickly move away any customers who try to take their drinks outside, or stand outside smoking, talking on phones or otherwise blocking the space. We ask that prominent signage is placed by the doors to advise customers that they are not permitted to smoke, use their phones or take their drinks outside.

6. We ask for a condition that the applicant provides dedicated security staff to stop clients using the space outside as per condition 5.

7. We ask for a condition that the applicant will undertake not to apply in future for permission to colonise the narrow strip outside for the consumption of alcohol or for customers to use it as an extension of the bar.

8. We ask for a condition of the provision of doors with air-lock slow releases (to avoid slamming). This might be achieved by a simple measure such as ensuring that doors and windows are kept closed after a particular time, or more sophisticated measures like the installation of acoustic curtains or rubber speaker mounts to mitigate sound escape from the premises may be appropriate.

9. We ask for a condition that all doors and windows will be kept closed after 9pm, to minimise noise pollution from music and voices.

10. We ask for a condition that no music systems will face outwards into the public realm or be fixed outside the premises.

11. We ask for a condition to limit the decibel level of music to 72 or less, as per the next condition.

12. We ask for a condition that music must be set to a level where it is never audible to residents' premises or in Southwark Cathedral even when doors and windows are open. This

setting cannot be left at the discretion of the DJ but must be fixed on all in-house equipment and monitored when DJs bring their own equipment.

13. We request a condition for the installation of CCTV cameras on the premises to monitor the behaviour of customers leaving and heading towards the residential areas of Winchester Wharf and Montague Close, Winchester Square, Stoney Street and Clink Street.

14. We request a condition that obliges the licensee to supply the following to residents who may be affected by noise: real telephone numbers connected to real people in the case of issues that threaten resident amenity, i.e. afterparties by staff or wildcat deliveries.

15. We request a condition that requires the licence holder or club to place signs at the exits from the building encouraging patrons to be quiet until they leave the area, or that, if they wish to smoke, to do so at designated places inside the premises instead of outside, and to respect the rights of people, and particularly children, living nearby to a peaceful night.

16. We request a condition that staff shall be available at the door to guide exiting clients to London Bridge and not Montagu Close. At present, the applicant's dispersal plan states that 'the primary point of dispersal is the main exit on to Montague Close'. This needs to be changed to Borough High Street via the steps up to London Bridge. The applicant indicated a willingness to do this at our meeting.

17. We request that sales of drinks for consumption away from the premises are renounced, because people with these drinks are likely to end up in Montague Close watching the Illuminated River lights and causing a nuisance to residents.

18. We request a condition that the applicant will not allow staff to order taxis or Ubers to stand idling in Montague Close after closing hours.

19. We ask for a condition that if the applicant is to service a private party outside its normal hours, it will leaflet all the residents of Clink and Stoney Street, Montague Close, Winchester Walk, Winchester Square at least one week in advance. Patrons of such events will be escorted away from the residential area by staff and kept quiet. Taxis or minivans booked to take patrons away must wait in a non-residential street – so not in Winchester Walk, Winchester Square, Stoney Street, Clink Street or Montague Close.

[REDACTED]
[REDACTED]
London
SE1 9DF

12

From: [REDACTED]
Sent: Wednesday, March 27, 2019 10:41 AM
To: Regen, Licensing
Subject: App 867079 Adventure Bar Railway Arches 2d And 2e Montague Close SE1 9DA

I am sending this email as the [REDACTED] of Montague Close.

App 867078 Lockes Bar

Railway Arches B-C Montague Close SE1 9DA

Dear Sirs,

I wish to object to this application on the following grounds

I have profound autism. I find noise and all of the anti social problems caused by drinking even harder to deal with than my neurotypical peers. This planning application will only further diminish my quiet enjoyment of my residence and I strongly object.

The setting up of further licensed premises will only impact negatively upon residents' lives.

As longtime residents of this area my family has witnessed the multiple problems residents have to deal with due to drunkenness and all of the associated antisocial problems that this causes.

I have been with my parent over the years when she has had to cope with:

- * vandalism late at night on our car parked on a disabled car parking space in Clink Street caused by drunken people who I could not on my own deal with and just had to watch as the mirrors on my car were torn off and the paint work badly damaged.

- * Calling the emergency services on two occasions to young people collapsed in the street suffering from the causes of intoxication, one of whom was given CPR on the doorstep (to our then residence in a Clink Street apartment block) by a medic late at night when I returned home. The young people accompanying the young woman were themselves so intoxicated they were unable to call the emergency services who when I spoke to them were confused at the many drunken calls they were receiving and eventually having spoken to me sent a medic who saved the girl's life.

