
Objector 1

From: [REDACTED]
Sent: Tuesday, April 30, 2019 6:04 PM
To: Regen, Licensing
Cc: Dale, Ken; Babudu, Peter
Subject: Licence Application - Six Yard Box - Choumert Road

Dear Wesley,

I am writing to you to express my **deep** concerns ref the licence application for 34/36 Choumert Road for a double fronted sports bar. As I am sure you are aware Six Yard Box have already been operating under a temporary licence and have now expanding from a single unit to a double fronted bar. There are already a build up of issues ref Six Yard Box. For example, one evening recently I returned home via Choumert Road and (in addition to the sports bar customers) there were an a further 10-15 guys gathered outside the bar (I think customers from Lolak) to view the match through the glass frontage, thus adding to the noise levels. There is also the issue of noise travelling through the walls of abutting properties in Choumert Sq, as well as over the houses and into the Square itself. You may wish to visit the site to fully understand the impact of the back-to-back residential and commercial properties and to get a feel of how the noise also travels across the street into the houses opposite. It's all very close quarters down here!

Choumert Sq properties have already been regularly challenged by noise, litter, crime, drinking and drug dealing in Choumert Road. You are probably aware of the problems we had last summer and in 2017 when residents, the Police and Noise Management teams had to deal with illegal PA's and sound systems and big break-out street parties with all the associated issues that activities of this nature bring. There is already a fairly lawless, free-for-all feeling in this part of Choumert Road (which the Council is aware of) and the last thing that is needed here is a Sports Bar to add to these challenges, I therefore I hope that the application will not be granted.

You know my broader concerns about Choumert Road becoming another version of Blenheim Grove. I am fearful that the drinking related problems in Blenheim Grove are in danger of being recreated one street over in Choumert Road. The problems in Blenheim Grove are extremely challenging for residents, the Police and the Council itself i.e. constant noise well into the early hours of the morning, littering, violent crime, drug dealing, fouling of streets with urine, vomit and even human excrement, etc. and the last thing we wants is to exacerbate and expand these problems. The Council's consultation on licence levies identifies that the Council and Police are already stretched in terms of managing these issues, so please take care when looking at long term planning for Choumert Road.

Yours sincerely

[REDACTED]
[REDACTED]

Dear Neighbour

Thank you for engaging the licensing process and feeding back on our application. I do note your concerns and I hope that we are able to put enough measures in place that will both allay your concerns and also have a positive impact on Choumert Road.

As a small business comprised of people local to the Peckham area we do care deeply about the neighbourhood and ensuring that our concept and business enhances the street and is positive for the community. Specifically to the points you raised please see below.

- 1) Regarding the issue of the group that congregated outside and viewed the Champions League game through the window: we took note of this as well on the night and have taken a number of steps in designing the full-time premises to prevent this happening in the future. As such we will be install planters to the front of the premises (still within the envelop of the premises but externally) to create a barrier that will stop people looking in. These planters will be bound by a roped barrier that will only allow people to approach the single door that we will use for entrance and exit. We will also be placing lights and artwork in the windows to again obstruct any view of screens from the street. Finally we have added to our policy handbook that any staff on duty are to monitor the external area to ensure that the pathway outside is kept clear and anyone being anti-social is asked to cease and move on. We have identified days that we expect to be busy and will have an SIA security guard that will monitor the shop and outside area on these days. We expect that this will prevent people being able to stand in the street and still watch our screen.
- 2) Regarding the issue of noise travelling through the walls of the abutting properties, again this is something we were conscious of during the design of the full-time premises. As such we have divided the premises up so that the area for customers is kept to the front of the shop so that there is an added barrier between the residences and our trading area. We are using the area to the rear of the building for stock storage and two customer cubical toilets only. There will be no speakers or other amplified noise allowed in that area. Only two customers will be able to enter that area at any one time. The walls separating the front of house area to the back of house are 30cm thick concrete block. We will be install heavy fire doors which will have a noise cancelling effect on any noise generated in the front of house. We are also adding a course of soundproofing (replacing existing insulation with noise reducing insulation and replacing existing plaster boards with blue double plasterboards) to the ceiling and rear walls to further reduce noise. As such there will be a barrier of two enforced walls and a gap of 1.9m between the walls to cancel out noise generated in the shop floor area. We will have a strict policy on noise in the shop area and will only play music at background noise levels. All speakers will be mounted on rubber mats to reduce impact noise and stop any bass from travelling. These measure should prevent noise from travelling outside the premises and effecting our neighbours.
- 3) Regarding your concerns around the wider issues experienced on the Choumert Road, this is something that we are aware of and we do know the street well. It is our intention to help bring about positive change on the street rather than add to any existing anti-social issues. Firstly, we will be making a number of cosmetic changes to the facade that will clean up the appearance of our building. Our design package includes the installation of external planters that will make the street more pleasant. We also intend to petition the council to remove the defunct and damaged signposts directly outside our premises as we intend to seek permission to add a row of Plant Lock planters in their place which will provide free bicycle as parking as well as improve the look of our neighbourhood.
- 4) We will also look to engage other commercial neighbours and the council about improved waste disposal. We are of the opinion that the street is suffering from a 'broken window effect' in that as there is commercial waste dumped daily on the streets, which contributes to pedestrians feeling ok about littering or adding to the dumped waste. We have engaged a number of the other businesses on the street already and they generally agree. It is our hope that we can work with our neighbours

