

Licensing Sub-Committee

Monday 25 January 2016

10.00 am

Ground Floor Meeting Room G02C - 160 Tooley Street, London SE1 2QH

Membership

Councillor Renata Hamvas (Chair)
Councillor David Hubber
Councillor Sunny Lambe

Reserves

Councillor Lorraine Lauder

INFORMATION FOR MEMBERS OF THE PUBLIC

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Contact

Andrew Weir on 020 7525 7222 or email: andrew.weir@southwark.gov.uk

Webpage: www.southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 15 January 2016



Licensing Sub-Committee

Monday 25 January 2016

10.00 am

Ground Floor Meeting Room G02C - 160 Tooley Street, London SE1 2QH

Order of Business

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PART A - OPEN BUSINESS

1. APOLOGIES

To receive any apologies for absence.

2. CONFIRMATION OF VOTING MEMBERS

A representative of each political group will confirm the voting members of the committee.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.

5. LICENSING ACT 2003: OGILVY & MATHER GROUP, SEA CONTAINERS HOUSE, UPPER GROUND, LONDON SE1 9PD

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ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

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PART B - CLOSED BUSINESS

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the sub-committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

ANY OTHER CLOSED BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

Date: 15 January 2016

Agenda Item 5

Item No. 5.	Classification: Open	Date: 25 January 2016	Meeting Name: Licensing sub-committee
Report title:		Licensing Act 2003: Ogilvy & Mather Group, Sea Containers House, Upper Ground, London SE1 9PD	
Ward(s) or groups affected:		Cathedral	
From:		Strategic Director of Environment and Leisure	

RECOMMENDATION

1. That the licensing sub-committee considers an application made by Green and Fortune Associates Limited, for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Ogilvy & Mather, Sea Containers House, Upper Ground, London SE1 9PD.
2. Notes:
 - a) This application forms a new application for a premises licence, submitted under Section 17 of the Licensing Act 2003. The application is subject to representations from a responsible authority and other persons and is therefore referred to the sub-committee for determination.
 - b) Paragraphs 8 to 12 of this report provide a summary of the application under consideration by the sub-committee. A copy of the full application is attached as Appendix A.
 - c) Paragraphs 13 to 20 of this report deals with the representations received to the application. Copies of the representations from responsible authorities and other persons are attached as Appendices B and C.
 - d) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

BACKGROUND INFORMATION

The Licensing Act 2003

3. The Licensing Act 2003 provides a licensing regime for:
 - The sale of and supply of alcohol
 - The provision of regulated entertainment
 - The provision of late night refreshment.
4. Within Southwark, the licensing responsibility is wholly administered by this council.

5. The Act requires the licensing authority to carry out its functions under the Act with a view to promoting the four stated licensing objectives. These are:
 - The prevention of crime and disorder
 - The promotion of public safety
 - The prevention of nuisance
 - The protection of children from harm.

6. In carrying out its licensing functions, a licensing authority must also have regard to
 - The Act itself
 - The guidance to the act issued under Section 182 of the Act
 - Secondary regulations issued under the Act
 - The licensing authority's own statement of licensing policy
 - The application, including the operating schedule submitted as part of the application
 - Relevant representations.

7. The premises licence application process involves the provision of all relevant information required under the Act to the licensing authority with copies provided by the applicant to the relevant responsible bodies under the Act. The application must also be advertised at the premises and in the local press. The responsible authorities and other persons within the local community may make representations on any part of the application where relevant to the four licensing objectives.

KEY ISSUES FOR CONSIDERATION

The premises licence application

8. On 2 December 2015, Green and Fortune Associates Limited applied to this Council for the grant of a new premises licence in respect of the premises known as Ogilvy & Mather, Sea Containers House, Upper Ground, London SE1 9PD.

9. The application proposes to licence a ground floor cafeteria area, four conference rooms on the 12th floor that can be converted to one large events space and the adjacent outdoor terrace, an amphitheatre, bistro bar, lounge and outdoor terrace on the 13th floor, an outdoor terraced area on the 14th floor. Additionally the offices on the floors 1 to 3 and 6 to 10 shall be licensed for sale of alcohol for employees and business associates.

