

Resident 1

From: [REDACTED]
Sent: Wednesday, August 21, 2019 3:07 PM
To: Regen, Licensing
Subject: LICENSE APPLICATION NUMBER: 869334

Dear Southwark Council,

I wish to object to the application made by Belair House for application until 2am & 2.30am for live music, clubs and the sale of alcohol.

I am a local resident and the spill-over into Dulwich Village and the surrounding areas is unacceptable.

We expect a peaceful and quiet area to be at home and as residents we pay not only our council taxes but also the Dulwich Estate and expect a level of peace and quiet in the area.

Having Belair House hosting club nights and events into the very early hours is unacceptable around a peaceful and quiet residential area.

I would be happy to attend any consultation meeting you decide to hold.

[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

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

From: [REDACTED] On Behalf Of Regen, Licensing
Sent: Wednesday, August 21, 2019 11:16 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Belair licence application 869334

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

From: [REDACTED]
Sent: Wednesday, August 21, 2019 10:07 AM
To: Regen, Licensing
Subject: Belair licence application 869334

I wish to object to this application.

I live at [REDACTED] with my husband and 5 children. Music being played until 2.30am in this residential area is unacceptable. Belair are dreadful at communicating and interacting with the local community and have demonstrated no track record of being sympathetic or responsible neighbours.

Kind regards

[REDACTED]
Sent from my iPhone

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

From: Regen, Licensing
Sent: Thursday, August 22, 2019 8:19 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Belair Night Extension 869334

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

From: [REDACTED]
Sent: 21 August 2019 22:28
To: Regen, Licensing
Subject: Belair Night Extension 869334

Sir/Madam

I wish to object to this licensing application under the Licensing Act 2003. It will certainly create a public nuisance.

We live on [REDACTED] and can hear very clearly the sound from Belair. Indeed we have been kept awake several weeks ago by some sort of party there which continued until 4am.

I see no reason or justification for such an extended licence, neither for the number of days applied for, nor for the early hours sought. Nor is it evident how the licence would be policed - 4am is not 2.30am.

Dulwich is a family locality and it has been maintained as such for many years. The creation of a night club is not in itself objectionable except that the hours are too late and the proposal is for the most of the week.

The application should be rejected.

Thank you

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

Resident 4

From: [REDACTED] **On Behalf Of** Regen, Licensing
Sent: Wednesday, August 21, 2019 11:02 AM
To: [REDACTED]
Cc: Kalu, Richard
Subject: FW:

From: [REDACTED]
Sent: Wednesday, August 21, 2019 10:11 AM
To: Regen, Licensing
Subject:

Dear Sir,

I object to the application for extended licensing hours as per Belair House, Licence application 869334, as I consider that this would be damaging to the local environment.

I should add that the condition in which the property and grounds of Belair House are maintained fall far short of what would be expected of so beautiful a building and grounds.

Best wishes,

[REDACTED]

Sent from Mail for Windows 10

Resident 5

From: [REDACTED] **On Behalf Of** Regen, Licensing
Sent: Wednesday, August 21, 2019 11:02 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW:

From: [REDACTED]
Sent: Wednesday, August 21, 2019 10:11 AM
To: Regen, Licensing
Subject:

Dear Sir,

I object to the application for extended licensing hours as per Belair House, Licence application 869334, as I consider that this would be damaging to the local environment.

I should add that the condition in which the property and grounds of Belair House are maintained fall far short of what would be expected of so beautiful a building and grounds.

Best wishes,

[REDACTED]

Sent from Mail for Windows 10

Resident 6

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

From: Regen, Licensing
Sent: Thursday, August 22, 2019 8:17 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Belair House, Licence application 869334

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

From: [REDACTED]
Sent: 22 August 2019 07:06
To: Regen, Licensing
Subject: Belair House, Licence application 869334

Dear Sir or Madam

With reference to the above application, I wish to register my strong objections as a resident of [REDACTED] on the following basis:

The extension of a music and alcohol licence until 2.30am is excessive and inappropriate to Dulwich which is fundamentally a family location.

The occasional late licence from Bel Air in recent months has been very disruptive to local residents with noise continuing beyond the approved hours.

The idea of a late licence on weekdays is even more inappropriate given the local schools are a major reason people live in this area.

Late music licence would potentially bring larger numbers into the College Rd and Gallery Rd area on a regular basis which would change the nature of this area.

I am very much in favour of increasing the footfall in Dulwich with activity appropriate to the area. Occasional late music is appropriate and I believe the existing arrangement of one-off applications is the right one.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Sent from my iPhone

Resident 8

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

From: [REDACTED]
Sent: Thursday, August 22, 2019 12:34 PM
To: [REDACTED]
Subject: FW: Extension of Belair License

869334 L1U attached

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

From: Regen, Licensing
Sent: Thursday, August 22, 2019 8:19 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Extension of Belair License

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

From: [REDACTED]
Sent: 21 August 2019 18:52
To: Regen, Licensing
Subject: Extension of Belair License

Dear Council,

I live at [REDACTED] and am writing to object to the extension of the Belair license to 2.30am. We live in a very residential area and on summer nights with windows open the noise and music from Belair and indeed Dulwich Park carries and keeps us all awake.

While we accept this on occasions such as for The Lambeth Fair - it doesn't seem reasonable to allow a drinking and possibly musical license until 2.30am in such a dense residential area. And the noise does carry.

This is totally out of keeping with the quiet and residential nature of Dulwich Village.

Thank you,

[REDACTED]

Sent from my iPhone

Resident 9

From: Regen, Licensing
Sent: Friday, August 23, 2019 7:32 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Applications for Premises Licences, Club Registrations, and Reviews : Licence Number: 869334

From: [REDACTED]
Sent: 22 August 2019 18:50
To: Regen, Licensing
Subject: Applications for Premises Licences, Club Registrations, and Reviews : Licence Number: 869334

Dear Licensing Team

Date: 22/8/2019

I wish to object strongly to the application 869334 by Belair House, Beauberry House, Gallery Road, SE21 7AB, on the grounds of public nuisance. This venue has had late night licenses in the past, many of them accompanied by very loud music. Their ability to keep the sound of music- particularly the driving bass of dance music- inside the venue is limited, especially in the summer. The thumping noise travels directly over the park and playing field straight to the back of our house and other houses on the [REDACTED]. When this happens I and my family have found sleep impossible in any bedroom at the rear of our house until they stop. It is completely unreasonable to allow this to go on until 2am on up to four days a week.

It is noteworthy that the applicants have made no attempt to consult with neighbours likely to be affected by their application.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

Resident 10

From: Regen, Licensing
Sent: Friday, August 23, 2019 8:55 AM
To: [REDACTED]
Cc: Kalu, Richard
Subject: FW: Belair relicensing

[REDACTED]
[REDACTED]
Southwark Council | Licensing | Regulatory Services
Tel: 0207 525 5748 | **Fax:** 020 7525 5705
Call Centre: 020 7525 2000
Email: licensing@southwark.gov.uk

In future if you wish to submit an application, a quicker way would be to [apply online](#)

Postal Address:

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

Visitor's Address:

160 Tooley Street | London | SE1 2QH

From: [REDACTED]
Sent: Friday, August 23, 2019 8:47 AM
To: Regen, Licensing
Subject: Belair relicensing

I wish to object to this on the grounds that, should it be granted, there would be increased noise & disruption for longer periods, especially in mid - week. Realistically, any event that went on to 0230 would still be causing upset for an hour later at least. While it is said that music & drinking would be indoors again unrealistic, especially in Summer. Are all doors & windows going to be closed? & the traffic generated?

It should be noted that Belair is adjacent to a College boarding house: are children to have their sleep disrupted not to mention the dangers of increased traffic.

It should also be noted that, as far as I am aware, neighbours have not been consulted about these extended times.

[REDACTED]
[REDACTED]

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

From: Regen, Licensing
Sent: Friday, August 23, 2019 10:40 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Belair application

[REDACTED]
Processing Manager
Southwark Council | Licensing | Regulatory Services
Tel: 0207 525 5748 | Fax: 020 7525 5705
Call Centre: 020 7525 2000
Email: licensing@southwark.gov.uk

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

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

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

From: [REDACTED]
Sent: Wednesday, August 21, 2019 6:28 PM
To: Regen, Licensing
Subject: Belair application

Dear Sir/Madam

Application number 869334 - Belair House

My name and address - [REDACTED]

I am writing to express my strong concerns about the application by Belair House to extend their opening times. I understand that they are applying for a licence until 2.30 am which will include the playing of music until then. It also appears to include the sale of alcohol until 2am.

I live in [REDACTED] which backs on to the Dulwich Sports club and beyond that is Belair House and grounds. Any loud music from Belair House will have a serious impact on us and our ability to sleep at night. There is also the issue of increased traffic late at night as visitors leave the venue.

I hope you can take these factors into consideration.

Yours sincerely

[REDACTED]

Resident 12

From: Regen, Licensing
Sent: Friday, August 23, 2019 11:09 AM
To: [REDACTED]
Subject: FW: OBJECTION - application 869334

[REDACTED]
Processing Manager
Southwark Council | Licensing | Regulatory Services
Tel: 0207 525 5748 | **Fax:** 020 7525 5705
Call Centre: 020 7525 2000
Email: licensing@southwark.gov.uk

In future if you wish to submit an application, a quicker way would be to [apply online](#)

Postal Address:

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

Visitor's Address:

160 Tooley Street | London | SE1 2QH

From: [REDACTED]
Sent: Friday, August 23, 2019 10:56 AM
To: Regen, Licensing
Cc: [REDACTED]
Subject: OBJECTION - application 869334

I hereby object to the application made by Belair House, Beauberry House, Gallery Road, SE21 7AB on the grounds of **Public Nuisance**.

Belair House sits amongst a quiet residential area. Living opposite the site, noise from the venue already affects us dramatically – both from the events themselves as well as the arrival and dispersion of guests.

Lengthening the operating hours throughout the week would clearly increase the level of existing nuisance that we already experience as local residents. Noise of events, and dispersion of guests between the hours of late evening and early morning (2.30am) must be considered as anti social. Dulwich village is a low density, quiet residential areas, not an entertainment zone.

I object to this application.

