

APPENDIX C
OTHER PERSON A

From: [REDACTED]
Sent: Saturday, November 7, 2020 4:29 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 873611

Dear Sir or Madam,

I am a resident of [REDACTED] and my dwelling overlooks Maldonado Way.

With this communication, on Nov 7th, 2020, I wish to register my objection to the application for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 873611.

These are my reasons:

The 100m pedestrian walk has already 5 premises licensed to sell alcohol and/or for late night entertainment with live and/or recorded music.

Similar premises next to the applicant's have been attracting a considerable amount of people, causing nuisance, incidents and police interventions every weekend in the past months also on adjacent private properties (specifically private parking bays for 8 Walworth Rd).

Several reports have been filed by nearby residents to both the police and Southwark council noise team and both have been recording incidents. These gatherings happen even after closing hours, with the knowledge of premises management and despite conditions that should prevent this from happening.

Vandalism has been noted in the immediate area of existing adjacent licensed premises, including to the Crossways Church.

Widespread littering and food waste along with inadequate waste storage facilities and public urination constitute a public health hazard which will only be worsened by additional licensed premises.

Extremely lax conditions have been put in place so far for this license applicant, in contrast to what has been demanded to other premises, although equally unattended, including but not limited to the following:

Unlike similar licensed premises in the same street, and despite the application being filed for a restaurant, no condition has been put limiting the amount of people in the premises. According to the submitted Plan, no more than 30 people should be allowed in the premises at any time since the seating area does not allow for more than 30 people while keeping social distancing in place: see Condition 307 imposed on License 869755.

Unlike similar licensed premises in the same street, no condition is set requiring alcohol to be consumed exclusively inside the premises and exclusively to

accompany a meal: see Conditions 844, 845 imposed on Licence 869693.

Unlike similar licensed premises in the same street, no condition has been put limiting the amount of people allowed to smoke outside the premises: see Conditions 312 imposed on License 869755, 347 on License 864230, 343 on License 857301.

Unlike similar licensed premises in the same street, no condition has been put limiting the noise and sound emanating from the premise: see Conditions 340 to 346 imposed on License 864230.

Unlike similar licensed premises in the same street, no condition has been put forcing the premise to keep a complaints and incidents book: see Condition 349 imposed on License 869693.

The application makes no mention of a provision for a licensed Door Supervisor, who would ensure the legal number of permitted patron is adhered to, and to also ensure that patrons outside the premises follow rules of behaviour aimed at minimising noise and other anti-social behaviour.

It is in the interest of all the residents to live in an area that is free of nuisance, free of disorder, safe and hygienic.

The numerous complaints of noise and public order already lodged reflect the issues with existing alcohol licenses.

This application, if granted, would further worsen the intolerable conditions residents whose dwelling overlook Maldonado Way (this is the actual name of the street: not Eagle Yard nor Hampton St) have to endure in what is a high density residential area.

We have existing noise and anti-social behaviour issues with drinking venues located under those arches that are making the life of many hundreds of residents a misery: I urge you to do the right thing and deny this application.

In faith,

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

OTHER PERSON B

From: [REDACTED]
Sent: Monday, November 2, 2020 10:48 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Representation - Application Licence Number: 873611

To whom it may concern.

With the present, on 2 November 2020, I, [REDACTED]

Email: [REDACTED]

Phone #: [REDACTED]

Formally oppose the Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 873611 - CHAQUENO GRILL (Arch 145, Eagle Yard Hampton Street, SE1 6SP) for the following reasons:

- The 100m pedestrian walk has already 5 premises licensed to sell alcohol and/or for late night entertainment with live and/or recorded music.
- Similar premises next to the applicant's have been attracting considerable amounts of people, causing nuisance, incidents and police interventions every weekend in the past months also on adjacent private properties (specifically private parking bays for 8 Walworth Rd). Several reports have been filed by nearby residents to both the police and Southwark council noise team and both have been recording incidents. These gatherings happen even after closing hours, with the knowledge of premises management and despite conditions that should prevent this from happening.
- Vandalism has been noted in the immediate area of existing adjacent licensed premises, including to the Crossways Church.
- Widespread littering and food waste along with inadequate waste storage facilities and public urination constitute a public health hazard which will only be worsened by additional licensed premises.
- Extremely lax conditions have been put in place so far for this license applicant, in contrast to what has been demanded to other premises, although equally unattended, including but not limited to the following:
 - Unlike similar licensed premises in the same street, and despite the application being filed for a restaurant, no condition has been put limiting the amount of people in the premises. According to the submitted Plan, no more than 30 people should be allowed in the premises at any time since the seating area does not allow for more than 30 people while keeping social distancing in place: see **Condition 307 imposed on License 869755**
 - Unlike similar licensed premises in the same street, no condition is set requiring alcohol to be consumed exclusively inside the premises and exclusively to accompany a meal: see **Conditions 844, 845 imposed on Licence 869693**
 - Unlike similar licensed premises in the same street, no condition has been put limiting the amount of people allowed to smoke outside the premises: see **Conditions 312 imposed on License 869755, 347 on License 864230, 343 on License 857301**
 - Unlike similar licensed premises in the same street, no condition has been put limiting the noise and sound emanating from the premise: see **Conditions 340 to 346 imposed on License 864230**

