

From: [REDACTED]
Sent: Thursday, January 14, 2021 1:56 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licence number 866850. Lant Street Wines.

Dear Sir,

It has come to my attention that there is a question as to whether Lant Street Wine's Licence to trade is under threat of being revoked!

I find this completely unbelievable and baffling. I have lived in the Borough for 30 years and for 30 years I have used the local shops and suppliers and have loved the fact we have independent shops that have managed to stay viable and continue trading. I know, as you must know, they are all suffering during this COVID crisis.

It beggars belief that you the council, in these extremely stressful and difficult times, would threaten the trading of what has been a thriving company by revoking it's licence.

I look forward to some explanation of this and of the ability to continuing to have Lant Street Wines as a viable local business .

Yours faithfully [REDACTED]

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

Party 2

From: [REDACTED]
Sent: Thursday, January 14, 2021 2:19 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licence number 866850. Lant Street Wines.

Dear Sir,

I understand that there is a question as to whether Lant Street Wine's Licence to trade is under threat of being revoked!

I find this completely unbelievable and baffling. I have lived in the Borough for 20 years and for 20 years I have used the local shops and suppliers and have loved the fact we have independent shops that have managed to stay viable and continue trading. I know, as you must know, they are all suffering during this COVID crisis.

It beggars belief that you the council, in these extremely stressful and difficult times, would threaten the trading of what has been a thriving company by revoking it's licence.

I look forward to some explanation of this and of the ability to continuing to have Lant Street Wines as a viable local business .

Best wishes

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

Party3

From:

Sent: Thursday, January 14, 2021 3:43

To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>

Subject: Licence number 866850. Lant Street Wines.

Dear Sirs,

I write in my capacity as Chair of the Trinity and Newington Residents' Association (TNRA - www.tnra.net).

TNRA represents the interests of approximately 200 households in Trinity Village. Many of our members - and indeed a significant number of non-member residents of the Trinity Village estate as well - have over many years made regular purchases from this excellent independent wine merchants. Their knowledge and stock of wines and spirits is matched by the truly responsible way in which they run the business and provide such excellent advice and service for us.

In short it is exactly the type of business that is so valuable to the local community. We can see no valid reason at all as to why Its licence should be threatened, so therefore strongly propose that the Council should do all in its power to fully support its continuing operations.

I will be grateful if you will kindly acknowledge receipt of this email.

Yours faithfully,

TNRA Chair

[Redacted Signature]

Party 4

From: [REDACTED]
Sent: Friday, January 15, 2021 3:18 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Lant Street Wines - Licence number 866850.

Dear Sir or Madam

I am writing in support of Lant Street Wines and against any attempt to restrict or remove their existing licence/s.

This is a thriving local business that has been on the site for over 30 years. They have a shop and space for wine storage and events. They occasionally run tastings and sometimes hire space for events. There is no regular loud noise to impinge on neighbours other than what is to be expected in London.

I do not believe Lant Street Wines to be poor neighbours on the contrary they provide a valued service and contribute to the community and have done for the 20 years I have lived here. They have been known to offer to deliver or wheel wine round to older local residents who would otherwise struggle.

Who is objecting? If a neighbour wants absolute silence they should not choose to live next to a commercial premise or opposite a local pub.

Both businesses are currently struggling to survive and could do without having to deal with this threat to their businesses.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

Party 5

From: [REDACTED]

Sent: Wednesday, January 20, 2021 2:20 PM

To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>

Subject: PREMISES LICENCE REVIEW _Lant Street Wine Company, 59-61 Lant Street , SE1 1QN

Dear Licensing Committee,

We are an elderly married couple living on the [REDACTED] – above the ground floor premises occupied by Lant Street Wine Company. We are surprised at this objection as during the limited time the bar was open , it appeared to be well run and certainly did not cause us any problems regarding noise or nuisance. The only late night noise disturbance we can hear was from the Gladstone Public House but not at a level where a complaint would be justified.