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

Resident 13

From: Regen, Licensing
Sent: Friday, August 23, 2019 11:33 AM
To: [REDACTED]
Subject: FW: Application 869334

From: [REDACTED]
Sent: Friday, August 23, 2019 11:16 AM
To: Regen, Licensing
Subject: Application 869334

I write to voice opposition to the latest Belair application on the ground of noise nuisance, especially after 10pm on any day.

A recent party there caused a huge and disturbing nuisance for hundreds of yards all around.

If there is to be any licence it should exclude live or amplified music out of doors, especially after 10pm.

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

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

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

Resident 14

From: Regen, Licensing
Sent: Friday, August 23, 2019 3:37 PM
To: [REDACTED]
Subject: FW: Licence Number: 869334 - Belair House

From: [REDACTED]
Sent: Friday, August 23, 2019 1:19 PM
To: Regen, Licensing
Subject: Licence Number: 869334 - Belair House

23rd August 2019

Licence Number: 869334

I would like to register an objection with regard to Belair House - Licence Number 869334. My objection is based on the prevention of public nuisance and the protection of children from harm. I live a relatively close distance to Belair and between my house and Belair there is little in the way of buildings and trees - this means that noise travels easily to my property. We have on numerous occasions been disturbed by music/noise from Belair and so this proposed Licence is of great concern. This Licence would allow live music/sale of alcohol 4 days a week until 2am. This is highly unsuitable for the residential environment it is in.

We are particularly concerned if the windows and doors are open as the noise can then travel quite far.

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

Resident 15

From: Regen, Licensing
Sent: Tuesday, August 27, 2019 7:57 AM
To: [REDACTED]
Subject: FW: premises licence 869334

From: [REDACTED]
Sent: Saturday, August 24, 2019 12:09 PM
To: Regen, Licensing
Subject: premises licence 869334

Dear Southwark Licensing

I wish to object to the licence application number 869334 in respect of Belair House, Beauberry House, Gallery Road, SE21 7AB.

Based on previous experience of events at the premises, I have found that the noise comes straight through to College Gardens. Granting the licence will lead to unacceptable public nuisance through increased noise and general disruption in to the early hours.

Yours

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Date: 24 August 2019.

Resident 16

From: Regen, Licensing
Sent: Tuesday, August 27, 2019 8:08 AM
To: [REDACTED]
Subject: FW: Belair House Licensing Application, Licence 869334

[REDACTED]
Processing Manager
Southwark Council | Licensing | Regulatory Services
Tel: 0207 525 5748 | **Fax:** 020 7525 5705
Call Centre: 020 7525 2000
Email: licensing@southwark.gov.uk

In future if you wish to submit an application, a quicker way would be to [apply online](#)

Postal Address:

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

Visitor's Address:

160 Tooley Street | London | SE1 2QH

From: [REDACTED]
Sent: Monday, August 26, 2019 12:38 PM
To: Regen, Licensing
Cc: [REDACTED]
Subject: Belair House Licensing Application, Licence 869334

We wish to register our strong objection to the proposed extension of the Belair House licence to allow serving of alcohol and playing of live and recorded music until 2.30am.

Any music from Belair House would be very clearly heard by residents in College Gardens. This is a significant public nuisance. Increased time for alcohol consumption would also increase the likelihood of public disorder. Residents and their children would be unable to sleep. This is particularly harmful for young children.

We hope the Council will reject this application as completely unreasonable in a residential area.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
26 August 2019

[REDACTED]
[REDACTED]
Sent from Samsung Mobile on O2

Resident 17

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

From: [REDACTED]
Sent: Tuesday, August 27, 2019 8:53 AM
To: [REDACTED]
Subject: FW: Belair application

869334 L1U Attached

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

From: Regen, Licensing
Sent: Friday, August 23, 2019 10:40 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Belair application

[REDACTED]
Processing Manager
Southwark Council | Licensing | Regulatory Services
Tel: 0207 525 5748 | Fax: 020 7525 5705
Call Centre: 020 7525 2000
Email: licensing@southwark.gov.uk

In future if you wish to submit an application, a quicker way would be to apply online

Postal Address:

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

Visitor's Address:

160 Tooley Street | London | SE1 2QH

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

From: [REDACTED]
Sent: Wednesday, August 21, 2019 6:28 PM
To: Regen, Licensing
Subject: Belair application

Dear Sir/Madam

Application number 869334 - Belair House

My name and address - [REDACTED]

I am writing to express my strong concerns about the application by Belair House to extend their opening times. I understand that they are applying for a licence until 2.30 am which will include the playing of music until then. It also appears to include the sale of alcohol until 2am.

I live in [REDACTED] which backs on to the [REDACTED] and beyond that is Belair House and grounds. Any loud music from Belair House will have a serious impact on us and our ability to sleep at night. There is also the issue of increased traffic late at night as visitors leave the venue.

I hope you can take these factors into consideration.

Yours sincerely

[REDACTED]

Resident 18

From: [REDACTED] **On Behalf Of** Regen, Licensing
Sent: Wednesday, August 28, 2019 11:31 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: 869334 - Belair House SE21

From: [REDACTED]
Sent: Wednesday, August 28, 2019 11:24 AM
To: Regen, Licensing
Subject: 869334 - Belair House SE21

I would like to object to the above application, which would permit Belair to have live and recorded music playing until 2am on four nights a week and until midnight on the other nights.

I live at [REDACTED] Noise, particularly music, from events at Belair is easily heard in our house as there are only open playing fields between us and Belair. This is a public nuisance.

Generally speaking we are most affected by events at Belair on Summer evenings. It was my recollection that the terms of their current licence require them to keep all doors and windows closed when events are in progress, and this seems to work relatively well in containing the noise. On occasions, however, we are kept awake on warm evenings by Belair events because the management are clearly not policing the requirement to keep doors and windows closed. I note that there is no requirement in the current application for windows and doors to remain closed.

Belair House is in a residential area and it is inappropriate for it to hold events under 2.30 am as a matter of course. This issue has recently been considered at some length with Dulwich Picture Gallery, where the Gallery worked with local residents to come to an acceptable compromise. I am not aware that Belair has made any attempt to discuss this licence application with local residents, and we were not notified of the application.

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

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

[REDACTED]
[REDACTED]

Resident 19

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

From: [REDACTED] On Behalf Of Regen, Licensing
Sent: Wednesday, August 28, 2019 4:14 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Belair House, Gallery Road, SE21 7AB Licence Application 869334

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

From: [REDACTED]
Sent: Wednesday, August 28, 2019 4:01 PM
To: Regen, Licensing
Subject: Belair House, Gallery Road, SE21 7AB Licence Application 869334

I write as a local resident to object as strongly as I can to the application to extend the current licensing hours for entertainment, live and recorded music and the supply of alcohol to 00.30 hours every Sunday, Monday and Tuesday night and to 02.30 hours every Wednesday, Thursday, Friday and Saturday night.

My wife and I live about [REDACTED] from Belair House and we object for at least three reasons.

- 1) Noise. This is a quiet residential area with many schools, including a prominent boys' boarding school. Every time there is a musical event at Belair House the noise has been enough to disturb us 500 yards away.
- 2) Traffic. Those who attend late night events at Belair House do not live nearby. Most come by car and the limited parking causes noise and obstruction in Gallery Road which is an annoyance and a danger to local residents and to other road users.
- 3) History. In 2008 a similar application was made by those then responsible for running Belair House. There had been a number of late night events which had caused considerable annoyance and disruption. The objections then raised by local residents were so overwhelming that the application was withdrawn. (See Beauberry House Restaurant Licence Application 827304). There is no reason to think that opposition this time will be any less.

To permit this annoyance, noise and nuisance potentially every night of the week until 00.30 hours, and until 02.30 hours potentially every Wednesday, Thursday, Friday and Saturday night in a quiet residential area is neither reasonable nor acceptable. Dulwich Picture Gallery, an internationally recognized institution, only 100 yards or so from Belair House, is a shining example of a responsible institution which shows every consideration for its neighbours. The same cannot be said for Belair House.

[REDACTED]

[REDACTED]

Resident 20

From: Regen, Licensing
Sent: Thursday, August 29, 2019 11:49 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Belair House, Licence application 869334 by Belair Mansion Limited.

From: [REDACTED]
Sent: Thursday, August 29, 2019 11:26 AM
To: Regen, Licensing
Cc: [REDACTED]
Subject: Belair House, Licence application 869334 by Belair Mansion Limited.

Dear Sir/Madam

I am writing to object to the above application by **Belair Mansion Limited** for a Premises Licence for the above property which includes a licence to: 1) play live music , 2) to play recorded music 3) for dance and 4) a licence to sell alcohol for consumption off the premises and 4) sale of alcohol on the premises for **every day and night** of the week including Sundays till midnight, Mon –Tuesday– till midnight and Wednesday to Saturday 2.30 am.

I and my family are local residents living on [REDACTED] which [REDACTED] Belair House across the adjoining playing fields. Regularly in the past we have been disturbed into the early hours of the morning from music blaring out from this venue which carries across the playing fields and has caused us a great deal of disturbance and stress – stopping us from sleeping and destroying the local amenity of the area. This noise has been made worse by customers using the balcony and therefore the doors being open – so although the music was inside it was travelling outside as the balcony doors were open. In addition when people leave the venue they often walk down our street in large groups making a lot of noise which causes further disturbance.

I should also stress that the applicant has never consulted with the local community and despite complaining to them in the past they have continued to cause disturbance in breach of their previous licence.

There are a number of further points I would like to bring to the attention of the committee:

- 1) our house and bedroom windows are less than 500 meters from Belair House separated only by fields and a few trees – noise carries very easily.
- 2) this is a residential area and the suggested hours of opening and playing music are completely out of keeping with the residential amenity of the area. I don't think anyone would think it appropriate that music to be playing till 2.00 am in the morning on any day of the week .
- 3) I and my children have been disturbed from noise from this venue in the past. I have complained in the past at the venue but no action has been taken and repeat disturbances have occurred.
- 4) in addition to noise I am also concerned by people leaving the venue in the early hours of the morning – we are regularly disturbed by groups of people making a large amount of noise in the early hours having left the venue – it also increases the taxi and cars driving down in our street in the early hours which cause disturbance.
- 5) the applicant has not consulted with the local community and has not demonstrated how their proposals will not disturb the area. At the very least I would expect him to undertake a background

Resident 21

From: Regen, Licensing
Sent: Thursday, August 29, 2019 1:55 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Belair House, Licence application 869334

From: [REDACTED]
Sent: Thursday, August 29, 2019 1:48 PM
To: [REDACTED]
Cc: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: Belair House, Licence application 869334

Dear Sir/Madam

Belair House, Licence application 869334

I am writing on behalf of the [REDACTED] to object in the strongest possible terms to this licence application.