to come up with better way to process commercial waste and making the street a cleaner and nicer place.

- 5) With regard to the issues you experienced in 2017, I would hope again that our presence would have a preventative effect on incidents such as those. As a licenced premises, we have a responsibility to act within the law and have a number of licensing objectives that we are bound to up hold. As such our staff would act against the staging of any illegal parties, people drinking in the streets, drug dealing, etc. We take our licencing responsibilities very seriously and will do all we can to ensure that there is no anti-social behaviour on the street.

It is our hope to remain on the Choumert Road and become a valued part of the community. We are committed to bringing our vision of a place that gives our customers and the street more than just a bar. We sell vintage football shirts and posters/art, sell local match tickets, display artwork and operate a free weekly 'kick about' in Burgess Park. We are family friendly and hope to create an environment that welcoming to all. As such we intend to expand our coffee and hot drinks offering once we open full time and have more space. We initially engaged as a pop-up to learn more about how we can set up as a full time offering and ensure that when we set up full time we do so in a way that is sustainable and workable for us and our neighbours.

I would welcome a face to face meeting if you think that would be helpful and really hope that you and the rest of our neighbours on Choumert Road and Choumert Square come to see us as a positive place that adds value to the area.

Best Regards

Seb O'Driscoll

Managing Director of Six Yard Box Limited

From: [REDACTED]
Sent: Friday, May 24, 2019 12:55 PM
To: McArthur, Wesley
Cc: [REDACTED]

Subject: Re: Application for a premises licence - Six Yard Box, 34 - 36 Choumert Road, Peckham, London, SE15 4SE (our ref: 867890)

Dear Wesley,

Please thank the applicants for their efforts to take onboard comments from local residents.

However I remain an objector.

I object in principle to *any* bar licences being issued in Choumert Road, as I am concerned that this will set a precedent and Choumert Road could become yet another bar strip, thus recreating the problems found in Blenheim Grove.

Yours [REDACTED]

see comments below

Choumert Sq properties have already been regularly challenged by noise, litter, crime, drinking and drug dealing in Choumert Road. You are probably aware of the problems we had last summer and in 2017 when residents, the Police and Noise Management teams had to deal with illegal PA's and sound systems and big break-out street parties with all the associated issues that activities of this nature bring. There is already a fairly lawless, free-for-all feeling in this part of Choumert Road (which the Council is aware of) and the last thing that is needed here is a Sports Bar to add to these challenges, I therefore I hope that the application will not be granted.

You know my broader concerns about Choumert Road becoming another version of Blenheim Grove. I am fearful that the drinking related problems in Blenheim Grove are in danger of being recreated one street over in Choumert Road. The problems in Blenheim Grove are extremely challenging for residents, the Police and the Council itself i.e. constant noise well into the early hours of the morning, littering, violent crime, drug dealing, fouling of streets with urine, vomit and even human excrement, etc. and the last thing we want is to exacerbate and expand these problems. The Council's consultation on licence levies identifies that the Council and Police are already stretched in terms of managing these issues, so please take care when looking at long term planning for Choumert Road.

Yours sincerely

[REDACTED]
[REDACTED]

Objector 2

From: [REDACTED]

Sent: Wednesday, May 01, 2019 9:16 AM

To: Regen, Licensing

Subject: Six Yard Box Peckham Ground Floor, 34-36 Choumert Road, London, SE15 4SE ~ APP 867890

1st May 2019

Dear Sirs,

I have had notification of a Premises Licensing application for the above business which was recently installed as a temporary 'pop-up' enterprise in Choumert Road.