The spacious and relaxed environment of the bar area is a pleasant change from the more frenetic pubs in this area of SE1 and judging from discussions with other local people its existence can only enhance our neighbourhood

Please therefore ensure that this objection is dismissed and the licence continued

Your are welcome to contact me if you require any further information

[REDACTED]

Party 6

From: [REDACTED]
Sent: Thursday, January 21, 2021 12:51 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Last Street Wines

Hello

I am writing in support of Last Street Wines which has been an important part of the local community for many years.

I'm told it is under threat, so I would like to express my support for it to continue.

best wishes

[REDACTED]

[REDACTED]

[REDACTED]

Party 7

From: [REDACTED]
Sent: Thursday, January 21, 2021 9:34 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Lant Street Wines - Licence number 866850

Dear Southwark Planning Dept

We understand that there has been a request from a resident in Lant Street to remove Lant Street Wines' licence. We are writing to oppose the removal of its licence.

We have lived in Trinity Street, Southwark, since March 1999 and have always tried to shop local whenever we can. Our regular Saturday circuit included Suffolk Meats (the butcher in Great Suffolk Street, now closed) and Eric's Greengrocer in Great Suffolk Street (also now closed) as well as Waterloo Wines / Lant Street Wines. For the last 20+ years, therefore, we have been customers of Lant Street Wines and can vouch for the professional, friendly approach shown by the staff, whether advising on wines for everyday or a special occasion, or delivering cases when they were too heavy to carry on foot or by bicycle.

It would be a great pity to lose yet another independent shop, and instead to have to use one of the major supermarket chains. What makes our bit of London so special is the village atmosphere of Borough High Street and nearby streets. We need more independent shops, not fewer. Lant Street Wines has served the community well for decades and needs to survive for decades more.

We do hope that you will reject the application to remove Lant Street Wine's trading licence.

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

Party 8

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

From: [REDACTED]
Sent: Thursday, January 21, 2021 9:35 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Last Street Wine Business

19th January 1921

I am writing to support Lant Street Wine Business of 59-61 Lant Street SE1 1QN in their application for the renewal of their premises licence number 874038.

Like all small family businesses Lant Street Wine has had a difficult year and needs encouragement and support at this time not threatened with closure. They are providing a useful and much appreciated service to their local community which is evident from the support for their events as well as supporting Southwark council as a successful business. They may have inadvertently committed minor infringements of the licensing requirements in the past but they have learnt from their mistakes. So I urge you to renew their license so they can continue to serve the community.

[REDACTED]

[REDACTED]

Party 9

From: [REDACTED]
Sent: Thursday, January 21, 2021 10:28 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licence No. 866850

Dear Licensing Team,

I've never had to write something like this before, so I hope this is helpful. I'm writing in relation to the news that Lant Street Wine has had an objection to its licence raised by a resident. (Licence No. 866850).

I am someone who is an occasional customer, and lives quite close by to the shop itself. I honestly cannot imagine how or why this has happened. For a start, there are other similar wine shops in the area. Indeed a new wine shop, St John has opened on Borough High St not more than 300 or 400 yards from Lant St wine. These are fairly high-end premises, where the cost of wine is really quite high compared to a supermarket. It's not the kind of shop where you might buy a few tins and sit on a park bench outside (that sounds incredibly snobby but I just cannot see how any antisocial behaviour can come from the shop)

Not wishing to put on a tin foil hat, but I am so surprised at this objection, that it should be researched to ensure that there is no commercial connection to a competitor from the complainant.

Instead I suppose this resident's objections be related to the warehouse event space? At present this is highly unlikely to cause any disturbance because of coronavirus. And even when coronavirus isn't a problem and events can take place there, the location is practically on Borough High St in Zone 1 London. If it's a noise complaint, perhaps the central London life isn't for the resident. And frankly, wine tasting events cannot exactly be all that loud.

There are not a huge number of licenced event spaces right in the vicinity of Borough, but a fair few further away. It would be a shame to see this one disappear.

I really do object to a business, that is particularly loved by the community here, having added pressure at a time when businesses are struggling. It's mean spirited more than anything.