- * On being taken to school once we found a young woman asleep on the bonnet of our car who was still intoxicated from the previous night's activities.

There is no reason why residents should have to deal with the impact of noise and anti social problems caused by commercial premises in the first place. For further planning applications

to be granted that will exacerbate the already considerable problems residents deal with on a day to day basis would further diminish residents quiet enjoyment of their homes.

I would also make the following points:

1. The application contravenes the provisions of the Cumulative Impact Zone. There is a presumption against setting up yet another licensed premises unless it can be demonstrated that such new premises will not present an added burden of criminal antisocial behaviour that draws on the resources of the police and hospitals (as well as sacrificing the amenity of residents to the profit of the licensee).

2. The application is for a bar for 200 clients and not a restaurant. Southwark's policies privilege establishments that serve substantial food and not just drink. Given the saturation of bars in this area, there is no good reason to allow another huge establishment purely for drinking. In this case, another bar of a similar size of clientele is proposed for next door, so a total of 450 extra drinkers are to be hosted in this confined space.

3. The proposed hours of operation are well outside those established in current Southwark Licencing Policy. No consultation was offered to residents about the change of use to A3 or we would have strongly requested more reasonable hours than the Planning has consented. (But in any case we are aware that Planning and Licencing are not joined up.)

We will add that we invited the applicant to meet and discuss this application with us, and that he was kind enough to do so. Southwark Licensing's website does not make available the extra conditions that the applicant has offered, so we could not be aware of them until today, and the deadline for representations has arrived. So we are placing our representation in any case, for the purposes of negotiation. Some of those conditions cover items we are requesting. Some are less robust that we would like. The applicant indicated to us a willingness to look at the conditions we have requested because of the sensitive nature of the site.

The application contravenes the key licencing objectives as follows:

- the protection of children from harm.

There are a number of children under the age of ten living near the proposed premises, with their bedrooms on the street. Their sleep may be disrupted by departing drinkers and by the applicants' servicing, which must take place in Montague Close. Servicing involves not only lorries and vans but also metal trolleys that make an excruciating noise as they are dragged across cobbles. As the application stands, there are no restrictions on deliveries or refuse collection. Moreover, there is no proposed limit on the decibel level of music in the current application.

The World Health Organisation is now reporting on the damage caused to hearing by 'leisure noise'. Children are particularly vulnerable. The World Health Organisation's current studies on noise show that disturbed nights have a serious effect on children. Their concentration the next day is compromised. They can develop headaches and permanent hearing problems.

We wish to draw the committee's attention to the problem of people fuelled by drink who leave the place where they have spent their money and wander down to the river, where they stand under the windows of apartments with children and indulge in explicit talk. In licensing terms, the protection of children from harm includes the protection of children from moral, psychological and physical harm. This includes not only protecting children from the harms associated directly with alcohol consumption but also wider harms such as exposure to strong language and sexual expletives.

- the prevention of crime and disorder;

The proposed premises are steps Montague Close's river viewing point, a square that is a known trouble spot for drunken behaviour, drug dealing, rough sleeping and violence. Unfortunately, it is also overlooked by apartments belonging to long-term residents – including children – who struggle to sleep as it is. Two new bars with customers and servicing having access through Montague Close can do nothing but exacerbate this issue.

Meanwhile the very thin strip of land outside the bar itself is barely adequate for comings and goings of the large clientele this huge premises will attract. There is a risk of provocation and irritation to people kettled together in such a small space, while drinking, or after drinking.

- public safety

Having toured the premises in person, we feel that the site offers inadequate safety to the customers. The fire exits are inadequate for such huge premises, and in the case of emergencies, hundreds of customers would be forced out into a narrow strip (1.5m) in front of the doors. Another huge bar is proposed next door, sharing this utterly inadequate public evacuation space. An emergency could result in crushing and blocking of escape routes.

The ventilation of the huge premises is currently adequate for the small number of employees on site – an average of five people in the space. How will ventilation be effected in a way that is safe for hundreds of customers? Without detracting from the historic space? What kind of emissions and noise will be created by the necessary airconditioning? Where will the plant be sited?

Downstairs in particular, the ceilings are very low, and people can stand upright only in the central portion. This means that emergency evacuation would be even more difficult in a restricted area. In a panic situation, there could be head injuries.