The application is summarised as follows:

- Plays (indoors)
Mon – Sun from 08.00 to 00.30

- Films (indoors)
Mon – Sun from 08.00 to 00.30

- Live Music (indoors)
Mon – Sun from 08.00 to 00.30

- Recorded Music (indoors)
Mon – Sun from 08.00 to 00.30

- Performance of dance (indoors)
Mon – Sun from 08.00 to 00.30
 - Late night refreshment (indoors)

Mon - Sun from 23.00 to 00.30
 - The supply of alcohol (for consumption on and off the premises)
Mon – Sun from 08.00 to 00.30
 - Operating hours
Mon – Sun (24 hours)
 - Non standard timings sought for licensable activities stated above are from the end of permitted hours on New Year’s Eve to the start of permitted hours on New Year’s Day.
 - Non standard hours sought for operation of premises:- as a working office the application seeks for the premises to be open to employees, officers and guest of the Ogilvy and Mather Group without any restrictions. However all café, restaurant, bar and other dining facilities will be closed no later than 01.30.
10. The premises licence application form provides the applicant operating schedule. Parts A, B, E, F, G, H, I, J, K, L, and M set out the proposed operating hours and operating controls in full, with reference to the four licensing objectives as stated in the Licensing Act 2003. Should a premises licence be issued in respect of the application the information provided in part M of the operating schedule will form the basis of conditions that will be attached to the licence. A copy of the application is attached to this report as Appendix A.
11. The applicant has amended the above application to include the following condition in place of numbered condition 5 in box (a) of the Operating Schedule (part M of the application):
- Access to the premises shall be restricted to employees and officers of the organisations in occupation, guests of the organisations or their employees/officers; and attendees at bona fide pre-booked private events.

Designated premises supervisor

12. The proposed designated premises supervisor (DPS) is John Nugent, who has a personal licence from Camden Council.

Representations from responsible authorities

13. Representations were submitted by four responsible authorities, (Police, Licensing as a responsible authority, Environmental Protection Team (EPT), and Public Health.
14. The police state that on examination of the applicants operating schedule, they are satisfied it contains sufficient control measures for the promotion of the prevention of crime licensing objective.
15. The licensing authority have concerns firstly that the premises is situated in the Borough and Bankside cumulative saturation zone for licensed premises in an area

with a large amount of residential premises, the surrounding streets consist of tall buildings close the road creating a “canyon effect” where noise can be amplified by bouncing off the close proximity buildings and travelling up to residential premises. The application attempts to address this issue in the general description of the premises section by explaining that the premises will be used primarily by employees, associates and guests and by persons attending pre-booked events at the premises. The application also does not address the potential for crime and disorder in the streets whereby patrons of the premises having consumed alcohol may become the perpetrators or victims of crime and disorder in the zone.

16. After reviewing the proposals and plans, EPT had concerns with regards to the plans submitted, the non proposed area for smoking, and the designated area for regulated entertainment and if there were any acoustic lobby doors installed that lead out into external areas.
17. The representation from public health is concerned solely to the information provided about the ground floor café. The application states “Outside of normal working hours, including in the evening and at the weekends, food, drink, and/or entertainment may be made available to members of the public for occasions such as Sunday lunches and other events such as wine tasting, brunches or dinners; but on a pre-booked basis only, with the exception of the ground floor café area, where members of the public may be permitted in the future without pre-booking.” The wording regarding the ground floor café is vague and allows for the ground floor café to be run in many capacities in the future. Given that the premises’ location, Sea Containers House, is within the Cumulative Impact Zone (CIZ), it is especially important to fully understand the applicant’s plan for the ground floor café.
18. The representations are attached as Appendix B to the report.

Representations from other persons

19. There are 36 representations submitted by other persons. The residents are concerned that the premises is situated in a predominantly residential area. The potential noise from people arriving and leaving the premises, traffic/parking nuisance, the use of the outside as a smoking area and lack of public safety would impact on their quality of life.
20. The representations are attached as Appendix C to the report.

Conciliation

21. The applicant has been forwarded the representations received and has been advised to address the concerns within the representations submitted. The applicant representative is in liaison with the responsible authorities and there is a proposed conciliation meeting with residents at a date to be arranged. The licensing committee shall be updated at the hearing on 25 January 2016.

Deregulation of entertainment

22. On 6 April 2015 entertainment became deregulated and as a result:
 - Live unamplified music is deregulated between 08.00hrs – 23.00hrs on any premises.

- Live amplified music is deregulated between 08.00 and 23.00 provided the audience does not exceed 500 people.
23. However, live music can become licensable in on-licensed premises if the licensing authority removes the effect of the deregulation following a licence review ('licence review mechanism').