Our [REDACTED] is a constituted body, formed over 25 years ago representing the interests of the 200 households in [REDACTED]

Burbage Road lies 500 metres from Belair House over open ground, over which noise carries considerably.

Our objections relate to the following:

1. The hours proposed are considerably out of line with a residential area

Burbage Road is a residential road 500 metres from Belair House comprising of a range of 200 family units including many schoolchildren. The houses back on to open ground with bedrooms particularly at the back.

A further 200 households lie in Turney Road at a similar distance over open land from Belair. Boarding houses of Dulwich College lie within 500 metres of the premises. Around 50 premises in College Gardens, Frank Dixon Way and Dulwich Village lie at a similar distance,

The proposed licensing hours of Wednesday - Saturday till 2.30am (live and recorded music and alcohol till 2am) and Sunday till 00.30 am are totally inappropriate for this family area and, together with dispersement, would constitute a significant nuisance well into the early hours.

2. The hours proposed are out of line with other facilities in the immediate vicinity

The many sports clubs in the area all close by 11pm with exceptional late nights to 1am (under Temporary Events Licences) with prior notification to the Residents Associations locally.

The neighbouring Dulwich Picture Gallery (also aimed at the wedding venue market) has a recently negotiated licence with considerably shorter hours for indoor, outdoor, preformed and recorded music, typically to 11pm with a limited number of exceptions (agreement dated 26/03/2019). The conditions attached to the DPG application are sensible, considerable and detailed .

3. There has been a lack of consultation with local residents by the applicant

There had been no engagement by the applicant with either the residents of Burbage Road, Turney Road or Dulwich Village or The Dulwich Society, despite all of these being thriving and active associations.

Other social facilities in the area:

- Have codes of conduct for their entertainment activities, agreed with the RAs
- Inform all residents of one off events which will take place after midnight well in advance
- Provide emergency telephone numbers for these events which are manned by those on site.

4. The dispersal of attendees at late night events will add considerably to disturbance in this area

Having an impact on crime, parking, and traffic during the normally peaceful hours.

5. The applicant is new, but the previous management has not demonstrated a good track record of compliance in respect of its current licence

It is a condition of the current licence that windows are kept closed to prevent noise travelling, this has not always been complied with.

Examination of the Southwark environmental complaints register will testify to recent noise complaints.

Whilst writing we would note that the management of TENS licences for the premises seems amiss. The number of TENS applied for does not tally with the TENS listed on the Southwark website and the limit of permitted TENS. This does not give us confidence in the current management of the licensing of this venue.

We propose the following:

- That the hours of licensing come into line with other facilities, and in particular for indoor events, for example:

- normal hours are up to 11pm Sunday to Thursday and up to midnight on Friday and Saturday
- the number of special events after midnight (including TENS) is never more than one a week
 - these are never on consecutive nights
 - do not include weekday nights (Sunday-Thursday) and
 - never extend to later than 1am.
- That the licensing agreement is comprehensive and covers:
 - Reference to the existing condition of windows being kept closed on warm nights.
 - Proper sound insulation measures are put in place (including such things as air-conditioning to allow for door / window closures).
 - A noise management plan
 - Consideration to traffic / parking, especially during school hours
 - A proper outdoor policy: patrons - how many, where, and hours - both start and finish; rubbish storage & handling; amplified music / PA sound etc
- That a system of notifying RAs of any evening events after 11pm come into effect using the email addresses:
 - Burbage Road Residents' Association: [REDACTED]
 - Turney Road Residents' Association: [REDACTED]
 - Dulwich Village Residents Association: [REDACTED]
- That the venue puts together a dispersal plan to the satisfaction of the Council and the RAs
- **We strongly recommend that you make reference to the licensing conditions for the Dulwich Picture Gallery when making your final determination including the fact there are different provisions for indoor and outdoor events.**

Please do not hesitate to contact me with regard to any questions or further representations you may require.

I am happy to provide evidence of our constitution and the quorum for agreement for this policy by my Committee under separate cover for your records if required.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Resident 22

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

From: Regen, Licensing

Sent: Friday, August 30, 2019 8:03 AM

To: [REDACTED]

Subject: FW: Objection - Licence Application 869334 Belair House

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

From: [REDACTED]

Sent: Friday, August 30, 2019 6:55 AM

To: Regen, Licensing

Subject: Objection - Licence Application 869334 Belair House

Dears Sirs

I wish to register a formal objection to the above application on the grounds that:

the use of any live /recorded sound broadcasting system during such unsocial hours will have both a certain and obvious detrimental environmental impact on all surrounding residential properties both near far. The result will be to rob both individuals and families (especially those with young children) of essential sleep leading to unwanted public health and welfare consequences - in short a public nuisance.

Whilst the location appears remote it is not! The premises set on an elevated position in open parkland ensures any noise/sound will travel considerable distances (especially over water and in winter time) well beyond 1,000 metres effecting all nearby residential properties - Turney and Burbage Roads in particular.

For the record, it is worth noting that the Application is timed to coincide with the school holiday period when many families are away thereby denying them timely knowledge of the application and the opportunity to register an objection - common practice by any applicant when seeking this type of Licensing Application - and more so when seeking to avoid public/neighbourly consultation.

Yours faithfully

[REDACTED]

Resident 23

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

From: Regen, Licensing

Sent: Friday, August 30, 2019 2:49 PM

To: [REDACTED]

Subject: FW: Belair

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

From: [REDACTED]

Sent: Friday, August 30, 2019 2:21 PM

To: Regen, Licensing

Subject: Belair

[REDACTED] wish to lodge an objection to the license application by the owners of Belair in Gallery Road.

I consider that license should not be given for a time beyond midnight as it can lead to a public nuisance to people living in the area, both from the sound of the music and the noise from cars leaving the site.

[REDACTED]

Resident 24

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

From: [REDACTED] On Behalf Of Regen, Licensing
Sent: Wednesday, September 11, 2019 4:29 PM
To: [REDACTED]
Subject: FW: Belair House, Licence application 869334

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

From: [REDACTED]
Sent: Monday, September 02, 2019 8:23 PM
To: Regen, Licensing
Subject: re: Belair House, Licence application 869334

As Residents of Burbage Road we wish to strongly object to this licensing application.

Over the last decade we have been disturbed by noise nuisance from this venue - both live music and recorded music 'indoors', with varying frequency depending on which operator is currently holding the license - both late at night, but occasionally during the day at weekends It is close enough to a large number of properties, with only park land between, for the noise to carry considerably. Because of such, it is certainly within a residential area, and as such should have hours of opening appropriate to that - i.e. closure at 23.00.

To that end this current application has totally inappropriate hours of opening, refreshment, and music, not least due to its proximity to a number of schools and the boarding houses thereof.

As lead for children's Neurosciences at the NHS, I would like to reiterate the negative impact on neuro-development caused by continued disturbance of sleep pattern in children. this is a real and present risk of this application to a large number of local children.

The late night / early morning sale of alcohol to be consumed off premises will also lead to a marked increase in nuisance and disturbance, particularly so close to Belair Park land.

Disturbance from noise, both internal and external, is likely to be considerable, there are insufficient regulations to reduce noise impact even if they are imposed within the much restricted hours that are in line with other venues near by.

As such we wish to strongly object on all 4 aspects of Southwark licensing objectives under the Licensing act 2003; in particular the prevention of crime and disorder, prevention of public nuisance and prevention of harm to children

Yours

[REDACTED]

[REDACTED]

2nd September 2019

Resident 25

From: Regen, Licensing
Sent: Monday, September 02, 2019 8:02 AM
To: [REDACTED]
Subject: FW: 869334 - Belair House SE21

From: [REDACTED]
Sent: Friday, August 30, 2019 6:10 PM
To: Regen, Licensing
Subject: 869334 - Belair House SE21

I am writing to object to the above application, which would permit Belair to have live and recorded music playing until 2am on four nights a week and until midnight on the other nights.

[REDACTED] next to Belair House. Noise, particularly music, from events at Belair is easily heard in our house as there are only open playing fields between us and Belair. When this happens late in the evening it is a public nuisance.

Generally speaking we are most affected by events at Belair on summer evenings. I understand that under the terms of their current licence Belair is required to keep all doors and windows closed when events are in progress, and this seems to work relatively well in containing the noise. On occasions, however, we are kept awake on warm summer evenings by Belair events because presumably the management are not policing the requirement to keep doors and windows closed.

I note that there is no requirement in the current application for windows and doors to remain closed. This should be a condition of any licence.

Belair House is in a residential area and it is inappropriate for it to hold events until 2.30 am as a matter of course. This issue has recently been considered at some length with Dulwich Picture Gallery, where the Gallery worked with local residents to come to an acceptable compromise. I am not aware that Belair has made any attempt to discuss this licence application with local residents, and we were not notified of the application.

I do not object to music on a Friday and Saturday night until midnight, but any later should be dealt with by a limited number of TENS applications.

Regards,

[REDACTED]
[REDACTED]

[REDACTED]

Resident 26

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

August 30th 2019

Application No: 857582 - Belair House, Gallery Road London SE21 7AB :

The Dulwich Society opposes the above application.

The Society object to this licence application which would permit this restaurant (i) to have opening hours past midnight on Mondays, Tuesdays and Sundays and until 02.30 am on Wednesdays – Saturdays ; and (ii) to play live and recorded music indoors (but with no restrictions preventing windows from being open) until 02.00. This will inevitably cause nuisance to those living in the nearby residential area.

Furthermore , the Society opposes the applicant's request for the grant of a licence permitting sale by retail of alcohol to be consumed off premises until midnight (Mondays Tuesdays and Sundays) and until 02.30 for the remainder of the week ; the applicant is holding itself out as running a restaurant, not an off-licence where alcohol can be bought at late hours and consumed off-premises; this could result in an increase in both nuisance and crime and disorder in what is largely a residential area.