Montague Close is an exceptionally narrow two-way street. Already, the proliferation of delivery and disposal vehicles can block the path of emergency vehicles. Adding to this logjam only increases the danger that.

Bars need a lot of deliveries and also noisy disposal because the chief waste is bottles, the noisiest item to dispose of. A huge bar like this one needs a huge amount of servicing. Montague Close is already jammed with deliveries to the following places, some of which require extensive servicing:

Glaziers Hall

The new café and gym due to open soon next door the Glaziers Hall

Southwark Cathedral

Montague Chambers

Pizza Express

London Grind

Barrowboy and Banker

Brood

Whiskey Ginger bar

Mudlark pub

Mughouse pub

Pizza Express

Boro Bistro

Borough Market

The photograph below shows how this street can look, with traffic backed up in both directions. Frustrated drivers will sit with their hands on their horns for up to ten minutes.

As can be seen, this is a large number of large premises already blocking the single narrow access route for emergency vehicles. There are already too many premises. The onus needs to be on the applicant to show how and why they would not be adding to this serious safety problem.

- the prevention of public nuisance;

According to the Revised Guidance issued under section 182 of the Licensing Act 2003, it is the responsibility of the licencing officers to take into account the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises, which may be disproportionate and unreasonable. We believe that this large bar (serving up to 250 people at any one time) will have a disproportionate effect on those living and working nearby.

The proposed licence in its current form takes no account of the density of the residential population already at breaking point because of so many bars requiring extensive servicing, deliveries and disposals, and so many customers being let out late at night on to the streets where we live, so much loud music being projected out into the street to attract more customers. Out in the streets where we live, under our windows, these customers become the problem of the residents: having taken their money, the premises take no more responsibility for their behaviour, even though is the alcohol sold to them that provokes most of the public nuisance we experience.

The amenity of residents in this area is already compromised by a saturation of licenced premises. Sleep is difficult. People coming out of bars have their voices elevated by drink. The canyon-like nature of these streets efficiently transmits noise up to our bedrooms – including the bedrooms of young children and babies in this area. Meanwhile, the arch of the bridge is also an excellent sound chamber where drunks or even merry people like to test their voices, by yodelling, for example. We already suffer from the situation at the Whisky Ginger, adjacent to these proposed premises. Whisky Ginger projects music out into the street at levels that are painfully audible to the 59 residents in Winchester Walk.

An added problem will be caused by the moving rainbow colours of the Illuminated River project on London Bridge, from May 2019. Unfortunately the very best [REDACTED] for viewing these illuminations will be under the windows of residents. We can expect people watching the kinetic display to express their feelings about it, as people do when they see fireworks. When they have also been drinking, we can expect them to express their feelings loudly.

According to the Revised Guidance issued under section 182 of the Licensing Act 2003, licensing officers should use conditions at their disposal to protect the children and adults of this community from noise nuisance, anti-social behaviour and inconsiderate behaviour by building in conditions that are appropriate to this sensitive site.

If the Southwark Licencing is minded to grant this application in spite of the above issues, we strongly request the following conditions:

1. There needs to be condition on permitted hours of deliveries and refuse collections. Given

the number of residents including children in Montague Close, the condition should specify no deliveries or disposals between 8pm and 7am. To be workable in real life, this condition must also specify that the applicant will not give keys to suppliers. (Experience has taught us that if they have keys, suppliers are not governed by the planning or licensing conditions and will do whatever they like, delivering and collecting all through the night).

2. Every crate of empty bottles dropped into the bins will be audible to residents, including children so we ask for a condition that any disposals of bottles from the premises to the bins are forbidden between 8pm and 7am. The bins need to be locked from that time onwards to prevent wildcat collections by suppliers outside of these hours.

3. We ask for the trading hours to be no later than 11pm. Experience shows that bar customers, after departing, tend to stand around in the street discussing their ongoing plans in voices elevated by drink. If the hours are granted as per the application, it could be 2am before there is any peace for the children and adults in this area

4. We ask for any drinking outside to be forbidden. The narrow strip outside the bar (and the neighbouring bar) is already inadequate for evacuation space in the case of an emergency. The space cannot be blocked by drinkers. We also request this on the grounds of public nuisance noise for the many residential neighbours.

5. We ask for a specific condition that the applicant will put no chairs or tables outside or in any other way the colonise public realm, and that the applicant will quickly move away any customers who try to take their drinks outside, or stand outside smoking, talking on phones or otherwise blocking the space. We ask that prominent signage is placed by the doors to advise customers that they are not permitted to smoke, use their phones or take their drinks outside.