The fact that in such a short space of time over 700 people have signed a petition on the matter (https://www.change.org/p/southwark-council-licensing-team-petition-to-object-to-the-revocation-of-lant-street-wine-co-premise-license?utm_content=cl_sharecopy_26830436_en-GB%3A6&recruiter=793999678&utm_source=share_petition&utm_medium=copylink&utm_campaign=share_petition%C2%A0) is really quite significant.

I would like to register my support for this premises and its licence. And I do hope the objection is rejected.

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



Petition to object to the revocation of Lant Street Wine Co premises license



792 have signed. Let's get to 1,000!

signed this petition



Lant Street Wine started this petition to Southwark Council Licensing Team

As you may be aware a member of our local community has appealed to the licensing department to have our licence reviewed and ultimately revoked. If successful, this application would mean that Lant Street Wine is no longer able to operate as a viable business.

We are creating this petition in the hope that you will offer your support for our business. As many of you know the wine shop and warehouse has been operating on Lant Street for 34 years and we are extremely proud of the professional and personable service we provide.

Whilst it has been necessary for us to adjust our service to ensure we can continue to compete in an ever-changing market (and world) we hope you agree that these changes have been of benefit to both the business and the local community.

Thank you for taking the time to read this letter and hopefully sign this petition; we very much hope that we will be continuing to provide our local community with a beneficial service for many years to come.

Party 10

From: [REDACTED]
Sent: Thursday, January 21, 2021 1:31 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Lant Street Wines

Hello,

I have recently been made aware that a new resident in my locality has raised objections to Lant Street Wines (Licence No. 866850). I am writing to convey my profound opposition to any change in their licence. A revocation of their licence would be entirely unjust. As a resident of this area for 8 years, I can say with total conviction that the business is run with utmost professionalism and consideration and is a true lynchpin of the local community. I would thus urge you to continue to support their operations in ensuring the licensing authorities allow them to continue operating as they are, and to reject what is an entirely spurious and unwarranted complaint.

I am of course available to discuss this further should you require [REDACTED]

Kind regards,

[REDACTED]

Party 11

From: [REDACTED]
Sent: Thursday, January 21, 2021 4:12 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licence No. 866850

I am writing as a resident of Trinity Church Square in SE1 to fully support the continued operations of Lant Street Wines. They run a business that is very valuable to the local community, and one I appreciate having nearby. They are also very responsible business owners. I would like to make my view known to the licencing authorities as I would be disappointed to lose this local business.

Kind Regards,

[REDACTED]

Party 12

From: [REDACTED]
Sent: Friday, January 22, 2021 8:37 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Regarding Licence No. 866850

To whom it may concern,

I have been made aware that above licensee, Lant Street Wines, is having its licence reviewed.

Please add me to the list of people who are very concerned about this. I have lived in the area since 2004, first on Tabard Street and now in Trinity Church Square, and this great local shop has always been a gem. I have been a customer since it used to be called Waterloo Wines. It is quiet, and the staff are very friendly and kind, and it's just a fantastic local business. I can't believe it's being threatened in this way. What is the basis for this objection?

My name is [REDACTED]

Yours with concern,

[REDACTED]

Party 13

Dear Sirs,

I write in relation to a notice of complaint purporting that Lant Street Wine on Lant Street SE1 has disturbed residents because of noise.

I was very surprised to see this as I live immediately above Lant Street Wine at Flat 1, 61-63 Lant Street SE1 1QN and have never experienced any noise issues whatsoever. They have at all times been very quiet; I have never heard any music or loud sounds from them in the day or evening. (The *only* noise I hear sometimes is their door when they lock up but I mention this is to highlight how quiet they are).

If you would like to come and inspect the noise from our flat you are welcome to.

Kinds regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Party 14

From: [REDACTED]
Sent: Wednesday, February 3, 2021 2:01 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: ran holst <[REDACTED]>
Subject: RE: 59-61 Lant Street Wine Company

RE: 59-61 Lant Street Wine Company Licence

To whom it may concern.

Having tried several times to get online via the address given on the notice, without much luck I might add, I am writing directly to yourselves.

