

**From:** [REDACTED]  
**Sent:** Sunday, September 27, 2020 3:35 PM  
**To:** Regen, Licensing  
**Subject:** Objection to licensing application 873208

Dear sir/madam

I am writing with regard to the above licensing application submitted by Masq London Ltd for 185 Tower Bridge Road.

I do not object to the principle of the refurbishment of this former (and vacant) bank building into a restaurant and music venue/club, but I do object to the exceedingly late night hours proposed.

I live in flat 8 Crown Apartments, the residential block directly opposite the proposed new venue.

This is the edge of Shad Thames which is principally a high density, family residential area. There is also significant housing immediately to the south (Devon mansions) and the north (Duchess Walk) of the venue. The proximity of peoples' homes was specifically raised as an issue by the planning officer (Simon Bevan) in his report when considering the original planning application for a change of use to a venue, in December 2019. The planning application was approved, but subject to a specific condition (which I set out below) restricting the opening hours as follows:

***The use hereby permitted for A3 and A4 purposes shall not be carried on outside of the hours of:***

***8:00am -11:30pm; on Monday to Fridays;***

***8:00- 12:00pm; on Saturdays, and;***

***8:00am- 11:00pm; on Sundays and Bank Holidays.***

***Reason:***

***To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.***

In the absence of such a condition, it is clear that the application would have NOT have secured consent for the change of use.

My first reason for submitting an objection is that the licensing application now proposed completely ignores the (binding) planning conditions attached to its change of use permission and is seeking a licence for music and alcohol until midnight Monday-Wednesday; 1am on Thursdays and Sundays; and 2am on Friday and Saturdays. The planning condition was originally proposed to protect the amenity of nearby residents and to protect them from late night disruption and nuisance.

My second reason for objecting is that the area already has a significant density of pubs, clubs, restaurants and bars and the cumulative impact of yet another late night venue will add materially to public nuisance, disturbance, crime and undermine public safety late at night. Crown apartments is already immediately adjacent to a large Weatherspoons pub, The Draft House pub and the Dixon Hotel. All of these establishments have reasonable operating hours and clear management plans in order to be good neighbours and to help to mitigate nuisance and safety concerns - especially late at night. The proposed venue at 185 Tower Bridge Road should be allowed only to operate within similar hours to adjacent drinking and music venues.

I would therefore ask the licensing committee to either reject this application or amend the hours to reflect those set out in the conditions to the original planning permission.

Yours faithfully

[REDACTED]

**From:** [REDACTED]  
**Sent:** Monday, September 28, 2020 11:25 AM  
**To:** Regen, Licensing  
**Subject:** Objection to licensing application 873208

Dear sir/madam

I am writing with regard to the above licensing application submitted by Masq London Ltd for 185 Tower Bridge Road.

We would welcome the refurbishment of the building please but not into a Nightclub or late venue

I live in [REDACTED] Crown Apartments, the residential property opposite 185 Tower Bridge Road which is from 1<sup>st</sup> floor to 5<sup>th</sup> floor above 200 Tower Bridge Road.

The use hereby permitted for A3 and A4 purposes shall not be carried on outside of the hours of:

Reason:

Is that we have many drinking venues that already cause a nuisance and tend in the early hours to us residents in Crowne Apartments, Queen Elizabeth Steeet and an early hours closing is not what we would be prepared to put up with. Comings and goings past midnight is just not acceptable along with what will be gatherings of large numbers outside the venue. The proposed venue at 185 Tower Bridge Road should be allowed only to operate within similar hours to adjacent drinking and music venues.

I would therefore ask the licensing committee to either reject this application or amend the hours to reflect those set out in the conditions to the original planning permission.

Kind regards

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

[Visit our website](#)



**From:** [REDACTED]  
**Sent:** Monday, September 28, 2020 11:37 AM  
**To:** Regen, Licensing  
**Subject:** Objection to licensing application 873208

Dear sir/madam

I am writing with regard to the above licensing application submitted by Masq London Ltd for 185 Tower Bridge Road.

I object to the principle of the refurbishment of this former (and vacant) bank building into a restaurant and music venue/club and to the exceedingly late night hours proposed. I live in Crown Apartments, the residential block directly opposite the proposed new venue with bedrooms facing the venue. This is the edge of Shad Thames which is principally a high density, family residential conservation area. There is also significant housing immediately to the south (Devon mansions) and the north (Duchess Walk) of the venue. The proximity of peoples' homes was specifically raised as an issue by the planning officer (Simon Bevan) in his report when considering the original planning application for a change of use to a venue, in December 2019. The planning application was approved, but subject to a specific condition (which I set out below) restricting the opening hours as follows:

***The use hereby permitted for A3 and A4 purposes shall not be carried on outside of the hours of:  
8:00am -11:30pm; on Monday to Fridays;  
8:00- 12:00pm; on Saturdays, and;  
8:00am- 11:00pm; on Sundays and Bank Holidays.***

***Reason:***

***To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.***

In the absence of such a condition, it is clear that the application would have NOT have secured consent for the change of use.

My first reason for submitting an objection is that the licensing application now proposed completely ignores the (binding) planning conditions attached to its change of use permission and is seeking a licence for music and alcohol until midnight Monday-Wednesday; 1am on Thursdays and Sundays; and 2am on Friday and Saturdays. The planning condition was originally proposed to protect the amenity of nearby residents and to protect them from late night disruption and nuisance.

My second reason for objecting is that the area already has a significant density of pubs, clubs, restaurants and bars and the cumulative impact of yet another late night venue will add materially to public nuisance, disturbance, crime and undermine public safety late at night. Crown apartments is already immediately adjacent to a large Weatherspoons pub, The Draft House pub and the Dixon Hotel. All of these establishments have reasonable operating hours and clear management plans in order to be good neighbours and to help to mitigate nuisance and safety concerns - especially late at night. They rarely work. The proposed venue at 185 Tower Bridge Road should be allowed only to operate within similar hours to adjacent drinking and music venues, if at all.

The residents of Crown Apartments already have clear breaches of the rules relating to drinking on the Queen Elizabeth St side of The Draft House which are flagrantly abused constantly with no support to remedy the situation and had the trauma of a murder of an innocent young man on the corner of Horsledown Lane, as a direct result of being caught up in a drunken brawl after late hours drinking in the vicinity. Some residents have had the expense of special glazing to reduce noise in

bedrooms where children sleep but continue to suffer from drug abuse, urination and the deposits of other bodily functions in the entrance way.

I would ask why such a venue is justified and how could it be justified opposite people's living space and would therefore ask the licensing committee to either reject this application or amend the hours significantly to reflect those set out in the conditions to the original planning permission.

Yours faithfully

[Redacted signature block]