- Unlike similar licensed premises in the same street, no condition has been put forcing the premise to keep a complaints and incidents book: see **Condition 349 imposed on License 869693**

It is in the interest of all the residents to live in an area that is free of nuisance, free of disorder, safe and hygienic. The high numbers of noise and public order complains on record already reflect the issues with existing alcohol licenses. Additional licenses further worsen intolerable conditions in what is a largely residential area.

With my best regards,



From: [REDACTED]
Sent: Monday, November 9, 2020 11:23 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Fwd: Representation - Application Licence Number: 873611

To whom it may concern.

With the present, on 2 November 2020, I, [REDACTED]

Email: [REDACTED]

Phone [REDACTED]

Formally oppose the Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 873611 - CHAQUENO GRILL (Arch 145, Eagle Yard Hampton Street, SE1 6SP) for the following reasons:

- The 100m pedestrian walk has already 5 premises licensed to sell alcohol and/or for late night entertainment with live and/or recorded music.
- Similar premises next to the applicant's have been attracting considerable amounts of people, causing nuisance, incidents and police interventions every weekend in the past months also on adjacent private properties (specifically private parking bays for 8 Walworth Rd). Several reports have been filed by nearby residents to both the police and Southwark council noise team and both have been recording incidents. These gatherings happen even after closing hours, with the knowledge of premises management and despite conditions that should prevent this from happening.
- Vandalism has been noted in the immediate area of existing adjacent licensed premises, including to the Crossways Church.
- Widespread littering and food waste along with inadequate waste storage facilities and public urination constitute a public health hazard which will only be worsened by additional licensed premises.
- Extremely lax conditions have been put in place so far for this license applicant, in contrast to what has been demanded to other premises, although equally unattended, including but not limited to the following:
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- Unlike similar licensed premises in the same street, no condition has been put forcing the premise to keep a complaints and incidents book: see **Condition 349 imposed on License 869693**

It is in the interest of all the residents to live in an area that is free of nuisance, free of disorder, safe and hygienic. The high numbers of noise and public order complains on record already reflect the issues with existing alcohol licenses. Additional licenses further worsen intolerable conditions in what is a largely residential area.

With my best regards,

██████████

From: [REDACTED]
Sent: Tuesday, October 20, 2020 11:57 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to application 873611

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

Hi,

I'd like to object to this application on the below grounds:

- The venue has already shown a disregard for the residential makeup of the area by having a live band outside the premises on their 'launch party' for 2-3 hours on a Sunday afternoon - the volume of which necessitated me leaving my property for the duration. (The police and Southwark council were called.)
- The area is rapidly becoming a hub for 'nightclubs' with increasing anti-social behaviour from customers of the properties. (Numerous complaints have been submitted.)
- The venue has already been warned regarding a breach in their current (non)licensing terms with alcohol drank on the premises. Which does not bode well for them following the rules of any granted license.
- The license refers to recorded and live music with no noise mitigation measures - as the premises were not built according to the planning application made (they are currently in breach), I have doubts that any adequate insulation will be in place.
- No mitigation plan has been submitted as to how the venue will handle smokers outside, an exit plan etc. The outside car park that smokers would loiter in is directly by the residential properties.
- In relation, no security plan has been submitted. Considering the issues we have with other venues (that do have security) and their exiting patrons this is a concern.

As there are significant concerns about resident's wellbeing in this area in relation to the venues on Eagle Yard, I strenuously object to the granting of this license.

