

Party 1

From:

Sent: Wednesday, September 16, 2020 10:49 AM

To: Regen, Licensing

Subject: Objection to license number 873093

I'm writing to make an objection to the granting of a late license for NOLA at 224 Rye Lane – license number 873093.

Firstly to note, I am in general supportive of the premises being used and of the business proposed as it's good to have new businesses into the area and would try to support the new business.

However, I live in the block of flats directly opposite the venue and have done for nearly 10 years. Increasingly Rye Lane is changing from a community of local businesses to a nightlife destination. Throughout the night there are loud groups of people on the street, increased urination in doorways and public disorder and altercations. The noise down Rye Lane at the Nags Head down to the Rye Lane grass roundabout can all be heard inside the flats.

The location of this new venue in regards to a late license would have a significant impact on residents in our building as we often already have night-time disturbance.

Currently, due to late licenses, there can be a very busy and noisy period after 11pm when people travel from venues with normal closing hours to flock to the White Horse pub and Batch bar nearby, or up Rye Lane to larger venues with late licenses. There is then the additional noise of people queueing outside venues to wait to get in, people talking whilst vaping outside or talking on their mobile phones. There is then another wave of disruption as people leave the venues at 1am.

The application mentions no details about potential queues outside the venue or how this will be managed. As well intentioned as security staff may be, they will not be in a position to ask bar clients to quieten down on the street nor enforce this as they will not have the jurisdiction.

There is also the impact of people leaving the venue. There is often anti-social behaviour as people wait at the bus stop outside our residential building, or for Ubers and taxis to be picked up. As no trains run at this time of night this is increasingly a problem after 11pm.

We have experience of late night drinking at 226 Rye Lane and 222 Rye Lane – both recently art galleries whose exhibition opening parties would be noisy and heard inside the flats. These were only once every few weeks though and so it wasn't a major problem and worth it to have a local arts community. Late night openings consistently for 3 nights each week directly opposite the flats will undoubtedly have an impact on quality of life for residents.

To note as contextual information – myself and other residents opposite the proposed venue have been prevented from selling our flats or moving due to issues

of ACM cladding and the new government EWS1 certificate rulings. Living in the building with young children and the night time disruption has a big impact. My son can get stressed at night by the noise outside but currently we are trapped and cannot sell our flats for the foreseeable future.

16 September 2020

Party 2

From:

Sent: Monday, September 21, 2020 2:27 PM

To: Regen, Licensing

Subject: OBJECTION TO LICENCE NUMBER 873093

Dear Sir or Madam

I am writing to object to the application for a late licence and alcohol trading under application licence number 873093 at 224 Rye Lane, SE15 4NL

http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=873093&fbclid=IwAR0Auj-EsHqcf0BlgKqRzJZdla-MjAFcQ0lfCNjk-rerW_uXEgR9JM-Wn3Y

I object to the application based on the following concerns.

The location is in immediate proximity to residential properties – both above and also across the road. The noise reverberates between the buildings and will be increased considerably with loud drinkers congregating outside whilst the bar is open and then again when it is closing, with drinkers hanging around - where alcohol is involved, inappropriate behaviour is increased as well as the risk of fighting and damage to other businesses and properties.

If that risk of possible damage is increased by introducing a considerable number of people, late at night and having been in an environment where alcohol and possibly other substances are involved, then this is not an acceptable risk to have placed on existing residents.

Generally any activity involving increased numbers of people, vehicles (taxis), music and alcohol at night is not appropriate for this area as there are sufficient bars up and down Rye Lane and an additional one is not deemed necessary.

It increases the continuing public nuisance and significantly raises the risk of criminal and disorderly behaviour that we will be subjected to every evening.

I have lived here for over 10 years and the noise levels of these types of businesses that have been allowed to continuously open regardless of objections has now become unbearable.

Please therefore lodge my objection to this businesses application for a late licence and alcohol trading.

Your faithfully

Dated: Monday 21 September, 2020

Party 3

From:

Sent: Monday, September 21, 2020 7:52 PM

To: Regen, Licensing

Subject: OBJECTION TO LICENCE NUMBER 873093

Dear Sir,

I am writing to object to the application for a late licence under application licence number 873093 at 224 Rye Lane, SE15 4NL. As a resident of Co-Operative house which is directly opposite these premises the idea of another business that will attract noise and potential anti social behaviour throughout the evening and in to the early hours of the morning is certainly very unwanted by me. It has become very difficult to sit in our living room with the balcony door open due to the increased noise which has been escalating over the years. An additional late night license for a premisses directly opposite our flat would severely affect our ability to get any sleep and increase overall stress levels with a reduction in quality of life.