The local area

24. A map of the area is attached to this report as Appendix D. The premises is identified at the centre of the map. For purposes of scale-only the circle on the map has a 100-metre radius.

Public houses/restaurant

- Mondrian Hotel, Sea Containers House, 20 Upper Ground, London SE1 (Mon -Sun till 03.00) however premises operates 24 hrs.
- Doggets Coat & Badge, 1 Blackfriars Bridge, Blackfriars Road, SE1 (Mon – Sun till 00.30)

Borough & Bankside Cumulative Impact Zone

25. Council assembly approved the introduction of a special policy for Borough and Bankside on the cumulative impact of a concentration of licensed premises (saturation/cumulative impact policy) on 5 November 2008, and extended the area in April 2011. This application falls within the policy area.
26. The decision to introduce saturation policy was taken with regard to the committee's concern over rising trends of late night alcohol related violence against the person and late night disorder and rowdiness associated with late night licensed premises in the area.
27. The effect of this special policy is that is to create a presumption that applications for new premises licences or variations that are likely to add to the existing cumulative impact will normally be refused, following relevant representations, unless the applicant can demonstrate in their operating schedule that there will be no negative cumulative impact on one or more of the licensing objectives.
28. The applicant has been advised to address the committees concerns around cumulative impact at the meeting.

Southwark council statement of licensing policy

29. Council assembly approved Southwark's statement of licensing policy 2011-14 on 12 October 2011. Sections of the statement that are considered to be of particular relevance to this application are:
- Section 3 which sets out the purpose and scope of the policy and reinforces the four licensing objectives
 - Section 5 which sets out the council's approach with regard to the imposition of conditions including mandatory conditions to be attached to the licence

- Section 6 details other relevant council and government policies, strategies, responsibilities and guidance, including the relevant articles under the Human Rights Act 1998
 - Section 7 provides general guidance on dealing with crime and disorder and deals with licensing hours
 - Section 8 provides general guidance on ensuring public safety including safe capacities
 - Section 9 provides general guidance on the prevention of nuisance
 - Section 10 provides general guidance on the protection of children from harm.
30. The purpose of Southwark's statement of licensing policy is to make clear to applicants what considerations will be taken into account when determining applications and should act as a guide to the sub-committee when considering the applications. However, the sub-committee must always consider each application on its own merits and allow exceptions to the normal policy where these are justified by the circumstances of the application.

Resource implications

31. A fee of £315 has been paid by the applicant company in respect of this application being the statutory fee payable for premises within non-domestic rateable value band C.

Consultations

32. Consultation has been carried out on this application in accordance with the provisions of the Licensing Act 2003. A public notice was published in a local newspaper and a similar notice exhibited outside of the premises for a period of 28 consecutive days.

Community impact statement

33. Each application is required by law to be considered upon its own individual merits with all relevant matters taken into account.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

34. The sub-committee is asked to determine the application for a premises licence under section 17 of the Licensing Act 2003.
35. The principles which sub-committee members must apply are set out below.

Principles for making the determination

36. The general principle is that applications for premises licence applications must be granted unless relevant representations are received. This is subject to the proviso that the applicant has complied with regulations in advertising and submitting the application.

37. Relevant representations are those which:

- Are about the likely effect of the granting of the application on the promotion of the licensing objectives
- Are made by an interested party or responsible authority
- Have not been withdrawn
- Are not, in the opinion of the relevant licensing authority, frivolous or vexatious

- If relevant representations are received then the sub-committee must have regard to them, in determining whether it is necessary for the promotion of the licensing objectives to:
 - to grant the licence subject to:
 - The conditions mentioned in section 18 (2)(a) modified to such extent as the licensing authority considers necessary for the promotion of the licensing objectives
 - Any condition which must under section 19, 20 or 21 be included in the licence
 - to exclude from the scope of the licence any of the licensable activities to which the application relates
 - to refuse to specify a person in the licence as the premises supervisor
 - to reject the application.

Conditions

38. The sub-committee's discretion is thus limited. It can only modify the conditions put forward by the applicant, or refuse the application, if it is necessary to do so. Conditions must be necessary and proportionate for the promotion of one of the four licensing objectives, and not for any other reason. Conditions must also be within the control of the licensee, and should be worded in a way which is clear, certain, consistent and enforceable.
39. The four licensing objectives are:
- The prevention of crime and disorder
 - Public safety
 - The prevention of nuisance
 - The protection of children from harm.
40. Members should note that each objective is of equal importance. There are no other licensing objectives, and the four objectives are paramount considerations at all times.
41. Conditions will not be necessary if they duplicate a statutory position. Conditions relating to night café and take away aspect of the license must relate to the night time operation of the premises and must not be used to impose conditions which could not be imposed on day time operators.
42. Members are also referred to the Home Office revised guidance issued under section 182 of the Licensing Act 2003 on conditions, specifically section 10.