Bw,

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

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

Saturday 7 November 2020

Dear Sir/Madam

Re: licence application 873611 - Chaqueño Grill

I write in connection with the application for a new premises licence for Chaqueño Grill - in a street known to Royal Mail as Eagle Yard, but also known as Maldonado Walk on the street signs - London SE1.

I hope that this restaurant can be a good neighbour to those of us living on the Draper Estate and in the Strata tower. During the limited time it has been open so far, its operation has been uneventful, but this has coincided with the COVID-19 restrictions and the venue has not had a licence, so the circumstances cannot be said to be 'normal'.

I am hesitant about objecting to this application but I feel I must make representations to safeguard the amenity of nearby residents, primarily in connection with the third licensing objective: namely, the prevention of public nuisance.

I live in [REDACTED] My flat is on the first floor and one side overlooks the servicing yard at the rear of the Strata SE1 tower. Maldonado Walk is on the far side of the yard.

I have lived at this address for more than five years.

For the past two summers I have been disturbed on multiple occasions by noise associated with late night activity at the existing premises on Maldonado Walk (most notably Corporación Ponce, adjacent to the applicant's arch).

I have been in contact twice (in 2019 and 2020) with the North Walworth councillors regarding the problems with noise from venues under the railway arches.

More recently, residents from the Draper Estate and Strata have been cooperating to respond to the problems caused by customers at the Maldonado Walk venues.

I am concerned that this restaurant could add to the existing problems with antisocial behaviour from customers dispersing (or rather, not dispersing) from the venues under the arches.

People spill out into the service yard and argue, shout, wait for minicabs, urinate, take drugs etc - very close to homes on the Draper Estate (Draper House and Wollaston Close) and Strata SE1.

Even when customers are standing directly next to the railway arches, the noise travels across the yard.

Sunday evenings are particularly problematic, as my neighbours can confirm.

Some specific points:

- The restaurant's doors open directly to the open air, but live music is proposed. How is it envisaged that noise be controlled to prevent nuisance?
- Licensing officers and members should be aware that the restaurant in arch 145 has not been constructed in accordance with planning permission (20/AP/0697) - this is currently the subject of a planning enforcement case (20/EN/0364).
- The proposed morning opening times in this licence application (8am / 8.30am) are outside the hours permitted under the consented planning application (which sets 9am as the start time for restaurant/cafe use on all days of the week).
- Corporación Ponce's licence (at least in theory!) limits the supply of alcohol to those taking a table meal. Could a similar condition be imposed here?

I would ask the council to:

- Limit the hours of the proposed restaurant to protect the amenity of residential neighbours.
- Impose other suitable conditions to prevent further nuisance arising to residents.

I am aware that there are other applications to follow for further venues under the arches here. I am concerned that without careful application of planning and licensing policy, the venues on Maldonado Walk will cause similar problems for residents as those seen elsewhere in Southwark such as at Isabella Street and Old Union Yard arches.

Yours sincerely



From: [REDACTED]
Sent: Sunday, November 8, 2020 9:25 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection: Licence Number: 873611

OTHER PERSON F

Sent this:

Dear Sir or Madam,

I am a resident of [REDACTED] and my dwelling overlooks Maldonado Way.

With this communication, on Nov 7th, 2020, I wish to register my objection to the application for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 873611.

These are my reasons:

The 100m pedestrian walk has already 5 premises licensed to sell alcohol and/or for late night entertainment with live and/or recorded music.

Similar premises next to the applicant's have been attracting a considerable amount of people, causing nuisance, incidents and police interventions every weekend in the past months also on adjacent private properties (specifically private parking bays for 8 Walworth Rd).

Several reports have been filed by nearby residents to both the police and Southwark council noise team and both have been recording incidents. These gatherings happen even after closing hours, with the knowledge of premises management and despite conditions that should prevent this from happening.

Vandalism has been noted in the immediate area of existing adjacent licensed premises, including to the Crossways Church.

Widespread littering and food waste along with inadequate waste storage facilities and public urination constitute a public health hazard which will only be worsened by additional licensed premises.

Extremely lax conditions have been put in place so far for this license applicant, in contrast to what has been demanded to other premises, although equally unattended, including but not limited to the following:

Unlike similar licensed premises in the same street, and despite the application being filed for a restaurant, no condition has been put limiting the amount of people in the premises. According to the submitted Plan, no more than 30 people should be allowed in the premises at any time since the seating area does not allow for more than 30 people while keeping social distancing in place: see Condition 307 imposed on License 869755.