I wish to object to the request for extended seven-day-a-week Licensing Hours (with ability to show films and to play recorded music) for the following two key reasons:

- the premises is very small, despite now expanded into a double-front from the first single pop-up earlier this year - and the risk is inevitable that the activity will extend out into Choumert Road itself (as has already been witnessed by a local resident)
- the licensing application proposed shouldn't go ahead for consideration until proper sound insulation is installed to buffer sound transfer and prevent disturbance to local residents: both those living above 34-36 Choumert Road, those in adjoining Choumert Road properties, and those of us in Choumert Square who are located close to or directly behind Six Yard Box.

To expand:

1. The location of the premises I know well. It is close to the Thomas Calton Centre and Lolak Restaurant. In summer months, over the last run of years, there have been large noisy crowds gathering around these locations into the night. I know from attending liaison meetings with the local Police that this stretch of Choumert Road, which is embedded in an otherwise quiet residential area, has been a source of concern for local residents because of crowd gathering, refuse in the streets from impromptu partying, and nuisance noise. To open yet another licensed premises with the ability to sell alcohol on and off the premises is likely to be a factor that contributes to increasing the noise and trouble rather than aiming to contain it. The screening of football matches in itself is there to incite the excitement and the adrenalin rush of those supporting a team/side. Watching football matches encourages loud whoops of joy or dismay. And when done collectively, the sound can be deeply disturbing. As mentioned above, a neighbour reported back that crowds were recently gathered outside the premises to watch the screen from the road rather than cram into the tiny space that 34-36 actually affords its clients. The noise carried.
2. I live directly behind the premises. I would like to point out that noise insulation doesn't seem to have been considered by the proprietors nor applied prior to either this operation or licensing application. The rear wall of my property in Choumert Square (no. 40 and also no. 39 next door) is a wall that was formerly the shared rear wall of 34-36's back yard. It is single brick depth. When I moved to the Square in 1985 the area behind my house was 34-36 Choumert Road's open backyard, and the rear wall of their residence was some distance away from mine. However over the years,

without any form of planning consultation, the yard has had a roof placed over it to provide a covered ground floor area at the premises' rear. Two velux windows were later installed in that roof. So what was formerly a yard became first a store area, and, as I understand it, is now designed to provide bathroom facilities. But no sound insulation has been applied - and the noise of any movement or speech or music from the premises or directly in the rear of this former yard area comes directly through to my living room - and is so acoustically loud it's as if it were actually happening inside my own house. I have witnessed this already with movement of what sound like barrels at the rear of 34-36. And when the velux windows are opened (as they seem to be fairly permanently) the noise drifts straight up into my rear bedroom which is just a few feet from their opening. Along my immediate stretch of neighbouring Choumert Square houses are families with very young children.

3. I would be happy to reconsider my objection if the proprietors gave due regard first to the proximity and composition of the wall dividing our properties, and insulated them with appropriate material (breeze blocks) to lessen the noise impact. If you check records you will find that some years ago, when the rear was being used as an assembly point for a group of men, that I had the Noise Team out to listen to the sounds that directly came through as if a group of men were shouting at the end of my living room.
4. Choumert Square provides us all with a tranquil haven - which is why we have chosen to live there and make it not only a key part of Peckham's Heritage for future generations but have created there a garden site that's admired, celebrated and visited by people from all over the UK and the world! We can live side by side with commercial activities - that's the spirit of inner city life; but there MUST be control about how their business operates. And the building fabric of 34-36's rear premises will transmit sound out and up and down the immediate environment unless remedial sound-proofing treatment is undertaken.
5. So I would like to ask, please, before this licensing application progresses that the issue of noise through walls and out of veluxes into neighbours' bedroom windows is first properly addressed. And if it can be, in consultation with neighbours, then I'm sure we will all wish Six Yard Box a happy home there.
6. Until then, my objection remains strongly in place.

Please acknowledge safe receipt of this objection.

Thank you

██████████
██████████
██████████

Dear Neighbour

Thank you for engaging the licensing process and feeding back on our application. I do note your concerns and I hope that we are able to put enough measures in place that will both allay your concerns and also have a positive impact on Choumert Road.

As a small business comprised of people local to the Peckham area we do care deeply about the neighbourhood and ensuring that our concept and business enhances the street and is positive for the community. Specifically to the points you raised please see below.