There is more than a sufficient amount of premises in the area that already sell food and drink in to the late hours therefore I see no need for yet another of these to open up.

Regards,

Party 4

From:

Sent: Tuesday, September 22, 2020 12:26 PM

To: Regen, Licensing

Subject: Objection against license application 873093

Dear Madam, Sir,

As a resident of Cooperative House, Rye Lane, I would like to object to the application for late opening hours of Burrow Music Coffee / NOLA at 224 Rye Lane, license number 873093.

My flat is on the Rye Lane side of Cooperative House, and is located directly opposite 224 Rye Lane on the 3rd floor. When purchasing the flat, I was of course aware of how busy Rye Lane is (and have enjoyed the relative quiet during lockdown as the tiny silver lining of the dark Covid-19 cloud!).

The premise has been empty for quite some time, and even when the sewing machine shop was still located there it wasn't exactly an asset to the area. I therefore absolutely welcome the arrival of a coffee shop / cocktail bar. This is explicitly not an objection against the whole license. I do however object against the late opening hours on Thursdays, Fridays, and Saturdays at 1am.

The way that this section of Rye Lane is built up, with 4-6 storeys on both sides, has a negative impact on the acoustics meaning that sound rises up. Especially now with the main stretch of Rye Lane closed for vehicular traffic (something which I fully support), there are already many people on 'our' stretch waiting for their taxi/Uber, behaving like people who are on a night out without any concern for us residents.

Again, I knew how busy and noisy the area is when I bought my flat, but having a new venue right opposite me (my bedroom is also facing Rye Lane) with people leaving and waiting for their night bus or taxi at 1am 3 nights a week adds a whole new level of disturbance.

Closing at 11pm would be acceptable, and I believe should still allow the venue to attract enough customers to survive. But 1am - especially on Thursdays when I have to get up early to get to work on Fridays - is what I am opposed to.

I hope I have substantiated my objection, but please do let me know if I need to elaborate further.

Sincerely,

Party 5

From:

Sent: Wednesday, September 23, 2020 10:54 AM

To: Regen, Licensing

Subject: Objection to application 873093

Hello,

I am writing on September 23, 2020 to object to license application 873093. My bedroom is across the street to the premises on Rye Lane, and the noise, if there is a bar open until 1am, will be very disruptive and prevent me from sleeping. I would ask that the late night hours only be permitted on Friday and Saturday night, and that it be restricted to 11pm on Thursdays.

My address is:

Email:

Thank you,

Party 6

From:

Sent: Monday, September 28, 2020 10:37 AM

To: Regen, Licensing

Subject: Licence Number 873093 - Objection

To whom it may concern

I object to the above licence application. I am a resident at Cooperative House. We have had to endure anti-social behaviour and noise pollution due to the volume of bars and restaurants in this area, that already have extended licences. Why do we need another one? And this venue is directly below and opposite to people's homes. We did not choose to live in an area like this, there were very few bars and restaurants in 2007. In the last few years it has all changed. We do not need more extended licences. The noise from people leaving the bar, even if the bar asks patrons to respect the neighbourhood, will be a problem for all residents.

Party 7

From:

Sent: Monday, September 28, 2020 11:15 AM

To: Regen, Licensing

Subject: OBJECTION to license number 873093

Hello,

I would like to submit an objection to the license number 873093

NOLA
224 Rye Lane
SE15 4NL

I live at Co-operative House opposite and am concerned about the increased noise pollution this will bring.

The license is until 1am and will cause disruption and sleep disturbance to local residents in the middle of the night 3 nights per week.

Kind Regards,

Party 8

From:

Sent: Monday, September 28, 2020 2:29 PM

To: Regen, Licensing

Subject: objection to a licence application - 873093

Name:

Address:

Email:

Date: 28th September 2020

Application: 873093

Reasons:

I notice the application includes late license for Thursday to Saturday as below.

Thursday	07:30 to 01:00
Friday	07:30 to 01:00
Saturday	07:30 to 01:00

I object to the 1:00 am portion of the license and feel 11:00 pm or midnight would be more appropriate. I feel that there is a lot of noise recently on rye lane and especially since the closures further up rye lane a lot of people wait for taxis outside co-operative house at well past midnight.

I have no issue with earlier than midnight but there seems to be a late night air developing outside residential flats and the customers seem unable to keep voices and sound down.