I understand that a complaint has been made against the license held by 59-61 by the person who lives above this address. Living in the warehouse next door I totally appreciate how sound can travel through buildings like this. However I also know the importance of community and how venues like this and the Gladstone pub across the road from me bring locals together - something that is hugely important to the area and society. Indeed as probably the closest neighbour to the Gladstone Arms I would be lying if I didn't say that I often hear faint voices and live music from the venue. But I have a relationship where if it ever gets out of hand I know I can call the owners and they will do something about it. Having a community asset is far more important to me than a bit of noise.

With regards to 59-61 Lant Street I believe that it is only open on one or two nights a week and the clientele are less rowdy than the pub as it is a sit down wine bar. I recently held a friend's 50th party at the location and our children who sleep in the building next door were not disturbed in the slightest.

I would suggest that the tenants of Lant Street Wine, who by the way have worked on Lant Street for many years and are wonderful people, be asked to try and put some sound cladding into the ceiling space to see if this makes a difference.

Kind regards

[REDACTED]
[REDACTED]

Party 15

██████
██████████
██████████████

3 February 2021

Application under Section 51 of the Licensing Act 2003 – Lant Street Wine Company 59-61 Lant Street London SE1 1QN (the "Premises")

Dear Sirs

We are writing in respect of the above application.

We are the owners and residents of ██████████) which is located in the same building as the Premises. ████████ is situated on the second floor of the building. The Premises is located on the ground floor.

We have lived in our Flat for 12 years and are regular customers of the Premises. We purchase wine from the shop and we also bought wine to drink on the Premises when that was possible before the various lockdowns. Prior to COVID we also picked up our post from the Premises. We were therefore regular visitors for one reason or another.

In summary, we have not experienced any of the negative issues referred to in the Application and are surprised that these issues should have been raised given our proximity to the Premises. We can only report on the positive attributes of the Premises. It is an excellent wine shop with knowledgeable and helpful owners and staff. The ability to taste and drink wines on the Premises only added to the experience of the shop. The vibe of the area where we could buy drinks was an artisan tasting place amidst a collection of contemporary furniture and art. It therefore brought a different kind of experience to the pubs and other drinking places which are in the area and added to the diversity.

We fully support the continued operation of the Premises in a way which enables them to continue to operate as a wine shop and to sell drinks which people can enjoy on the Premises.

We make the following specific points in respect of the matters raised in the Application :

- We have never experienced any untoward or unacceptable noise from the Premises. By comparison, we have experienced much more regular and intrusive noise from The Galdstone pub opposite the premises which hosts live music. This is not something we make any complaint about but we do mention it to make clear the comparative noise intrusion from these two establishments which are on the same street and both of which our flat overlooks.
- We note that reference is made to "outside smokers" and presumably to noise which may arise from that. We make the same point as above - there are always a number of people drinking and smoking outside The Gladstone pub. In any event, we have personally seen only a very small people smoking outside the Premises at any one time.
- We have not witnessed any "anti-social" behaviour on the Premises. The Premises for sitting and drinking wine was a place to enjoy good wine in an artistic setting - in fact the

place became table service only to comply with COVID restrictions. It was also a place full of items for sale so the atmosphere was anything but raucous and rowdy.

- We note the reference in the Application to non-compliance with the licenced hours. We can only say that from our experience there was strict adherence to the licensing hours. This meant that on a number of occasions we (and others) continued our evening at The Gladstone which had longer licensing hours.

We trust that these points will be taken into account in any review of the licence of the Premises.

Please contact [REDACTED] on the email addresses on the attached email if you require any further information.

Yours faithfully

[REDACTED]

[REDACTED]



Thursday, 4 February 2021

ATTN:
Licensing Team/Licensing Unit
Southwark Council
3rd floor, Hub 1
PO Box 64529
SE1P 5LX
UK

**RE: Application under section 51 of the Licensing Act 2003
- Lant Street Wine 59 -61 Lant Street London SE1 1QN**

Dear Sirs/Madam,

Hope this letter finds you well. I am writing as a resident of the Vine Yard having resided there for nearly 10 years. Our flat is in the building that sits 2 floors directly above part of Lant Street Wine 59 -61 Lant Street London SE1 1QN. I also work at Southwark Council but am not involved in the licensing area. I hope this will not prevent you considering this letter.