6. We ask for a condition that the applicant provides dedicated security staff to stop clients using the space outside as per condition 5.

7. We ask for a condition that the applicant will undertake not to apply in future for permission to colonise the narrow strip outside for the consumption of alcohol or for customers to use it as an extension of the bar.

8. We ask for a condition of the provision of doors with air-lock slow releases (to avoid slamming). This might be achieved by a simple measure such as ensuring that doors and windows are kept closed after a particular time, or more sophisticated measures like the installation of acoustic curtains or rubber speaker mounts to mitigate sound escape from the premises may be appropriate.

9. We ask for a condition that all doors and windows will be kept closed after 9pm, to minimise noise pollution from music and voices.

10. We ask for a condition that no music systems will face outwards into the public realm or be fixed outside the premises.

11. We ask for a condition to limit the decibel level of music to 72 or less, as per the next condition.

12. We ask for a condition that music must be set to a level where it is never audible to residents' premises or in Southwark Cathedral even when doors and windows are open. This setting cannot be left at the discretion of the DJ but must be fixed on all in-house equipment and monitored when DJs bring their own equipment.

13. We request a condition for the installation of CCTV cameras on the premises to monitor the behaviour of customers leaving and heading towards the residential areas of Winchester Wharf and Montague Close, Winchester Square, Stoney Street and Clink Street.

14. We request a condition that obliges the licensee to supply the following to residents who may be affected by noise: real telephone numbers connected to real people in the case of issues that threaten resident amenity, i.e. afterparties by staff or wildcat deliveries.

15. We request a condition that requires the licence holder or club to place signs at the exits from the building encouraging patrons to be quiet until they leave the area, or that, if they wish to smoke, to do so at designated places inside the premises instead of outside, and to respect the rights of people, and particularly children, living nearby to a peaceful night.

16. We request a condition that staff shall be available at the door to guide exiting clients to London Bridge and not Montagu Close. At present, the applicant's dispersal plan states that 'the primary point of dispersal is the main exit on to Montague Close'. This needs to be changed to Borough High Street via the steps up to London Bridge. The applicant indicated a willingness to do this at our meeting.

17. We request that sales of drinks for consumption away from the premises are renounced, because people with these drinks are likely to end up in Montague Close watching the Illuminated River lights and causing a nuisance to residents.

18. We request a condition that the applicant will not allow staff to order taxis or Ubers to stand idling in Montague Close after closing hours.

19. We ask for a condition that if the applicant is to service a private party outside its normal hours, it will leaflet all the residents of Clink and Stoney Street, Montague Close, Winchester Walk, Winchester Square at least one week in advance. Patrons of such events will be escorted away from the residential area by staff and kept quiet. Taxis or minivans booked to take patrons away must wait in a non-residential street – so not in Winchester Walk, Winchester Square, Stoney Street, Clink Street or Montague Close.

[REDACTED]
[REDACTED]
London
SE1 9DF

From: [REDACTED]
Sent: Monday, March 25, 2019 4:47 PM
To: Regen, Licensing
Cc: [REDACTED]
Subject: App 867079 Adventure Bar

Email to licensing@southwark.gov.uk

App 867079 Adventure Bar
Railway Arches 2d And 2e Montague Close SE1 9DA

Dear Sir/Madam,

I write to register an objection to the above application. The area around Borough Market and the Cathedral is now super-saturated with establishments serving alcohol-based drinks. We certainly do not need any more licensed premises in the immediate area. As a resident locally it is frequently impossible to walk up Stoney Street to Southwark Street because of cross in the road outside the Wheatsheaf, the Market Porter, Southwark Tavern, etc. An alternative route, via Montague Close, is at present not unduly busy but the proposal will lead to large crowds in the confined area of the site and will lead to further loss of see and easy pedestrian routes.

Many local residents, who moved to the area many years ago, with active encouragement from Southwark Council, did so in the reasonable expectation of having quiet enjoyment of their homes. Developments in recent years have had seriously adverse impacts on local residents in terms of noise nuisance, antisocial behaviour and overcrowding of public passages and thoroughfares. We have no wish to have the problem further exacerbated. This application contravenes the provisions of the Cumulative Impact Zone and proposes hours of operation are well outside those established in current Southwark Licencing Policy.