- 1) Regarding the issue your neighbour witnessed of the group that congregated outside 36 Choumert Road to view the Champions League game through the window: we took note of this as well on the night and have taken a number of steps in designing the full-time premises to prevent this happening in the future. As such we will be install planters to the front of the premises (still within the envelop of the premises but externally) to create a barrier that will stop people looking in. These planters will be bound by a roped barrier that will only allow people to approach the single door that we will use for entrance and exit. We will also be placing lights and artwork in the windows to again obstruct any view of screens from the street. Finally we have added to our policy handbook that any staff on duty is to monitor the external to ensure that the pathway outside the premises is kept clear and anyone being anti-social is asked to cease and move on. We have identified days that we expect to be busy and will have an SIA security guard that will monitor the shop and outside area on these days. We expect that this will prevent people being able to stand in the street and still watch our screen. It is our intention that only patrons inside the premises can watch matches and once we are at capacity we will not permit anyone else to enter the premise or queue outside to get in.
- 2) We do understand the issues that you have identified regarding the back of house area that is directly against the residences of Choumert Square. We will, as part of our fit out works, add additional sound proofing to the ceiling and rear of our premises before opening and have engaged two construction companies to carry this out. Prior to the pop-up we had very limited scope as to the works that we could carry out on the building as we only had a short term licence. However, as part of our tenancy we have agreed with the landlord a programme of works that will add a course of soundproofing to the building. This will involve replacing existing insulation with noise reducing insulation and replacing existing plaster boards with blue double plasterboard in the ceiling. We will add a second wall to the rear (along with a cavity) which will be comprised of concrete blocks which sound further reduce noise.
- 3) Regarding the movement of heavy barrels, whilst the sound proofing sound make a big impact on this, we would like to engage with our neighbours to work out an optional time for deliveries so that we are not moving these barrels at inconvenient times. We can write these designated times into our operating policy and share with our suppliers.
- 4) We have divided the internal area of premises up so that the shop floor is kept to the front of the shop and that there is an added partition barrier between the residences and our trading area as well as the original external shop wall and the newer wall built against your rear wall. We will use the area to the rear of the building for stock storage and two customer cubical toilets, however not before adding a course of soundproofing to the ceiling and rear walls. There will be no speakers or other amplified noise allowed in that area. Furthermore, only two customers will be able to enter that area at any one time. The walls separating the front of house area to the back of house are 30cm thick concrete block. We will install heavy fire doors which will have a noise cancelling effect on any noise generated in the front of house. As such there will be a barrier of two enforced walls and a gap of 1.9m between the walls to cancel out noise generated in the shop floor area. Due to the impact of the skylight windows, we will seal them in order to stop noise escaping that route. We do have a strict policy on noise in the shop area and will only play music at background noise levels. All speakers will be mounted on rubber mats to reduce impact noise and stop any

bass from travelling. These measure should prevent noise from travelling outside the premises and effecting our neighbours.

It is our hope to remain in the Choumert Road and become a part of the community. We are committed to bring our vision of a place that gives our customers and the area more than just a bar. We sell vintage football shirts and posters/art, sell local match tickets, display artwork and operate a free weekly 'kick about' in Burgess Park. We are family friendly and hope to create an environment that welcoming to everyone. As such we intend to expand our coffee and hot drinks offering once we open full time and have more space. We initially engaged as a pop-up to learn more about how we can set up as a full time offering and ensure that when we set up full time we do so in a way that is sustainable and workable for us and our neighbours.

I would welcome a face to face meeting if you think that would be helpful and really hope that you and the rest of our neighbours on Choumert Road and Choumert Square come to see us as a positive place that adds value to the area.

Best Regards

Seb O'Driscoll

Managing Director of Six Yard Box Limited

From: [REDACTED]
Sent: Thursday, June 06, 2019 7:58 AM
To: McArthur, Wesley
Subject: Re: Application for a premises licence - Six Yard Box, 34 - 36 Choumert Road, Peckham, London, SE15 4SE (our ref: 867890)

Dear Wesley,

Further to my earlier acknowledgement of your email, I would first like to thank the applicant for their considered response to the issue of sound-proofing their property prior to operation and their willingness to meet with neighbours regarding optimal times for delivery etc.

However, I remain concerned that the position of a premises with an ability to sell alcohol for consumption off site as well as on site will add to the growing difficulties experienced with crowds and noise in this stretch of Choumert Road. My concern is that this facility will encourage this road's current evolution into a hub for street-crowding and partying at night - as evidenced earlier this week when the Noise Team had to be called out by Choumert Square neighbours and parents with young children had disturbed nights.

And while, as I've said, I very much appreciate the careful reply to my reservations about noise transfer, last Saturday night intrusive sound travelled from Six Yard Box during the final match between Spurs and Liverpool: men's voices were heard loudly and clearly by myself and friends from my living room, the sound having travelled through the rear wall and via the premises' backyard velux windows which were wide open.

Unfortunately, my work commitments prevent me from being able to attend the hearing, but I would like to state that my objections as originally stated remain - but most particularly to the issue of being able to sell alcohol to be consumed offsite.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]