The opening hours sought might be appropriate for, say, a bar or night club served by good public transport in a part of Southwark with an already busy night-time economy (as per recommended closing times for such establishments in Southwark's Licensing Code) but are not appropriate in this location. The Society urges the Licencing Committee to reject this application.

[REDACTED] On Behalf of The Dulwich Society

Extract of Minutes of a Meeting of the Dulwich Society Executive Committee held on August 30th 2019

The Committee considered details of application No 869334 by Belair Mansion Limited, Belair House Gallery Road SE21 for a new premises licence. They expressed concern that at least 2 of the objectives of the Licensing Act were not satisfied in that : (i) the proposed opening hours (until 02.30 am on at least 4 days each week) of a restaurant in a largely residential area would result in nuisance to those living nearby and (ii) the sale (until at least midnight on Mondays, Tuesdays and Sundays and until 02.30 on all other days) of alcohol to be consumed off-premises would result in an increase in both nuisance and crime and disorder .

It was therefore resolved that [REDACTED] submit a representation opposing this application on behalf of the Society.

[REDACTED]

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

31st August 2019

Application by Belair for licence extensions
Licence 869334

Dear Sirs

My wife, [REDACTED] and I would like to object to the application being made which significantly extends the provisions of the existing licence.

A similar application made about 6 years ago was, I believe, withdrawn either in whole or part after local residents strongly objected.

Our reasons are s follows in the light of the aims and objectives provisions set out in the Act :

1. To simplify what was considered to be an unnecessarily bureaucratic licensing process; (
2. To provide better and more proportionate regulation to give business greater freedom and flexibility to meet customer expectations; (

The above considerations are outweighed by the matters raised below.

3. To provide greater choice for customers, including tourists, about where, when and how they spend their leisure time; (

We am not aware that local people make much, if any, use of Dulwich and Dulwich is not a tourist area after

daytime hours once the Gallery closes.

4. To encourage more family friendly premises where younger children can be free to go with the family; (

The extensions being sought have nothing to do with making the premises family friendly. On the contrary they will interfere substantially with the family life of those who live nearby. Noise carries very easily from Belair towards College Gardens assisted either by the usual south westerly prevailing wind or the stillness of the night there being no other source of regular noise in the vicinity. Our past experiences of noise from Belair at night have been very annoying and made it necessary to close windows. Even with the permitted hours they appear to specialize in having parties with fireworks as a feature.

5. To further the development within our communities of our rich culture of live music, dancing and theatre both in rural areas and town centres; (

Belair cannot be said to be situated in a town centre nor in a rural area but in a suburban area which is essentially residential with parks and which people and families, both residents and visitors, enjoy because of its very calm and silence. That is one of its most positive attractions which needs to be preserved.

6. To regenerate areas that need increased investment and employment opportunities that a thriving and safe late night economy can bring;

This does not apply to Dulwich. If a night economy were to be developed here then most of the residents would leave

7. To provide necessary protections for local residents whose lives can be blighted by disturbance and anti-social behaviour associated with the behaviour of some people

visiting places of entertainment. (

This is a most important criterion in this case. Noise from Belair has blighted the lives of local residents. That noise is not merely associated with loud music but also those late night revellers making their way towards the village and via Love Walk towards College Road as well as the noise of traffic leaving in the early hours of the morning.

Generally

This application has come out of the blue with no attempt having been made by those responsible for running Belair to consult the residents of College Gardens and, as far as I am aware, anybody else who lives nearby. That is typical of their lack of consideration for local people and their feelings but entirely consistent with the way they have operated Belair in the past. Past licence(s) have insisted that windows are closed when loud music is played but it appears from the noise we have heard that that stipulation has not been met on occasions in the past.

We, like all who live in College Gardens (so far as we are aware) are very firmly against the extensions being sought. Past applications by organisations such as the Dulwich Gallery have raised considerable concern amongst local residents especially about the effect of late night activities in this area. We very much hope that the present applications for licence extensions will be rejected.

[REDACTED]

[REDACTED]

Resident 28

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

From: Regen, Licensing
Sent: Monday, September 02, 2019 8:32 AM
To: [REDACTED]
Subject: FW: Belair House

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

From: [REDACTED]
Sent: Saturday, August 31, 2019 10:56 AM
To: Regen, Licensing
Subject: Belair House

Dear Sirs,

I understand that there is a new licensing application for Belair House.

I am a local resident and consider this application to be totally inappropriate in this area. I park in their car park every day to walk my dogs and the debris and broken glass that is there now can only get worse with what they propose. It will become known as a late night drinking venue for the youth element, not only locals but from further afield, also encouraging drug taking, as is obvious already from the amount of 'laughing gas' cylinders scattered around the park as a whole and Belair car park.

Dulwich Village and the surrounding area is very family orientated and they make constant use of the local parks, as do the very many dog walkers, and even now you can see the damage and debris these youngsters leave behind, after they have been in the park the night before.

Southwark Council might not consider Belair House to be in a residential area, but the noise from there carries to local residents, not to mention the family who have recently refurbished the old stables right next door at great expense.

I hope you will reconsider their application, because, as I have said, it is completely inappropriate..

Thank you,

Yours faithfully,

[REDACTED]
[REDACTED]

Resident 29

From: Regen, Licensing
Sent: Monday, September 02, 2019 8:37 AM
To: [REDACTED]
Subject: FW: Objection to licence application 869331

From: [REDACTED]
Sent: Saturday, August 31, 2019 11:42 AM
To: Regen, Licensing
Subject: Objection to licence application 869331

31st August 2019

Licensing Unit

London Borough of Southwark

Dear Sirs,

Belair House, Gallery Road Dulwich SE21 7AB

Objection to licence application 869331 [Licence application 869334](#)

I object to Licence application 869334. These objections are on grounds of:

- A The prevention of crime and disorder
- B Public safety
- C The prevention of nuisance
- D The protection of children from harm
- E Non compliance with existing licence conditions

The venue is inappropriate for late night music and drinking as it has no safeguards for the local residents and school boarding houses for noise and disturbance. There is no double glazing or air conditioning in the rooms used for the late night regulated activities. In particular first floor rooms are used as event spaces increasing the noise transfer in the vicinity of the building. Participants at events regularly use the outside spaces and terraces (including those on the first floor) during regulated hours creating additional noise and disturbance in breach of existing conditions. **Objection grounds A, B, C, D.**

The noise from events is clearly audible inside houses in College Gardens with the windows shut. The noise is increased in the Summer when the venue allows participants at events outside and residents have their windows open. The effect is one of an open air night club causing disturbance until the early hours for local residents. **Objection grounds C, D.**

In the past it is clear that previous promoters at that time were aware of a potential for crime and disorder at the event posting both drug and security notices with security guards at the entrances. The dispersal of large numbers of people in high levels of intoxication with vehicles has been a problem in the past. A return to this situation would be entirely inappropriate. **Objection grounds A, B, D, E**

After previous event there were empty bottles, broken glass, litter and evidence of urination outside of the building when the park reopened in the morning posing a potential danger for the general public, including children. **Objection grounds A, B, D**

Conclusion

There should be no events after 11pm and no events with recorded or live music should be permitted at any time outside the building.

Stringent adherence to the conditions surrounding keeping doors and windows closed should be maintained. Conditions should be made and proper checking by the Borough concerning the suitability, location of rooms and soundproofing including double glazing and air conditioning .

The current licence application should be refused.

Yours faithfully,

██████████

Resident 30

From: Regen, Licensing
Sent: Monday, September 02, 2019 9:05 AM
To: [REDACTED]
Subject: FW: Re Licence application No. 869 334

From: [REDACTED]
Sent: Saturday, August 31, 2019 1:57 PM
To: Regen, Licensing
Subject: Re Licence application No. 869 334

Dear Sir/Madam

Re the application by Belair House, Gallery Rd. S21 7AB to extend their alcohol sales hours and their dancing music extensively, I wish to object as this is a residential area which would suffer greatly. I recommend that the licensing hours remain as at present.

Has the nursery school opposite these premises been informed?

Yours faithfully

[REDACTED]
[REDACTED]
[REDACTED]

Resident 31

From: Regen, Licensing
Sent: Monday, September 02, 2019 9:32 AM
To: [REDACTED]
Subject: FW: License application 869334

From: [REDACTED]
Sent: Sunday, September 01, 2019 10:36 AM
To: Regen, Licensing
Subject: License application 869334

I live at [REDACTED] and am writing to object in the strongest possible terms to this licence application.

College Gardens is lies approximately 100 meters from Belair House.

My objections relate to the following:

1. The hours proposed are considerably out of line with a residential are

College Gardens is a residential road approximately 100 meters from Belair House, my house faces towards Belair house with nothing but green fields and a tennis court between i.e no protection from noise at all. I usually sleep with windows open.

The proposed licensing hours of Wednesday - Saturday till 2.30am (live and recorded music and alcohol till 2am) and Sunday till 00.30 am are totally inappropriate for this family area and, together with dispersement, would constitute a significant nuisance well into the early hours.

2. The hours proposed are out of line with other facilities in the immediate vicinity

The many sports clubs in the area all close by 11pm with exceptional late nights to 1am (under Temporary Events Licences) with prior notification to the Residents Associations (RAs) locally.

The neighbouring Dulwich Picture Gallery (also aimed at the wedding venue market) has a recently negotiated licence with considerably shorter hours for indoor, outdoor, preformed and recorded music, typically to 11pm with a limited number of exceptions (agreement dated 26/03/2019). The conditions attached to the DPG application are sensible, considerable and detailed .

3. There has been a lack of consultation with local residents by the applicant

There has been no engagement by the applicant with College Gardens residents despite our close proximity.

Other social facilities in the area:

- Have codes of conduct for their entertainment activities, agreed with the RAs
- Inform all residents of one off events which will take place after midnight well in advance
- Provide emergency telephone numbers for these events which are manned by those on site.

4. The dispersal of attendees at late night events has in the past caused considerable disturbance in this area

Having an impact on crime, parking, and traffic during the normally peaceful hours. We have previously experienced large groups of people moving around College gardens after such events, this is a huge worry and as a lone female makes me feel very vulnerable.

5. The applicant is new, but the previous management has not demonstrated

It is a condition of the current licence that windows are kept closed to prevent noise travelling, this has not always been complied with.