Reasons

43. If the sub-committee determines that it is necessary to modify the conditions, or to refuse the application for a premises licence application, it must give reasons for its decision.

Hearing procedures

44. Subject to the licensing hearing regulations, the licensing committee may determine its own procedures. Key elements of the regulations are that:
- The hearing shall take the form of a discussion led by the authority. Cross examination shall not be permitted unless the authority considered that it is required for it to consider the representations.
 - Members of the authority are free to ask any question of any party or other person appearing at the hearing.
 - The committee must allow the parties an equal maximum period of time in which to exercise their rights to:
 - Address the authority
 - If given permission by the committee, question any other party.
 - In response to a point which the authority has given notice it will require clarification, give further information in support of their application.
 - The committee shall disregard any information given by a party which is not relevant to the particular application before the committee and the licensing objectives.
 - The hearing shall be in public, although the committee may exclude the public from all or part of a hearing where it considers that the public interest in doing so outweighs the public interest in the hearing, or that part of the hearing, taking place in private.
 - In considering any representations or notice made by a party the authority may take into account documentary or other information produced by a party in support of their application, representations or notice (as applicable) either before the hearing or, with the consent of all the other parties, at the hearing.
45. This matter relates to the determination of an application for a premises licence under section 17 of the Licensing Act 2003. Regulation 26(1) (a) requires the sub-committee to make its determination at the conclusion of the hearing.

Council's multiple roles and the role of the licensing sub-committee

46. Sub-committee members will note that, in relation to this application, the council has multiple roles. Council officers from various departments have been asked to consider the application from the perspective of the council as authority responsible respectively for environmental health, trading standards, health and safety and as the planning authority.
47. Members should note that the licensing sub-committee is meeting on this occasion solely to perform the role of licensing authority. The sub-committee sits in quasi-judicial capacity, and must act impartially. It must offer a fair and unbiased hearing

of the application. In this case, members should disregard the council's broader policy objectives and role as statutory authority in other contexts. Members must direct themselves to making a determination solely based upon the licensing law, guidance and the council's statement of licensing policy.

48. As a quasi-judicial body the licensing sub-committee is required to consider the application on its merits. The sub-committee must take into account only relevant factors, and ignore irrelevant factors. The decision must be based on evidence, that is to say material, which tends logically to show the existence or non-existence of relevant facts, or the likelihood or unlikelihood of the occurrence of some future event, the occurrence of which would be relevant. The licensing sub-committee must give fair consideration to the contentions of all persons entitled to make representations to them.
49. The licensing sub-committee is entitled to consider events outside of the premises if they are relevant, i.e. are properly attributable to the premises being open. The proprietors do not have to be personally responsible for the incidents for the same to be relevant. However, if such events are not properly attributable to the premises being open, then the evidence is not relevant and should be excluded. Guidance is that the licensing authority will primarily focus on the direct impact of the activities taking place at the licensed premises on members of the public, living, working or engaged in normal activity in the area concerned.
50. Members will be aware of the council's code of conduct which requires them to declare personal and prejudicial interests. The code applies to members when considering licensing applications. In addition, as a quasi-judicial body, members are required to avoid both actual bias, and the appearance of bias.
51. The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Other persons must live in the vicinity of the premises. This will be decided on a case to case basis.
52. Under the Human Rights Act 1998. the sub-committee needs to consider the balance between the rights of the applicant and those making representations to the application when making their decision. The sub-committee has a duty under section 17 Crime and Disorder Act 1998 when making its decision to do all it can to prevent crime and disorder in the borough.
53. Other persons, responsible authorities and the applicant have the right to appeal the decision of the sub-committee to the magistrates' court within a period of 21 days beginning with the day on which the applicant was notified by the licensing authority of the decision to be appealed against.