Party 9

From:

Sent: Tuesday, September 29, 2020 12:28 PM

To: Regen, Licensing

Subject: Objection: 873093

Licence number:	873093 NOLA
Trading name and address:	224 Rye Lane SE15 4NL

I very much object to the late opening and sale of alcohol on the grounds of Public Nuisance.

I live directly across from the new establishment and am very depressed at the idea of another late night bar opening. As their own application states, customers often spill out into the streets.

People leaving at 1am several nights of the week - both weekends and during the working week - will create additional noise and public nuisance. I feel like my mental health has already suffered due to lack of sleep due to the increasing levels of noise on Rye Lane. Evenings can be filled with shouts and screaming of people leaving establishments in the early hours.

I strongly request that the premise not be allowed to open after 11pm.

I do not want to limit independent businesses on the area and I will certainly support the cafe during day time hours. I just ask that you consider the well-being of residents and home owners of Cooperative House and the surrounding apartments. We work long hours and many of us have children or caring responsibilities. We are currently at breaking point over cladding issues, and more late night noise will just add to more stressful nights.

While I understand that the owners intend to put up signs and will encourage staff to ask customers to leave quietly, I am not confident that this will make much difference. Those customers will often hang around outside waiting for a taxi or at the immediate bus stop. This will be an uncontrollable situation with regards to public nuisance and noise.

Please do consider the opening hours of this new business when granting a licence.

Kind Regards,

From:**Sent:** Tuesday, November 10, 2020 5:55 PM**To:** McArthur, Wesley**Subject:** Re: Application for a premises licence: Nola, Ground Floor, 224 Rye Lane, Peckham, London, SE15 4NL (ref': 873093) - Rye Lane ward (Loc ID: 197374)

To the residents of Rye Lane,

Thank you for sending on your thoughts regarding our application for a premises licence. We really value and welcome your feedback. We understand your concerns about further night-time disturbance in an already bustling late-night environment, and totally appreciate that you do not want another establishment causing noise pollution. We want to reassure you that we will be doing all we can to reduce nuisance and public disorder - keeping our neighbours happy is very important to us.

Our intention behind setting up Nola is to provide a space for the local people of Peckham that brings calm and refuge from an otherwise incredibly stressful year. Our space is a warm, cosy cafe where everyone is welcome. We are working with the local Southwark foodbank to raise donations and donate food, and we are hiring locals to work in an industry that is currently struggling. We are predominantly a coffee-focused business, but wanted to open our doors for a few nights a week to host wine and cocktail evenings. Our attempt at serenity will also be represented in our late-night operation, and we would like to reassure you that drunken/disorderly behaviour will not be tolerated on our premises or on the street outside. If the patrons of our bar do end up causing any periodic disturbance and noise pollution, then we want to have an open dialogue with you and will be very happy to reassess our opening hours and capacity. We are a local couple ourselves and very interested in supporting the Peckham community.

A number of you requested for us to limit the opening hours of our establishment, and we are happy to reduce the hours in line with your suggestion of:

Thursday - closing at 11pm

Friday and Saturday - closing at midnight

We will also stop serving alcohol 30 minutes prior to closing, so you can be assured that everyone will leave on time and not disturb your night-time. These closing hours are in line with the Southwark statement of licensing policy for bars.

We have also agreed to a list of conditions from the police and licensing responsible authority, who have no objections to the application. These include:

- installing a CCTV system on the premises with 30 days of history
- ensure all staff are trained in their responsibilities under the licensing act 2003
- reduced capacity from 54 persons to 40 persons

We really look forward to hosting you in our new coffee shop, and if you ever have any concerns please do pop in and ask for Anthony or Josephine. We will always welcome any further thoughts or ideas you have.

Kind regards,

From: PARTY 4

Sent: Thursday, November 12, 2020 9:58 AM

To: McArthur, Wesley

Subject: Re: Application for a premises licence: Nola, Ground Floor, 224 Rye Lane, Peckham, London, SE15 4NL (ref': 873093) - Rye Lane ward (Loc ID: 197374)

Dear Mr McArthur,

Thank you for sending Nola's response to my objections - I'm very happy that they listened to us and amended their opening hours, which to me are now appropriate and palatable.

I'm not sure what I'm supposed to do now: I am happy with the reply so there is no need to object again / anymore. However, I would like for my original objection to stay 'on record' or however that may work. So does that mean no new representation, but not withdrawing the original one? I hope I'm making myself clear.

With kind regards,

PARTY 4