Examination of the Southwark environmental complaints register will testify to recent noise complaints.

Whilst writing I would note that the management of TENS licences for the premises seems amiss. The number of TENS applied for does not tally with the TENS listed on the Southwark website and the limit of permitted TENS. This does not give us confidence in the current management of the licensing of this venue.

The only tolerable solution would be :-

- That the hours of licensing come into line with other facilities, and in particular for indoor events, for example:
 - normal hours are up to 11pm Sunday to Thursday and up to midnight on Friday and Saturday
 - the number of special events after midnight (including TENS) is never more than once per month and never to extend beyond 1am
- That the licensing agreement is comprehensive and covers:
 - Reference to the existing condition of windows being kept closed on warm nights.
 - Proper sound insulation measures are put in place (including such things as air-conditioning to allow for door / window closures).
 - A noise management plan
 - Consideration to traffic / parking, especially during school hours
 - A proper outdoor policy: patrons - how many, where, and hours - both start and finish; rubbish storage & handling; amplified music / PA sound etc
- That a system of notifying College Gardens of any evening events after 11pm
 - That the venue puts together a dispersal plan to the satisfaction of the Council and the RAs
 - **I strongly recommend that you make reference to the licensing conditions for the Dulwich Picture Gallery when making your final determination including the fact there are different provisions for indoor and outdoor events.**

Kind regards

████████████████████

████████████████████

Resident 32

From: Regen, Licensing
Sent: Monday, September 02, 2019 9:36 AM
To: [REDACTED]
Subject: FW: Application 869334 -Belair House

From: [REDACTED]
Sent: Sunday, September 01, 2019 3:36 PM
To: Regen, Licensing
Subject: Application 869334 -Belair House

We are residents in [REDACTED] and wish to make a number of objections to Belair House's application for a license.

- i) There has been no engagement by the applicant with the local residents
- ii) This is a residential area with many houses within earshot of Belair. Noise after 11 pm will cause significant disturbance and nuisance.
- iii) Late night dispersal of guests after 11 pm causes significant disturbance.
- iv) Recent license application by the Dulwich Picture Gallery was associated with good neighbourhood engagement and resulted in an acceptable license. This could be a model for Belair.
- v) Neighbourhood resident associations should be kept informed of planned events after 9pm.

Thank you for considering these points

[REDACTED]

[REDACTED]

[REDACTED]

From: Regen, Licensing
Sent: Monday, September 02, 2019 10:13 AM
To: [REDACTED]
Subject: FW: Licence application 869334

From: [REDACTED]
Sent: Sunday, September 01, 2019 8:56 PM
To: Regen, Licensing
Cc: [REDACTED]
Subject: Licence application 869334

Dear Sir/ Madam,

I am a resident at [REDACTED] and have been for 29 years. I have been made aware of the above Licence application for Belair House. I wish to object to the terms being asked. I live backing onto fields which are open to Belair House with sound carrying across the field. I am also Chair of Turney Road Residents Association and am aware of the other licencing allowed to other event premises such as the Sports Clubs and the Art Gallery (see below). What is being requested is out of line with these. I am surprised they have shown no attempt to engage with the local community through the local Resident Associations.

I object personally because:

1. The proposed licensing hours of Wednesday - Saturday till 2.30am (live and recorded music and alcohol till 2am) and Sunday till 00.30 am are totally inappropriate for this family area and, would constitute a significant noise nuisance well into the early hours. We sleep at the back of the house as do many families with young children and the sound carries across the fields.

Besides this I support the email sent on 28th August by [REDACTED], Chair of the Burbage Road Residents Association with whom I work closely.

To highlight her arguments

1. The many sports clubs in the area all close by 11pm with exceptional late nights to 1am (under Temporary Events Licences) with prior notification to the Residents Associations locally.

The neighbouring Dulwich Picture Gallery (also aimed at the wedding venue market) has a recently negotiated licence with considerably shorter hours for indoor, outdoor, preformed and recorded music, 1) typically to 11pm with a limited number of exceptions (agreement dated 26/03/2019). The conditions attached to the DPG application are sensible, considerable and detailed.

2. There had been no engagement by the applicant with either the residents of Burbage Road, Turney Road or Dulwich Village or The Dulwich Society, despite all of these being thriving and active associations.

Other social facilities in the area:

Have codes of conduct for their entertainment activities, agreed with the resident Associations

Inform all residents of one off events which will take place after midnight well in advance

Provide emergency telephone numbers for these events which are manned by those on site.

3. The dispersal of people at the end of the night is likely to have an impact on crime, parking, and traffic during the normally peaceful hours.
4. It is a condition of the current licence that windows are kept closed to prevent noise travelling, this has not always been complied with. Examination of the Southwark environmental complaints register will testify to recent noise complaints. Whilst this is a new operator I am concerned that there are no guarantees that they will be able to meet this requirement.

I also strongly support the suggested considerations for the Licencing agreement for Belair House that is set out in Louise Woods email.

Thank you

██████████
██████████
██████████

Resident 34

From: [REDACTED]
Sent: Monday, September 02, 2019 12:07 PM
To: Regen, Licensing
Subject: Belair House, Licence application 869334

Belair House, Licence application 869334

We are writing from [REDACTED] to object in the strongest possible terms to this licence application.

College Gardens lies approximately 100 meters from Belair House across open ground.

Our objections relate to the following:

1. The hours proposed are considerably out of line with a residential area

College Gardens is a residential road approximately 100 meters from Belair House across open ground comprising of a range of 22 family units which include many schoolchildren. Some of the houses back out towards Gallery Road with bedrooms particularly at the back. The number of children living in College Gardens reflects the large number of schools in the immediate area.

The proposed licensing hours of Wednesday - Saturday till 2.30am (live and recorded music and alcohol till 2am) and Sunday till 00.30 am are totally inappropriate for this family area and, together with dispersment, would constitute a significant nuisance well into the early hours and would accordingly create a public nuisance and likely harm the children living in College Gardens due to interrupted sleep which will harm their educational abilities.

2. The hours proposed are out of line with other facilities in the immediate vicinity

The many sports clubs in the area all close by 11pm with exceptional late nights to 1am (under Temporary Events Licences) with prior notification to the Residents Associations (RAs) locally.

The neighbouring Dulwich Picture Gallery (also aimed at the wedding venue market) has a recently negotiated licence with considerably shorter hours for indoor, outdoor, preformed and recorded music, typically to 11pm with a limited number of exceptions (agreement dated 26/03/2019). The conditions attached to the DPG application are sensible, considerable and detailed.

3. There has been a lack of consultation with local residents by the applicant

There has been no engagement by the applicant with College Gardens residents nor I understand with the residents of Burbage Road, Turney Road or Dulwich Village or The Dulwich Society, despite all of these being thriving and active RAs.

Other social facilities in the area:

- Have codes of conduct for their entertainment activities, agreed with the RAs
- Inform all residents of one off events which will take place after midnight well in advance
- Provide emergency telephone numbers for these events which are manned by those on site.

4. The dispersal of attendees at late night events will add considerably to disturbance in this area

Having an impact on crime, parking, and traffic during the normally peaceful hours.

5. The applicant is new, but the previous management has not demonstrated a good track record of compliance in respect of its current licence. College Gardens has suffered in past years from the public nuisance of noise from Belair House and therefore knows full well how disruptive this can be.

It is a condition of the current licence that windows are kept closed to prevent noise travelling, this has not always been complied with.

Examination of the Southwark environmental complaints register will testify to recent noise complaints.

Whilst writing we would note that the management of TENS licences for the premises seems amiss. The number of TENS applied for does not tally with the TENS listed on the Southwark website and the limit of permitted TENS. This does not give us confidence in the current management of the licensing of this venue.

We propose the following:

- That the hours of licensing come into line with other facilities, and in particular for indoor events, for example:
 - normal hours are up to 11pm Sunday to Thursday and up to midnight on Friday and Saturday
 - the number of special events after midnight (including TENS) is never more than one a week
 - these are never on consecutive nights
 - do not include weekday nights (Sunday-Thursday) and
 - never extend to later than 1am.
- That the licensing agreement is comprehensive and covers:
 - Reference to the existing condition of windows being kept closed on warm nights.
 - Proper sound insulation measures are put in place (including such things as air-conditioning to allow for door / window closures).
 - A noise management plan
 - Consideration to traffic / parking, especially during school hours
 - A proper outdoor policy: patrons - how many, where, and hours - both start and finish; rubbish storage & handling; amplified music / PA sound etc
- That a system of notifying College Gardens of any evening events after 11pm come into effect using the email address:
 - [REDACTED]
- That the venue puts together a dispersal plan to the satisfaction of the Council and the RAs
- **We strongly recommend that you make reference to the licensing conditions for the Dulwich Picture Gallery when making your final determination including the fact there are different provisions for indoor and outdoor events.**

Yours sincerely

[REDACTED]

Resident 35

From: Regen, Licensing
Sent: Monday, September 02, 2019 12:32 PM
To: [REDACTED]
Subject: FW: Belair House, Licence application 869334

From: [REDACTED]
Sent: Monday, September 02, 2019 10:51 AM
To: Regen, Licensing
Subject: Belair House, Licence application 869334

Dear Sir/Madam

Belair House, Licence application 869334

I am writing from [REDACTED] to object in the strongest possible terms to this licence application.

College Gardens lies approximately 100 meters from Belair House.

My objections relate to the following:

1. The hours proposed are considerably out of line with a residential area

College Gardens is a residential road approximately 100 metres from Belair House comprising of a range of 22 family units which include many schoolchildren. Some of the houses back out towards Gallery Road with bedrooms particularly at the back.

The proposed licensing hours of Wednesday - Saturday till 2.30am (live and recorded music and alcohol till 2am) and Sunday till 00.30 am are totally inappropriate for this family area and, together with dispersement, would constitute a significant nuisance well into the early hours.

2. The hours proposed are out of line with other facilities in the immediate vicinity

The many sports clubs in the area all close by 11pm with exceptional late nights to 1am (under Temporary Events Licences) with prior notification to the Residents Associations (RAs) locally.

The neighbouring Dulwich Picture Gallery (also aimed at the wedding venue market) has a recently negotiated licence with considerably shorter hours for indoor, outdoor, preformed and recorded music, typically to 11pm with a limited number of exceptions (agreement dated 26/03/2019). The conditions attached to the DPG application are sensible, considerable and detailed.