Guidance

54. Members are required to have regard to the DCMS guidance in carrying out the functions of licensing authority. However, guidance does not cover every possible situation, so long as the guidance has been properly and carefully understood, members may depart from it if they have reason to do so. Full reasons must be given if this is the case.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Licensing Act 2003 DCMS Guidance to the Act Secondary Regulations Southwark statement of licensing Policy Case file	Southwark Licensing, C/O Community Safety & Enforcement, 160 Tooley Street, London, SE1 2QH	Kirty Read Tel: 020 7525 5748

APPENDICES

Name	Title
Appendix A	Application for a premises licence
Appendix B	Representations from responsible authorities
Appendix C	Representations from other persons
Appendix D	Map of the local area

AUDIT TRAIL

Lead Officer	Deborah Collins, Strategic Director of Environment and Leisure	
Report Author	Dorcas Mills, Principal Licensing Officer	
Version	Final	
Dated	13 January 2016	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		13 January 2016

APPENDIX A

London Borough of Southwark

**Application for a premises licence to be granted
under the Licensing Act 2003**

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Green and Fortune Associates Limited

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description Ogilvy & Mather Group Sea Containers House Upper Ground			
Post town	London	Postcode	SE1 9PD

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- | | | |
|---|-------------------------------------|-----------------------------|
| a) an individual or individuals * | <input type="checkbox"/> | please complete section (A) |
| b) a person other than an individual * | | |
| i. as a limited company | <input checked="" type="checkbox"/> | please complete section (B) |
| ii. as a partnership | <input type="checkbox"/> | please complete section (B) |
| iii. as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| iv. other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) a recognised club | <input type="checkbox"/> | please complete section (B) |
| d) a charity | <input type="checkbox"/> | please complete section (B) |

- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

I am making the application pursuant to a
 statutory function or
 a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/>	Please tick yes
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/> Please tick yes	
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name Green and Fortune Associates Limited
Kings Place 90 York Way London N1 9AG
Registered number (where applicable) 09882286
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company
Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
04	01	2016

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY
11	11	1111

Please give a general description of the premises (please read guidance note 1)

Sea Containers House is a prominent purpose built office and hotel building on the banks of the Thames. The Ogilvy & Mather Group, a communications, advertising and marketing agency, will occupy part of the ground floor, floors 1 to 3 and floors 6 to 14 of Sea Containers House, as its new corporate headquarters.

The Ogilvy & Mather Group will be moving to these premises from their existing offices in Canary Wharf (in Cabot Square). The relocation will take place in phases through early 2016. Ogilvy's current office has the benefit of a Premises Licence issued by Tower Hamlets permitting the sale of alcohol from 10.00 to 23.00 Monday to Saturday and 12.00 to 22.30 on Sundays. The existing office has been licensed for around 25 years and there have never been any complaints in relation to the provision of licensable activities at the existing office premises or any actual or threatened enforcement action or licence review.

At all times, access to the premises will be controlled by a swipe card system and 24 hour manned security/reception at ground floor level. There is no access to the upper floors by the general public unless the lift is programmed by security or another member of staff to travel to the relevant floor. Access to office floors will also be controlled by security passes. All public areas are covered by CCTV and there is also external CCTV covering the perimeter of the building.

Access to the office during working hours will typically be by employees and officers of the organisations in occupation (part of the Ogilvy and Mather Group), guests of the organisations or their employees/officers; and persons attending any bona fide pre-booked event at the property. As such, it is anticipated that the premises will not add to the cumulative impact of licensed premises within the Borough and Bankside saturation area as the persons using the licensed facilities would typically be at the office for business purposes and the supply of alcohol will be ancillary to the business of the Ogilvy & Mather Group. Outside of normal working hours, including in the evening and at weekends, food, drink and/or entertainment may be made available to members of the public for occasions such as Sunday lunches and other events such as wine tasting, brunches or dinners; but on a pre-booked basis only, with the exception of the ground floor café area, where members of the public may be permitted in the future without pre-booking. As set out above, there is no access to the upper floors by the general public unless a member of staff or security programmes the lift to access the relevant floor.

The areas to be licensed are shown on the plans lodged with this application. The layout of the building consists of general office space, with meeting rooms and breakout areas, over a number of floors. In addition, on the ground floor will be a café area; on the 12th floor, there will be 4 conference and event rooms, which can be opened up into one larger area, with an adjacent terrace; on the 13th floor there will be an amphitheatre, which may be used for seminars or other events from time to time, a bistro bar and lounge with adjacent terrace and a staff restaurant which will also be a café bar in the evening, with adjacent terrace; and on the 14th floor will be a terrace area which may be used for the service of drinks and food and events from time to time.