The application will increase public nuisance and inconvenience with the inevitable noise from customers departing late at night. The zone has a large population of residents including children. This application is twinned with another for a bar of similar capacity (app 867078 Lockes Bar) and will lead to releasing large numbers of customers into a small space and make for difficulties of free passage from residence to the Bridge, High Street, rail station, etc.. The number of residents likely to be affected by an increase in drinkers can be estimated by the number of people who were cordoned in or out of their homes after the Borough Market terrorist attack (near the very site of these bars) in 2017: there were 500 of us.

I am also concerned that servicing, necessarily from Montagu Close, which is already log-jammed frequently, entails a risk of blocking the path of emergency vehicles.

Conditions must to be added to reduce the hours, limit the hours of servicing and to ensure that no servicing takes place out of hours at the expense of the sleep of children and adults in all surrounding streets.

Please confirm receipt of this objection and please keep me informed of progress.

Yours truly

[REDACTED]

[REDACTED]
[REDACTED]

Email to licensing@southwark.gov.uk 27 March 2019

App 867079 **The Adventure Bar Co Ltd**
Railway Arches 2D – 2E, Montague Close SE1 9DA

Dear Sirs,

We wish to object to this application on the following grounds relating to Southwark Council's stated policies:

1. The application contravenes the provisions of the **Cumulative Impact Zone**. There is a presumption **against** setting up another licensed premises in the area unless it can be demonstrated that such new premises will not present an added burden of criminal/antisocial behaviour that draws on the resources of the police and hospitals (as well as sacrificing the amenity of residents).
2. The application is for a bar for 200 clients and not a restaurant. Southwark Council's policies privilege **establishments that serve substantial food** and not just drink. Given the large number of bars in this area, there is no good reason to allow another huge establishment purely for drinking. In this case, another bar of slightly larger size is proposed for the adjoining premises, so a total of 450 extra drinkers are to be hosted in a concentrated space.
3. The proposed **hours** of operation (up to 1.30am at weekends) are **well outside those established in current Southwark Licencing Policy**. No consultation was offered to residents about the change of use of the site to A3 with hours of usage up to 1.30am.

Our specific objections under current licensing legislation are as follows:

The protection of children from harm

There are a number of young children living near the proposed premises, with their bedrooms facing onto the street. Granting of the licence will inevitably result in additional noise in the area in the early hours of the morning, both from entertainment at the venue, departing visitors and necessary servicing of the facilities (rubbish disposal in the area, including noisy glass bottle removal typically takes place around 5.00am). As the application stands, there are no restrictions on deliveries or refuse collection. Moreover, there is no proposed limit on the decibel level of music in the current application.

Departing visitors present a particular problem. Already in the area, there is periodic (but considerable) late night/early morning disruption from rowdy behaviour and bad language immediately in the vicinity of residential premises. Notices requesting people to re quiet and respect the peace of residents have little or no effect. This disruption is bound to increase should the licence be granted.

The prevention of crime and disorder

The proposed premises are steps away from Cathedral Square, a river viewing point, which unfortunately already suffers from periodic episodes of drunken behaviour, drug dealing, rough sleeping and violence. The residential properties forming part of Minerva House face directly onto this square. As local residents, we object to greater exposure to antisocial and criminal behaviour in the vicinity which is bound to be a consequence of granting the licence.

Public safety

The premises are located in an area where there is relatively restricted access with narrow pavements separated by a road that allows only one vehicle to pass at a time. Egress from the premises in the event of emergency will be difficult and the number of people evacuated (up to 450 for both sites) will be wholly restrictive to access by emergency vehicles both to the sites and the neighbouring residential premises.

There are already a significant number of premises in the vicinity which require daily services. Adding two new significant venues will only exacerbate the difficulties already encountered with regular serious traffic jams in Montague Close – see picture below for one recent example.



The prevention of public nuisance

The proposed licence in its current form takes no account of the impact that existing bars and other premises, together with the new proposed licences will have on the nearby residential population.

The amenity of residents has already been compromised is already compromised by the large number number of licenced premises. Public nuisance takes the form of:

- Sleep being disturbed by heightened noise from visitors departing licenced premises;
- Sleep disruption from noise from the licenced venues themselves; and
- Worry and concern amongst residents at risk of directly being affected by antisocial behaviour at night arising as a consequence of the licence being granted (increased risks of violence, drug taking etc).

According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, licensing officers should use conditions at their disposal to protect the children and adults of this community from noise nuisance, anti-social behaviour and inconsiderate behaviour by building in conditions that are appropriate to this sensitive site.