3. There has been a lack of consultation with local residents by the applicant

There has been no engagement by the applicant with College Gardens residents nor I understand with the residents of Burbage Road, Turney Road or Dulwich Village or The Dulwich Society, despite all of these being thriving and active RAs.

Other social facilities in the area:

- Have codes of conduct for their entertainment activities, agreed with the RAs
- Inform all residents of one off events which will take place after midnight well in advance
- Provide emergency telephone numbers for these events which are manned by those on site.

4. The dispersal of attendees at late night events will add considerably to disturbance in this area

Having an impact on crime, parking, and traffic during the normally peaceful hours.

5. The applicant is new, but the previous management has not demonstrated a good track record of compliance in respect of its current licence

It is a condition of the current licence that windows are kept closed to prevent noise travelling, this has not always been complied with.

Examination of the Southwark environmental complaints register will testify to recent noise complaints.

Whilst writing we would note that the management of TENS licences for the premises seems amiss. The number of TENS applied for does not tally with the TENS listed on the Southwark website and the limit of permitted TENS. This does not give us confidence in the current management of the licensing of this venue.

I propose the following:

- That the hours of licensing come into line with other facilities, and in particular for indoor events, for example:
 - normal hours are up to 11pm Sunday to Thursday and up to midnight on Friday and Saturday
 - the number of special events after midnight (including TENS) is never more than one a week
 - these are never on consecutive nights
 - do not include weekday nights (Sunday-Thursday) and
 - never extend to later than 1am.
- That the licensing agreement is comprehensive and covers:
 - Reference to the existing condition of windows being kept closed on warm nights.
 - Proper sound insulation measures are put in place (including such things as air-conditioning to allow for door / window closures).
 - A noise management plan
 - Consideration to traffic / parking, especially during school hours
 - A proper outdoor policy: patrons - how many, where, and hours - both start and finish; rubbish storage & handling; amplified music / PA sound etc
- That a system of notifying College Gardens of any evening events after 11pm come into effect using the email address:
 - [REDACTED]
- That the venue puts together a dispersal plan to the satisfaction of the Council and the RAs
- **I strongly recommend that you make reference to the licensing conditions for the Dulwich Picture Gallery when making your final determination including the fact there are different provisions for indoor and outdoor events.**

Please do not hesitate to contact me with regard to any questions or further representations you may require.

Yours sincerely

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

Resident 36

From: [REDACTED]
Sent: Monday, September 02, 2019 12:58 PM
To: Regen, Licensing
Subject: Objection to licensing application number 869334

Dear Sir/Madam,

I am writing to present our objections to this licensing application: **Applicant Name – Belair Mansion Limited, Licence Number 869334**

These are the formal grounds for our objections:

Preventing public nuisance

We believe the site's location along with the proposed hours of operation will clearly lead to noise, disturbance and public nuisance, particularly to residents living in College Gardens, Thurlow Park Road, Dulwich Common, Alleyn Park and Croxted Road. All these properties will be affected by noise late at night throughout the week and well into the early hours of the morning due to the proposed late opening hours until 02.30am Wednesday to Saturday and 00.30am Sunday – Tuesday. This is not acceptable in what is primarily a residential area.

The site of the license application does not have access to late night transport links meaning that customers will either be required to drive to the location or order taxis - thereby increasing traffic and noise pollution or walk through residential streets to nearby Croxted Road to wait for the N3 night bus, the only late night travel option in this area.

The premises will not be able to control the behaviour of their clientele beyond the site of the venue which is likely to lead to noise disturbance and anti-social behaviour as customers make their way home and search for onward travel options. We have already experienced incidents of our front garden being used as a public toilet and believe this will increase if this license application is approved.

Protecting children from harm

We do not think that the area will benefit in any way from the application due to the close proximity to families and schools. The premises are situated approximately 25m from Brightlands Boarding House on Gallery Road, which provides boarding accommodation for primary school aged children.

Crime and Disorder

We are aware of various incidents of crime and disorder occurring within Bel Air Park late at night and we consider the proposed application if successful could contribute to an increase in drug use and organised crime in this primarily residential area.

We believe if the application is approved it will result in potentially serious consequences for the local community.

We hope you will take the points of objection into consideration and turn down this license application.

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Resident 37

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

From: Regen, Licensing
Sent: Monday, September 02, 2019 3:44 PM
To: [REDACTED]
Subject: FW: Licence application Belair House, 869334

[REDACTED]
Processing Manager
Southwark Council | Licensing | Regulatory Services
Tel: 0207 525 5748 | Fax: 020 7525 5705
Call Centre: 020 7525 2000
Email: licensing@southwark.gov.uk

In future if you wish to submit an application, a quicker way would be to apply online

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

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

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

From: [REDACTED]
Sent: Monday, September 02, 2019 2:25 PM
To: Regen, Licensing
Subject: Licence application Belair House, 869334

I wish to object to this application. In the past I have been disturbed by events held at Belair House, the noise of music and partying emanating from there are quite enough to disturb personal space and amenity.

I must say the complete lack of consultation with any residents or the Dulwich Society, when the applicants would have been helped by feedback, is most disappointing.

These are the grounds of my objections:

1. The prevention of crime and disorder
2. Ensuring public safety
3. The protection of children from harm

The extreme hours outlined in this application far exceed what has been allowed in previous licences to local businesses within a very short distance. (In fact the new Dulwich Picture Gallery Licence recognises the proximity of many residents living only a short distance away as the crow flies.) The longer the licensing hours, the more potential for public disorder when leaving the premises - driving or walking. With such late hours there is no chance of public transport. In fact the noise emanating from Belair House despite the order that doors and windows must remain closed, has led to complaints. There is not adequate sound insulation and inevitably when there is a westerly wind the noise travels to those of us in College Road, Dulwich Village and Woodyard Lane.

Children and staff at the school opposite will be affected by the daytime deliveries, rubbish collection and other matters.

I would respectfully ask that the Committee that they instigate a system of local consultation by the owners, with residents or residents' associations and businesses, where appropriate, when allowing this application. However, the hours applied for are so extreme that I hope these will be curtailed by the committee.

[REDACTED]
[REDACTED]
[REDACTED]

Resident 38

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

From: [REDACTED]
Sent: Monday, September 02, 2019 4:57 PM
To: [REDACTED]
Subject: Re: Contact form for: Licensing Team

[REDACTED]
[REDACTED]
I object to the application of Belair House, especially t live music after 10 pm.
I hope you can accept my objection.
[REDACTED]

Sent from my iPhone

> On 2 Sep 2019, at 12:08 pm, [REDACTED] wrote:
>
> Dear Sir / Madam
>
> Thank you for your objection.
>
> Unfortunately your objection in it's current form cannot be accepted as you have not provided
your full name and address for your objection for our records.
>
> Please can you provide this information as a matter of urgency.
>
> The last date for objection to this application is the 3 September 2019.
>
> Regards
>
> [REDACTED] – Principal Licensing Officer Southwark Council |
> Licensing Unit
> 160 Tooley Street | London | SE1 2QH
> Direct line 020 7525 4642 | Fax 020 7525 5735 | Call Centre 020 7525
> 2000 Visit our web pages <http://www.southwark.gov.uk/licensing>
>
> Womens Safety Charter
> [https://www.southwark.gov.uk/community-safety/let-s-talk-about-women-s](https://www.southwark.gov.uk/community-safety/let-s-talk-about-women-s-safety)
> -safety
>
>
>
> -----Original Message-----
> From: Regen, Licensing
> Sent: Monday, September 02, 2019 9:15 AM
> To: [REDACTED]
> Subject: FW: Contact form for: Licensing Team
>
>
>
>

> A visitor to the www.southwark.gov.uk website has used the Email Us facility to send you an email from a contact on a webpage.

>

> Contact Name: Licensing Team

> Page Name: How to lodge a representation Page Type: Content Page

> Link:

> [https://www.southwark.gov.uk/admin/system/ShowEntity?entity=bridge%3A%](https://www.southwark.gov.uk/admin/system/ShowEntity?entity=bridge%3A%2F%2Fsouthwark-internet%2Fmodules%2Fm.Content~%2F~%2F.Entry%2F17414)

> [2F%2Fsouthwark-internet%2Fmodules%2Fm.Content~%2F~%2F.Entry%2F17414](https://www.southwark.gov.uk/admin/system/ShowEntity?entity=bridge%3A%2F%2Fsouthwark-internet%2Fmodules%2Fm.Content~%2F~%2F.Entry%2F17414)

>

>

>

> Senders Email Address: [REDACTED]

> Message:

>

> I object to the licence application of Belair house. I feel live music Should not be allowed after 10 pm.

>

>

>

> The email you received and any files transmitted with it are confidential, may be covered by legal and/or professional privilege and are intended solely for the use of the individual or entity to whom they are addressed.

>

> If you have received this in error please notify us immediately.

>

> If you are not the intended recipient of the email or the person responsible for delivering it to them you may not copy it, forward it or otherwise use it for any purpose or disclose its contents to any other person. To do so may be unlawful.

>

> Where opinions are expressed in the email they are not necessarily those of Southwark Council and Southwark Council is not responsible for any changes made to the message after it has been sent.

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

From: [REDACTED]
Sent: Monday, September 02, 2019 5:23 PM
To: Kalu, Richard
Subject: Re: Contact form for: Licensing Team

Sorry about that.

Full name and address:

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

Hope this validates the objection.
Best wishes

[REDACTED]

Sent from my iPad

> On 2 Sep 2019, at 12:17, Kalu, Richard <Richard.Kalu@southwark.gov.uk> wrote:
>
> Dear Sir / Madam
>
> Thank you for your objection.
>
> Unfortunately your objection in it's current form cannot be accepted as you have not provided
your full name and address for your objection for our records.
>
> Please can you provide this information as a matter of urgency.
>
> The last date for objection to this application is the 3 September 2019.
>
> Regards
>
> [REDACTED] – Principal Licensing Officer Southwark Council | Licensing Unit
> 160 Tooley Street | London | SE1 2QH
> Direct line 020 7525 4642 | Fax 020 7525 5735 | Call Centre 020 7525 2000 Visit our web pages
<http://www.southwark.gov.uk/licensing>
>
> Womens Safety Charter
> <https://www.southwark.gov.uk/community-safety/let-s-talk-about-women-s-safety>
>
> -----Original Message-----
> From: Regen, Licensing
> Sent: Monday, September 02, 2019 9:59 AM
> To: [REDACTED]
> Subject: FW: Contact form for: Licensing Team
>
>
>

> Senders Email Address: [REDACTED]

> Message:

>

> Re Licence application number 869334

> Belair House

> We live in Turney Road and feel that the proposal for music, selling of alcohol etc till 2.00 am 4 days a week and till midnight the other 3 will have a serious impact on the area. Noise, traffic, possible rowdy behaviour..