The remaining areas of the office (floors 1 to 3 and floors 6 to 10) may be used for the supply to and consumption of alcohol or other licensable activities from time to time by the employees, officers and

invited guests of the Ogilvy and Mather Group only, for example for client hospitality or meetings, or ad hoc staff celebrations, such as promotions or birthdays. Further details of all areas can be seen on the plans deposited with this application. For the avoidance of doubt, floors 4 and 5 do not form part of the Group's headquarters and are currently occupied by a hotel.

Green and Fortune Associates Limited (the applicant) is a hospitality specialist who will provide the catering and event management within the headquarters. Green and Fortune operate catering facilities and events in Kings Place and it is therefore an experienced operator of licensable activities, with no history of actual or threatened enforcement, licence reviews, or complaints in respect of the provision of licensable activities. Its Kings Place operation sits in the bustling Kings Cross area which itself is in a special policy area, adjacent to a densely populated residential area. The operator understands the sensitivities that these challenges bring and has successfully instigated operating procedures to allow for harmonious co-existence with all local stakeholders.

The application submitted is for authorisation to provide licensable activities during the times specified. The office itself will have 24 hour security and staff will have access to the office 24 hours per day, but all café, restaurant, bar and other dining facilities will be closed no later than 01.30 daily. Actual opening times are likely to vary from day to day depending on staff requirements from time to time.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment

Please tick any that apply

- | | |
|---|-------------------------------------|
| a) plays (if ticking yes, fill in box A) | <input checked="" type="checkbox"/> |
| b) films (if ticking yes, fill in box B) | <input checked="" type="checkbox"/> |
| c) indoor sporting events (if ticking yes, fill in box C) | <input type="checkbox"/> |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/> |
| e) live music (if ticking yes, fill in box E) | <input checked="" type="checkbox"/> |
| f) recorded music (if ticking yes, fill in box F) | <input checked="" type="checkbox"/> |
| g) performances of dance (if ticking yes, fill in box G) | <input checked="" type="checkbox"/> |
| h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) | <input checked="" type="checkbox"/> |

Provision of late night refreshment (if ticking yes, fill in box I)

Supply of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon	08.00	00.30	Please give further details here (please read guidance note 3) The performance of plays from time to time	Both	<input type="checkbox"/>
Tue	08.00	00.30			
Wed	08.00	00.30	State any seasonal variations for performing plays (please read guidance note 4)		
Thur	08.00	00.30			
Fri	08.00	00.30	Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5) From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day annually.		
Sat	08.00	00.30			
Sun	08.00	00.30			

B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon	08.00	00.30	Please give further details here (please read guidance note 3) The exhibition of films from time to time		
Tue	08.00	00.30			
Wed	08.00	00.30	State any seasonal variations for the exhibition of films (please read guidance note 4)		
Thur	08.00	00.30			
Fri	08.00	00.30	Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 5) From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day annually.		
Sat	08.00	00.30			
Sun	08.00	00.30			

C

Indoor sporting events Standard days and timings (please read guidance note 6)			<u>Please give further details</u> (please read guidance note 3)
Day	Start	Finish	
Mon			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
Tue			
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 5)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 3)		
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 4)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon	08.00	00.30	Please give further details here (please read guidance note 3) The playing of amplified or unamplified live music		
Tue	08.00	00.30			
Wed	08.00	00.30	State any seasonal variations for the performance of live music (please read guidance note 4)		
Thur	08.00	00.30			
Fri	08.00	00.30	Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 5) From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day annually.		
Sat	08.00	00.30			
Sun	08.00	00.30			

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place <u>indoors or outdoors or both</u> – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3) The playing of amplified or unamplified recorded music.		
Mon	08.00	00.30			
Tue	08.00	00.30			
Wed	08.00	00.30	State any seasonal variations for the playing of recorded music (please read guidance note 4)		
Thur	08.00	00.30			
Fri	08.00	00.30	Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 5) From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day annually.		
Sat	08.00	00.30			
Sun	08.00	00.30			

G

Performances of dance Standard days and timings (please read guidance note 6)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3) The performance of dance or similar		
Mon	08.00	00.30			
Tue	08.00	00.30	<u>State any seasonal variations for the performance of dance</u> (please read guidance note 4)		
Wed	08.00	00.30			
Thur	08.00	00.30	<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 5) From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day annually.		
Fri	08.00	00.30			
Sat	08.00	00.30			
Sun	08.00	00.30			