Unlike similar licensed premises in the same street, no condition is set requiring alcohol to be consumed exclusively inside the premises and exclusively to accompany a meal: see Conditions 844, 845 imposed on Licence 869693.

Unlike similar licensed premises in the same street, no condition has been put limiting the amount of people allowed to smoke outside the premises: see Conditions 312 imposed on License 869755, 347 on License 864230, 343 on License 857301.

Unlike similar licensed premises in the same street, no condition has been put limiting the noise and sound emanating from the premise: see Conditions 340 to 346 imposed on License 864230.

Unlike similar licensed premises in the same street, no condition has been put forcing the premise to keep a complaints and incidents book: see Condition 349 imposed on License 869693.

The application makes no mention of a provision for a licensed Door Supervisor, who would ensure the legal number of permitted patron is adhered to, and to also ensure that patrons outside the premises follow rules of behaviour aimed at minimising noise and other anti-social behaviour.

It is in the interest of all the residents to live in an area that is free of nuisance, free of disorder, safe and hygienic.

The numerous complaints of noise and public order already lodged reflect the issues with existing alcohol licenses.

This application, if granted, would further worsen the intolerable conditions residents whose dwelling overlook Maldonado Way (this is the actual name of the street: not Eagle Yard nor Hampton St) have to endure in what is a high density residential area.

We have existing noise and anti-social behaviour issues with drinking venues located under those arches that are making the life of many hundreds of residents a misery: I urge you to do the right thing and deny this application.

In faith,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Thursday, November 5, 2020 4:10 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: objection to licence 873611

Thursday 5th November 2020

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

To whom it may concern,

I am writing to object to the current licence application for the following:

CHAQUENO GRILL
Arch 145, Eagle Yard Hampton Street
SE1 6SP
Licence number: 873611

The reasons are as follows:

prevention of crime and disorder and public safety

At present, the 100m pedestrian walk has already five premises licensed to sell alcohol with live and or recorded music. Similar premises next to the applicant's venue have been attracting considerable amount of people, causing nuisance (for example shouting outside my window, and having illegal gathering outside the venue of more than six people during lockdown, for instance.) These gatherings often happen after closing hours, with the knowledge of the premises' management and despite conditions that should prevent this from happening. Several reports have been filed by local residents to the noise team as well as the police and anti-social behaviour team.

Punters are also regularly allowed to leave premises with drinks in cups (I have several videos and photographs documenting this), further encouraging anti-social behaviour.

prevention of public nuisance

Vandalism has been noted in the immediate adjacent area, including the Crossway Church; I often witness people freely urinating outside my window. There is now widespread of littering and food waste along Maldonado Walk and often see broken bottles on the ground in the morning.

Furthermore, lax conditions have been put in place so far for this licence, for instance, no condition set requiring alcohol to be consumed exclusively inside the premises and with a meal. No condition limiting the amount of people smoking outside; no condition on limiting the amount of people on the premises (not good, especially during a pandemic), no condition limiting the amount of noise emanating

from the premises, no condition asking the premises to keep a record of complaints and incidents.

The local residents are already suffering due to the nuisance caused by current venues. Additional licences further worsen the frankly current intolerable conditions in what is largely a residential area.

Your sincerely,

██████████

OTHER PERSON H

From: [REDACTED]
Sent: Monday, November 2, 2020 9:41 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to licence 873611

Hello

I live in [REDACTED] which overlooks the premises in question.

I would like to object to this application on the grounds that there are no conditions relating to food in this proposed licence. All other licences in the vicinity have conditions which restrict the sale of alcohol as accompaniment to a meal or similar. This would be expected for a restaurant.

The proposed licence is also silent on the use of outside space, for example limiting the number of smokers and/or total number of people outside at one time. This would be important in the prevention of public nuisance.

There is no condition to restrict the consumption of alcohol to the inside of the premises. This may encourage patrons to bring their alcohol outside as they leave and finish outside, again creating noise and disturbance at midnight on any night.

The application is also for live and recorded music. There is no mention of any noise mitigating measures. It is not clear that the building has any existing within its structure, especially given that what has been built is not the consented scheme. The upstairs area is only accessible through an external door. The upstairs area appears to be an event space without its own kitchen or bar. This would render any measure to ensure doors and windows are closed meaningless (see condition 342 of licence 864230). The hours for recorded music is also from 8am throughout the week which would appear excessive.

Please do not hesitate to get in touch if you request any further information.

Many thanks

[REDACTED]