> Dulwich is an oasis, a conservation area and its peace and quiet is under sustained threat from this application. If it were granted, the quality of life for all local residents would be seriously harmed.

>

>

>

> The email you received and any files transmitted with it are confidential, may be covered by legal and/or professional privilege and are intended solely for the use of the individual or entity to whom they are addressed.

>

> If you have received this in error please notify us immediately.

>

> If you are not the intended recipient of the email or the person responsible for delivering it to them you may not copy it, forward it or otherwise use it for any purpose or disclose its contents to any other person. To do so may be unlawful.

>

> Where opinions are expressed in the email they are not necessarily those of Southwark Council and Southwark Council is not responsible for any changes made to the message after it has been sent.

Resident 40

From: Regen, Licensing
Sent: Tuesday, September 03, 2019 7:57 AM
To: Kalu, Richard
Subject: FW: objection to application

Kirty Read
Processing Manager
Southwark Council | Licensing | Regulatory Services
Tel: 0207 525 5748 | **Fax:** 020 7525 5705
Call Centre: 020 7525 2000
Email: licensing@southwark.gov.uk

In future if you wish to submit an application, a quicker way would be to [apply online](#)

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

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

From: [REDACTED]
Sent: Monday, September 02, 2019 5:44 PM
To: Regen, Licensing
Subject: objection to application

Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 869334

To whom it may concern

I have serious reservations about the application from Belair on the following grounds:

- prevention of public nuisance
- protection of children from harm

Prevention of public nuisance

In particular, I am concerned that in making this application Belair appears to consider itself beyond the restrictions placed on events at local venues. Dulwich Picture Gallery, Bell House and the Parish Hall, for example, end events at 11pm. This is in keeping with considerations for the prevention of public nuisance for neighbours in a strongly residential area. Guests leaving Belair at 2pm would find themselves with no taxi rank, no night trains and extremely limited night buses to catch. With ample opportunity to have consumed alcohol, I fear this would lead to public nuisance.

As importantly, I am concerned that as local residents we would be disturbed by the noise of music and dj commentary which carries across the fields. I recently submitted a noise report to Southwark Council about a party extending beyond normal hours where the noise level

was intolerable. It is quite likely that windows were opened because of the hot night which exacerbated the problem. Not a one-off.

Protection of children from harm

Almost immediately opposite Belair are boarding houses for junior boarders at two of our independent schools; I think it is entirely inappropriate for guests to be spilling out of Belair at 2am all week as well as weekends during the term-time as well as school holidays, inevitably noisily, disturbing the sleep of young people. Not the example I would want to set.

It is also worth noting that, unlike other such organisations, Belair has made no effort to consult local residents to take their reservations seriously on board.

Thank you for this opportunity to respond to the application.

Kind regards

[Redacted signature]

[Redacted address]

[Redacted contact information]

Resident 41

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

From: Regen, Licensing
Sent: Tuesday, September 03, 2019 8:16 AM
To: Kalu, Richard
Subject: FW: Premises Licence: 869334

Kirty Read
Processing Manager
Southwark Council | Licensing | Regulatory Services
Tel: 0207 525 5748 | Fax: 020 7525 5705
Call Centre: 020 7525 2000
Email: licensing@southwark.gov.uk

In future if you wish to submit an application, a quicker way would be to apply online

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

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

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

From: [REDACTED]
Sent: Monday, September 02, 2019 9:18 PM
To: Regen, Licensing
Subject: Premises Licence: 869334

To whom this may concern;

I have just arrived back from summer holidays and hopefully have made the deadline to submit our representations against the late opening hours of Belair House. I strongly recommend that you do not renew the music and entertainment license. It has caused us endless intrusion and very difficult nights of constant late blaring music and drunk people disturbing our home. We have been locked out of the only access into our home on many occasions and I have made repeated calls to Southwark regarding the noise levels and disruption which you can check your records.

I have made representation directly to [REDACTED] also.

Please don't hesitate to contact me for further details.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

Resident 43

From: Regen, Licensing
Sent: Tuesday, September 03, 2019 8:27 AM
To: Kalu, Richard
Subject: FW: Belair House - Licence application 869334

From: [REDACTED]
Sent: Monday, September 02, 2019 10:03 PM
To: Regen, Licensing
Subject: Belair House - Licence application 869334

Belair House, Licence application 869334

I am writing from [REDACTED] to object in the strongest possible terms to this licence application.

College Gardens lies approximately 100 meters from Belair House.

My objections relate to the following:

1. The hours proposed are considerably out of line with a residential area

College Gardens is a residential road approximately 100 meters from Belair House comprising of a range of 22 family units which include many schoolchildren. Some of the houses back out towards Gallery Road with bedrooms particularly at the back.

The proposed licencing hours of Wednesday - Saturday till 2.30am (live and recorded music and alcohol till 2am) and Sunday till 00.30 am are totally inappropriate for this family area and, together with dispersement, would constitute a significant nuisance well into the early hours.

2. The hours proposed are out of line with other facilities in the immediate vicinity

The many sports clubs in the area all close by 11pm with exceptional late nights to 1am (under Temporary Events Licences) with prior notification to the Residents Associations (RAs) locally.

The neighbouring Dulwich Picture Gallery (also aimed at the wedding venue market) has a recently negotiated licence with considerably shorter hours for indoor, outdoor, preformed and recorded music, typically to 11pm with a limited number of exceptions (agreement dated 26/03/2019). The conditions attached to the DPG application are sensible, considerable and detailed.

3. There has been a lack of consultation with local residents by the applicant

There has been no engagement by the applicant with College Gardens residents nor I understand with the residents of Burbage Road, Turney Road or Dulwich Village or The Dulwich Society, despite all of these being thriving and active RAs.

Other social facilities in the area:

- Have codes of conduct for their entertainment activities, agreed with the RAs
- Inform all residents of one off events which will take place after midnight well in advance
- Provide emergency telephone numbers for these events which are manned by those on site.

4. The dispersal of attendees at late night events will add considerably to disturbance in this area

Having an impact on crime, parking, and traffic during the normally peaceful hours.

5. The applicant is new, but the previous management has not demonstrated a good track record of compliance in respect of its current licence

It is a condition of the current licence that windows are kept closed to prevent noise travelling, this has not always been complied with.

Examination of the Southwark environmental complaints register will testify to recent noise complaints.

Whilst writing we would note that the management of TENS licences for the premises seems amiss. The number of TENS applied for does not tally with the TENS listed on the Southwark website and the limit of permitted TENS. This does not give us confidence in the current management of the licensing of this venue.

I propose the following:

That the hours of licensing come into line with other facilities, and in particular for indoor events, for example:

- o normal hours are up to 11pm Sunday to Thursday and up to midnight on Friday and Saturday
- o the number of special events after midnight (including TENS) is never more than one a week
 - these are never on consecutive nights
 - do not include weekday nights (Sunday-Thursday) and
 - never extend to later than 1am.

That the licensing agreement is comprehensive and covers:

- o Reference to the existing condition of windows being kept closed on warm nights.
- o Proper sound insulation measures are put in place (including such things as air-conditioning to allow for door / window closures).
- o A noise management plan
- o Consideration to traffic / parking, especially during school hours
- o A proper outdoor policy: patrons - how many, where, and hours - both start and finish; rubbish storage & handling; amplified music / PA sound etc

That a system of notifying College Gardens of any evening events after 11pm come into effect using the email address:

████████████████████

That the venue puts together a dispersal plan to the satisfaction of the Council and the RAs

I strongly recommend that you make reference to the licensing conditions for the Dulwich Picture Gallery when making your final determination including the fact there are different provisions for indoor and outdoor events.

Please do not hesitate to contact me with regard to any questions or further representations you may require.

Yours sincerely



Sent from Mail for Windows 10

Resident 45

From: [REDACTED]
Sent: Monday, September 02, 2019 10:08 PM
To: Regen, Licensing
Subject: Belair House License application 869334

Belair House, Licence application 869334

I am writing on behalf of the College Gardens Residents Association as their Chair to object in the strongest possible terms to this licence application.

College Gardens lies approximately 100 meters from Belair House.

I along with a number of my neighbours have complained individually however I would also like to lodge our collective objection in addition.

My objections relate to the following:

1. The hours proposed are considerably out of line with a residential area

College Gardens is a residential road approximately 100 meters from Belair House comprising of a range of 22 family units which include many schoolchildren. Some of the houses back out towards Gallery Road with bedrooms particularly at the back.

The proposed licensing hours of Wednesday - Saturday till 2:30am (live and recorded music and alcohol till 2am) and Sunday till 00.30 am are totally inappropriate for this family area and, together with dispersement, would constitute a significant nuisance well into the early hours.

2. The hours proposed are out of line with other facilities in the immediate vicinity

The many sports clubs in the area all close by 11pm with exceptional late nights to 1am (under Temporary Events Licences) with prior notification to the Residents Associations (RAs) locally.

The neighbouring Dulwich Picture Gallery (also aimed at the wedding venue market) has a recently negotiated licence with considerably shorter hours for indoor, outdoor, performed and recorded music, typically to 11pm with a limited number of exceptions (agreement dated 26/03/2019). The conditions attached to the DPG application are sensible, considerable and detailed.

3. There has been a lack of consultation with local residents by the applicant

There has been no engagement by the applicant with College Gardens residents nor I understand with the residents of Burbage Road, Turney Road or Dulwich Village or The Dulwich Society, despite all of these being thriving and active RAs.

Other social facilities in the area:

- Have codes of conduct for their entertainment activities, agreed with the RAs
- Inform all residents of one off events which will take place after midnight well in advance

- Provide emergency telephone numbers for these events which are manned by those on site.