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing Anything similar to live music, recorded music or performance of dance		
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Mon	08.00	00.30		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue	08.00	00.30	Please give further details here (please read guidance note 3) Music may be amplified or unamplified		
Wed	08.00	00.30			
Thur	08.00	00.30	State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)		
Fri	08.00	00.30			
Sat	08.00	00.30	Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 5) From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day annually.		
Sun	08.00	00.30			



I

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	23.00	00.30	Please give further details here (please read guidance note 3) Hot food and / or hot drink		
Tue	23.00	00.30			
Wed	23.00	00.30	State any seasonal variations for the provision of late night refreshment (please read guidance note 4)		
Thur	23.00	00.30			
Fri	23.00	00.30	Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 5) From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day annually.		
Sat	23.00	00.30			
Sun	23.00	00.30			

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – please tick (please read guidance note 7)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4)		
Mon	08.00	00.30			
Tue	08.00	00.30			
Wed	08.00	00.30			
Thur	08.00	00.30			
Fri	08.00	00.30			
Sat	08.00	00.30			
Sun	08.00	00.30	Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5) From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day annually.		

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor:

Name John Nugent
Address 
Postcode 
Personal licence number (if known) 722
Issuing licensing authority (if known) Camden

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8).
None

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon	00.00	24.00	
Tue	00.00	24.00	
Wed	00.00	24.00	
Thur	00.00	24.00	
Fri	00.00	24.00	
Sat	00.00	24.00	
Sun	00.00	24.00	
Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 5) As a working office, the premises will be open to employees, officers and guests of the Ogilvy and Mather Group without restriction. However, all café, restaurant, bar and other dining facilities will be closed no later than 01.30 daily.			

M Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 9)

The premises is already required to comply with existing and future legislation to include (but not limited to) legislation on safety, health and environmental issues, fire safety, planning, building regulations, disability discrimination, trading standards and weights and measures and crime and disorder and security industry legislation. The premises is also required to comply with the provisions in the Licensing Act 2003. The measures covered by various legislation should not be repeated in the premises licence in accordance with Guidance to Licensing Authorities issued under section 182 of the 2003 Act.

The following conditions are proposed to be included within the Operating Schedule:

1. The café, restaurant, bar and other dining facilities will be closed no later than 01.30 daily.
2. The terraces shall not be used for the provision of licensable activities or the consumption of alcohol after 23.00 daily.
3. Off sales shall be in sealed containers only for consumption away from the premises.
4. There will be manned reception and/ or security at ground floor level at all times.
5. Access to the premises shall be restricted to employees and officers of the organisations in occupation, guests of the organisations or their employees/ officers; and persons who have pre-booked to attend for food, drink and/or entertainment, with the exception of the ground floor café area, where other persons may be permitted from time to time.
6. No drinks in open bottles or glasses will be permitted to be taken outside of the premises.

b) The prevention of crime and disorder

A CCTV system shall be installed at the premises and shall be maintained in good working order and be continually recording at all times the premises are in use for the provision of licensable activities.

All CCTV footage shall be retained for a minimum of 30 days and shall be made available upon reasonable request by an authorised officer of the police or licensing authority. All recordings shall be of evidential quality and shall include the date and time.

An incident log shall be maintained and details of all age related refusals shall be recorded. This log shall be retained on the premises and made available for inspection by authorised officers.

A Challenge 25 age verification scheme shall be established and maintained. The scheme shall require the production of evidence of age, comprising any Proof of Age Standards Scheme (PASS) Card, or passport or photo driving licence, from any person appear to staff engaged in selling or supplying alcohol to be under the age of 25 and who is attempting to buy alcohol.

All staff involved in the sale of alcohol shall be trained in relation to the laws relating to the sale of alcohol and the age verification scheme in force. Records of such training shall be retained on the premises and made available for inspection by authorised officers.

c) Public safety

A Fire Risk Assessment, Emergency Evacuation Policy and Health and Safety Risk Assessment shall be undertaken and reviewed periodically and shall be provided to the responsible authority for public safety on request.

All staff shall be trained in emergency evacuation procedures.

The maximum number of persons accommodated at any one time in the premises shall not exceed any number agreed with the responsible authority for health and public safety.

No open bottles or glasses will be permitted to be taken outside of the licensed area.

d) The prevention of public nuisance

No rubbish, including bottles, shall be moved in or placed into any outside area between 23.00 and 07.00.

All waste is to be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection time.

Persons temporarily leaving the premises onto the public highway for the purposes of smoking shall not be permitted to take any drinks with them.

All entrance doors and windows will be kept closed except for access and egress.