If the Southwark Council is minded to grant this application in spite of the above issues, we request the following conditions:

1. There needs to be condition on permitted hours of deliveries and refuse collections. Given the number of residents including children in Montague Close, the condition should specify **no deliveries or disposals between 8pm and 7am**. To be workable in real life, this condition must also specify that the **applicant will not give keys to suppliers**. (Experience has taught us that if they have keys, suppliers are not governed by the planning or licensing conditions and will do whatever they like, delivering and collecting all through the night).
2. Every crate of empty bottles dropped into the bins will be audible to residents, including children so we ask for a condition that any disposals of bottles **from the premises to the bins** are forbidden between **8pm and 7am**. The bins need to be locked from that time onwards to prevent wildcat collections by suppliers outside of these hours.
3. We ask for the trading hours to be **no later than 11pm**. Experience shows that visitors to bars and the like take some time to leave the area. If the hours are granted as per the application, it could be 2am before there is any peace for the children and adults in this area
4. **We ask for any drinking outside to be forbidden**. The narrow strip outside the bar (and the neighbouring bar) is already inadequate for evacuation space in the case of an emergency. The space cannot be blocked by drinkers. We also request this on the grounds of public nuisance noise for the many residential neighbours.
5. We ask for a specific condition that the applicant will put **no chairs or tables outside or in any other way the colonise public realm**, and that the applicant **will quickly move away any customers** who try to take their drinks outside, or stand outside smoking, talking on phones or otherwise blocking the space. We ask that **prominent signage** is placed by the doors to advise customers that they are not permitted to smoke, use their phones or take their drinks outside.

6. We ask for a condition that the applicant provides **dedicated security staff** to stop clients using the space outside as per condition 5.
7. We ask for a condition that the applicant will undertake not to apply in future for permission to colonise the narrow strip outside for the consumption of alcohol or for customers to use it as an extension of the bar.
8. We ask for a condition of the provision of **doors with air-lock slow releases** (to avoid slamming). This might be achieved by a simple measure such as ensuring that doors and windows are kept closed after a particular time, or more sophisticated measures like the installation of acoustic curtains or rubber speaker mounts to mitigate sound escape from the premises may be appropriate.
9. We ask for a condition that **all doors and windows will be kept closed after 9pm**, to minimise noise pollution from music and voices.
10. We ask for a condition that **no music systems** will face outwards into the public realm or be fixed outside the premises.
11. We ask for a condition to limit the decibel level of music to 72 or less, as per the next condition.
12. We ask for a condition that music must be set to a level where it is never audible to residents' premises or in Southwark Cathedral even when doors and windows are open. This setting must be fixed on all in-house equipment and monitored whenever music is being played.
13. We request a condition for the installation of CCTV cameras on the premises to monitor the behaviour of customers leaving and heading towards the residential areas of Winchester Wharf and Montague Close, Winchester Square, Stoney Street and Clink Street.
14. We request a condition that obliges the licensee to supply the following to residents who may be affected by noise: real telephone numbers connected to real people in the case of issues that threaten resident amenity, i.e. afterparties by staff or wildcat deliveries.
15. We request a condition that requires the licence holder or club **to place signs** at the exits from the building encouraging patrons to be quiet until they leave the area, or that, if they wish to smoke, to do so at designated places inside the premises instead of outside, and to respect the rights of people, and particularly children, living nearby to a peaceful night.
16. We request a condition that staff shall be available at the door to guide exiting clients to London Bridge and not Montagu Close. At present, the applicant's dispersal plan states that 'the primary point of dispersal is the main exit on to Montague Close'. This needs to be changed to Borough High Street via the steps up to London Bridge.

17. We request that sales of drinks for consumption away from the premises are renounced, because people with these drinks are likely to end up in Montague Close watching the Illuminated River lights and causing a nuisance to residents.
18. We request a condition that the applicant will not allow staff to order taxis or Ubers to stand idling in Montague Close after closing hours.
19. We ask for a condition that if the applicant is to service a private party outside its normal hours, it will leaflet all the residents of Clink and Stoney Street, Montague Close, Winchester Walk, Winchester Square at least one week in advance. Patrons of such events will be escorted away from the residential area by staff and kept quiet. Taxis or minivans booked to take patrons away must wait in a non-residential street – so not in Winchester Walk, Winchester Square, Stoney Street, Clink Street or Montague Close.

SE1