4. The dispersal of attendees at late night events will add considerably to disturbance in this area

Having an impact on crime, parking, and traffic during the normally peaceful hours.

5. The applicant is new, but the previous management has not demonstrated a good track record of compliance in respect of its current licence

It is a condition of the current licence that windows are kept closed to prevent noise travelling, this has not always been complied with.

Examination of the Southwark environmental complaints register will testify to recent noise complaints.

Whilst writing we would note that the management of TENS licences for the premises seems amiss. The number of TENS applied for does not tally with the TENS listed on the Southwark website and the limit of permitted TENS. This does not give us confidence in the current management of the licensing of this venue.

I propose the following:

That the hours of licensing come into line with other facilities, and in particular for indoor events, for example:

- normal hours are up to 11pm Sunday to Thursday and up to midnight on Friday and Saturday
- the number of special events after midnight (including TENS) is never more than one a week
 - these are never on consecutive nights
 - do not include weekday nights (Sunday-Thursday) and
 - never extend to later than 1am.

That the licensing agreement is comprehensive and covers:

- Reference to the existing condition of windows being kept closed on warm nights.
- Proper sound insulation measures are put in place (including such things as air-conditioning to allow for door / window closures).
- A noise management plan
- Consideration to traffic / parking, especially during school hours
- A proper outdoor policy: patrons - how many, where, and hours - both start and finish; rubbish storage & handling; amplified music / PA sound etc

That a system of notifying College Gardens of any evening events after 11pm come into effect using the email address:

■ [REDACTED]

That the venue puts together a dispersal plan to the satisfaction of the Council and the RAs

I strongly recommend that you make reference to the licensing conditions for the Dulwich Picture Gallery when making your final determination including the fact there are different provisions for indoor and outdoor events.

Please do not hesitate to contact me with regard to any questions or further representations you may require.

Yours sincerely

■ [REDACTED]

Chair of College Gardens Residents Association

Sent from Mail for Windows 10

Resident 49

From: Regen, Licensing
Sent: Tuesday, September 03, 2019 8:59 AM
To: Kalu, Richard
Subject: FW: License application number: 869334

From: [REDACTED]
Sent: Tuesday, September 03, 2019 1:08 AM
To: Regen, Licensing
Subject: License application number: 869334

Dear Sirs

I write to object to the above referenced license application on the grounds that the level of noise such a license would permit is out of keeping with the surrounding residential area and would create a nuisance to residents in surrounding streets. I expect the noise would disturb not only Belair House's immediate neighbours but also those of us who live, for example, on Turney Road - there being no buildings between Belair House and the houses on the south side of our street to block the noise.

Thank you in advance for taking this objection into consideration.

Yours faithfully

[REDACTED]
[REDACTED]

Resident 50

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

From: Regen, Licensing
Sent: Tuesday, September 03, 2019 9:04 AM
To: Kalu, Richard
Subject: FW: Belair House License

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

From: [REDACTED]
Sent: Tuesday, September 03, 2019 2:03 AM
To: Regen, Licensing
Subject: Belair House License

To Whom it may Concern,

Belair has been for many years a lovely place to visit, attend functions and to eat. I am a local resident and I think it should definitely have a license and be supported in any way possible by the council.

Yours,

[REDACTED]
[REDACTED]

Sent from my iPhone

Resident 53

From: Regen, Licensing
Sent: Tuesday, September 03, 2019 11:02 AM
To: Kalu, Richard
Subject: FW: Message in support of Belair House

From: [REDACTED]
Sent: Tuesday, September 03, 2019 10:27 AM
To: Regen, Licensing
Subject: Message in support of Belair House

I am writing in support of Belair House's licensing application. i am a local resident and have been visiting Belair park since the 1970s and have attended multiple events there with my wife (and children) in the past few years. It is a unique venue and restricting its ability to host events would be a considerable loss. Dulwich is struggling to be a vibrant community as the centre of gravity shifts to Herne Hill. Dulwich risks being a sleepy backwater with little to offer the next generation of families. It's these small decisions that can have a big impact and i hope you will consider this input.---

Yours sincerely,

[REDACTED]
[REDACTED]

Resident 55

From: Regen, Licensing
Sent: Tuesday, September 03, 2019 12:26 PM
To: Kalu, Richard
Subject: FW: Objection to Belair House licensing application 869334

From: [REDACTED]
Sent: Tuesday, September 03, 2019 10:55 AM
To: Regen, Licensing
Subject: Objection to Belair House licensing application 869334

Dear Sir / Madam,

I live at [REDACTED] and am writing to object most strongly to the licensing application 869334 submitted by Belair House.

The application proposes licensing hours of Wednesday - Saturday till 2.30am (live and recorded music and alcohol till 2am) and Sunday till 00.30 am.

Several years ago Belair House ran late night events / discos until the early hours of the morning on weekends. The noise levels were appalling - presumably windows were not closed - and frequently woke up our household (including our young children). We often called out the Southwark noise pollution team in the early hours of the morning who would then have Belair House turn down / off the music.

I trust that you'll take their track record in this regard into consideration when evaluating the application.

Do feel free to contact me should you wish to discuss / require further information.

Kind regards,

[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Tuesday, September 03, 2019 2:01 PM
To: Regen, Licensing
Subject: The licence held by Belair House

Dear Sir/Madam,

R.E.: The Renewal of Belair House Licence

Premises Licence: 869334

The renewal application can be viewed at <http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=869334>

I am writing with respect to the application to renew the Music and Entertainment licence to Belair House (referenced above).

I am the [REDACTED], the resident of [REDACTED], and, as a former licence holder in the Royal Borough of Kensington and Chelsea for more than ten years, I would like to register my strongest objection to renewing the above-stated licence for Belair House as I believe the premises regularly abuse the terms and conditions of their licence, and have no regard or consideration whatsoever for the local residents in particular, and Dulwich Village in general.

I have already appealed to Mr Justin Williams and the noise department at the local authorities as Belair House continue to play music until the late hours of the morning causing my young children a great deal of inconvenience. It was not until Mr Williams intervened directly with his personal visits to the venue that things slightly improved.

Belair House regularly hires the venue out as a disco for various promoters, and these promoters would close the gates making it difficult for me and my family to get to our house.

Whenever I complained to the management team at Belair House, I was told that controlling the gates was a part of their lease. However, upon writing to the Dulwich Estate, freeholder of Belair House, I was informed that the lease does not grant permission for Belair House to control the gates.

When the gates are closed and locked, all of the parents cannot park their cars to take their children to school or use the park on the weekend for sporting activities. Instead, they park on Gallery Road causing massive traffic jams. Needless to say that the residents who use the gates as a cut-through to the local railway station have to take a much longer route around Belair Park, and the same is for all the families who walk their dogs.

Whenever the venue is hired as a disco, the next day Belair Park and the surrounding roads will be covered with rubbish, drug needles, used condoms, laughing gas canisters, and all sorts of drug containers.

I strongly believe that the management Belair House is not qualified to hold a Music and Entertainment licence, and would strongly recommend that such a licence is not renewed under any circumstances.

I look forward to hearing from you.

Kind Regards,

[REDACTED]

Resident 66

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

From: [REDACTED] On Behalf Of Regen, Licensing
Sent: Wednesday, September 04, 2019 9:53 AM
To: [REDACTED]
Cc: Kalu, Richard
Subject: FW: Objection to licensing application number 869334

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

From: [REDACTED]
Sent: Tuesday, September 03, 2019 11:21 PM
To: Regen, Licensing
Subject: Objection to licensing application number 869334

I am writing to object to license application number 869334, relating to Belair House, Beauberry House, Gallery Road, SE21 7AB

The application is requesting very late opening times most days of the week (2.30am). We have experience of the noise which events at Belair House produce, it is a quiet residential area and noise travels far. We have 3 children of school age who have been disturbed in the past and I am concerned they would be disturbed again in the future. This is not a suitable venue or location for very late night events of the type proposed.

Regards

[REDACTED]
[REDACTED]
[REDACTED]
3 September 2019

Resident 67

From: [REDACTED] **On Behalf Of** Regen, Licensing
Sent: Wednesday, September 04, 2019 9:58 AM
To: [REDACTED]
Cc: Kalu, Richard
Subject: FW: Blair House Premises Licence Renewal

Kind regards,
[REDACTED]
[REDACTED]

Unit Support Officer
London Borough of Southwark

Tel: 020 7525 2285
Fax: 020 7525 5705
Call Centre: 020 7525 2000

Licensing enquiries: Licensing@southwark.gov.uk
Anti-social behaviour enquiries: SASBU@southwark.gov.uk

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



Women's Safety Charter - <http://www.southwark.gov.uk/community-safety/let-s-talk-about-women-s-safety>

*In future if you wish to submit an application, a quicker way would be to apply online
<http://www.southwark.gov.uk/business/licences>*

From: [REDACTED]
Sent: Tuesday, September 03, 2019 11:31 PM
To: Regen, Licensing
Subject: Blair House Premises Licence Renewal

BLAIR HOUSE

Premises Licence Application

I would like to support Blair House's application for a new Premises Licence. As a former resident of Forest Hill and now in Greenwich this is an accessible and excellent venue for local events.

There are few venues of this calibre and without the renewed licence the character and attraction as a venue will be destroyed. I would therefore urge the council to grant a new licence so Blair House can continue to be an asset to the community.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Resident 68

From: [REDACTED] **On Behalf Of** Regen, Licensing
Sent: Wednesday, September 04, 2019 10:01 AM
To: [REDACTED]
Cc: Kalu, Richard
Subject: FW: Support for renewing the premises licence at Belair House

From: [REDACTED]
Sent: Tuesday, September 03, 2019 11:31 PM
To: Regen, Licensing
Subject: Support for renewing the premises licence at Belair House

Dear Sir/Madam,

I understand that Belair House are applying for a new premises licence and I would like to voice my support as a member of the local community who has visited their fine establishment several times over many years. It has great character and is such a unique setting it is really a wonderful asset to the area. Please grant the licence to ensure future residents can enjoy their facilities.

My name and address is:

[REDACTED]

[REDACTED]

[REDACTED]

Obviously I am a resident of Lambeth not Southwark, but I would really like my voice to be heard in this case.

Yours faithfully,

[REDACTED]