Firstly, this wine shop and gallery space has been present for over 30 years and is a part of Southwark's heritage. It also operates next to the Gladstone Pub that was not long ago designated by the Council as an Asset of Community Value to protect it from development. Together, these businesses form a small community of local retail that helps welcome our community and nurture our social wellbeing. It also provides a place of culture – with strong links to the musical heritage of the area including Stock Aitken and Waterman who had recording studios in the annex of the building complex.

Secondly, I have regular contact with the shop as a customer and also, prior to COVID-19, observed their evening wine tasting events and have on some occasions attended. These were well managed professional and civilised affairs and usually over by around 9pm latest. There was no drinking outside and water was readily provided. I have never heard or observed any evidence of loud music or any other excessive activity of a nuisance nature.

During the last 12 months, the owners commenced an indoor evening on 2 or 3 nights a week incorporating a small wine bar. This operated like an art gallery space with various pleasant objects on display for purchase - as I believe it is used as a furniture showroom during the day. I attended on the main opening night as well as one or two evenings in between lockdowns. Whenever I attended, the attendees seemed well behaved patrons and well supervised. I also have passed by regularly on evenings it was open. Again, there was no loud music or noise other than as would be normally expected of a gathering in such a quality space. There was also procedures being followed during COVID-19 in line with Government guidelines such as recording and restricting the total numbers present.

Thirdly, in relation to this Licence Review, please note I have not observed any breaches of the premises licence by the wine shop as claimed in the Section 51 notice as follows:

- non-compliance of the licensed hours
- exceeding the licensed number of patrons and outside smokers
- unsupervised access and entrance door left open
- large-scale temporary events (I would not consider their events to be 'large-scale')

Fourthly, I have found the owners operating the Wine Shop premises to be professional, courteous and genuinely concerned for fostering good relations with residents in the area. In passing, the same must also be said of the owners of the Gladstone. Both operate socially responsible businesses.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

In summary, I have never experienced what would be considered nuisance from this venue. We infrequently have disturbances late at night from rough sleepers but unrelated to these venues. There is also more noise from the regular Southwark Council residential and commercial office rubbish collections than this venue. The pub pre COVID-19 had regular live music performances to encourage local bands but these are certainly well within reasonable noise limits and never had any nuisance that I know of. As is normal for a pub, it often has people in the outside area of the street. The Lant Street Wine premises operates entirely within an indoor space. Together, both foster a community and social gathering area to meet with local friends and neighbours.

I also feel this shop and their space must be nurtured and supported to avoid destruction of the retail presence in this area of the borough. Such nurturing is an objective priority of Southwark Council to protect and grow the local economy. In my personally opinion, it would be an act of social harm to the community if either of these two retail spaces were lost. I hence strongly support the licence for the Lant Street Wine premises being allowed to continue - and any extensions if needed to properly include their shop and wine bar (should the current licence be considered in any way deficient by the Council).

Lastly, should the Council uncover that the Wine Shop is being falsely and unfairly accused, I encourage the Council to use its powers to defend the business and protect it from such malicious actions.

I am happy to be contacted further on the email address above or mobile should you wish to speak to me.

Thank you and yours sincerely,

[REDACTED]

[REDACTED]

Dear Licencing Committee,

I am a resident at [REDACTED] in the same block that Lant Street Wine has run its business for the last 35 years.

In this time, I have attended their tasting events and sat in the warehouse and enjoyed the quiet and relaxed environment they have created.

To have a space like this on site for local residents and the community in general is most welcome .

I have never experienced the objections that have been sighted on the Premises Review, namely Crime and Nuisance nor Antisocial Behaviour.

I trust this review will be dismissed, as I am amazed it has been raised in the first place against a company that has served the community for such a long time.

[REDACTED]