Management will appoint dedicated taxi or licensed minicab companies and staff will offer to book cars on behalf of staff and guests after normal working hours. After midnight, all patrons who are waiting for taxis or minicabs will be encouraged to remain inside while the vehicle is called.

e) The protection of children from harm

As set out above under box (b) a Challenge 25 age verification scheme shall be in operation and all relevant members of staff shall be trained in relation to the scheme.

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.

IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.

Part 4 – Signatures (please read guidance note 10)

Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 11).
If signing on behalf of the applicant, please state in what capacity.

Signature	[REDACTED]
Date	2 December 2015
Capacity	Solicitors on behalf of the applicants

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13) Nicola Smith Squire Patton Boggs (UK) LLP Rutland House 148 Edmund Street			
Post town	Birmingham	Postcode	B3 2JR
Telephone number (if any)	0121 222 3230		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) Nicola.smith@squirepb.com			

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
3. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

7. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
8. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, each of the applicant or their respective agent must sign the application form.
13. This is the address which we shall use to correspond with you about this application.

APPENDIX B



The Licensing Unit
Floor 3
160 Tooley Street
London
SE1 2QH

Metropolitan Police Service
Licensing Office
Southwark Police Station,
323 Borough High Street,
LONDON,
SE1 1JL

Tel: 020 7232 6756

Email: SouthwarkLicensing@met.police.uk

Our reference: MD/21/ 2729/15

Date: 18th December 2015

Re:- Oglivy & Mather Group, Sea Containers House SE1 9PD

Dear Sir/Madam

Police are in receipt of an application from the above for a new premises licence. On examination of the applicants operating schedule, I am satisfied it contains sufficient control measures for the promotion of the prevention of crime licensing objective. I am aware that the EPT have asked for confirmation of some minor matters and hopefully these will be addressed by the applicant, however these matters are unlikely to give Police any cause for concern.

Kind Regards

PC Ian Clements 362 MD
Southwark Police Licensing Unit
Tel: 0207 232 6756

From: Franklin, David

Sent: Wednesday, December 30, 2015 5:11 PM

To: Regen, Licensing

Subject: Ogilvy & Mather, Sea Containers House, Upper Ground London SE1 9PD

I write this representation as the responsible authority for the Southwark Licensing Authority with regards to the application for a new premises licence by Green and Fortune Limited for the premises Ogilvy & Mather, Sea Containers House, Upper Ground London SE1 9PD under all four of the licensing objectives.

The application proposes to licence a ground floor cafeteria area, four conference rooms on the 12th floor that can be converted to one large events space and the adjacent outdoor terrace, an amphitheatre, bistro bar, lounge and outdoor terrace on the 13th floor, an outdoor terraced area on the 14th floor. Additionally the offices on the floors 1 to 3 and 6 to 10 shall be licensed for sale of alcohol for employees and business associates.

The licensable activities applied for are plays, films, live music, recorded music, performances of dance, anything similar to live & recorded music and performances of dance, late night refreshment and the sale of alcohol both on and off the premises. The licence hours applied for are 08:00 to 00:30 hours 7 days a week for all activities apart from late night refreshment which starts at 23:00 hours to 23:30 hours.

The opening hours of the premises is 24 hours, however a condition is proposed that all café, restaurant, bar and other dining facilities shall close no later than 01:30 hours.

There are a number of other conditions offered as part of the operating schedule of the application and within the premises description.

I have concerns firstly that the premises is situated in the Borough and Bankside cumulative saturation zone for licensed premises in an area with a large amount of residential premises, the surrounding streets consist of tall buildings close the road creating a "canyon effect" where noise can be amplified by bouncing off the close proximity buildings and travelling up to residential premises.. The application attempts to address this issue in the general description of the premises section by explaining that the premises will be used primarily by employees, associates and guests and by persons attending pre-booked events at the premises. However the application does not adequately address the potential for public nuisance, not only from the terraces when in use prior to 23:00 hours but the potential of noise from persons attending events that finish at 00:30 and leaving the premises by 01:30 hours, having consumed alcohol and been in an environment of loud live/recorded music talking loudly in the street while walking to local transport hubs, using cars and taxis in the vicinity of the premises causing increased vehicle noise, slamming car doors and sounding of horns. The application also does not address the potential for crime and disorder in the streets whereby patrons of the premises having consumed alcohol may become the perpetrators or victims of crime and disorder in the zone.

I submit that without providing a dispersal policy to address these concerns to the satisfaction of the Licensing Authority that the application should be refused.

I have other concerns with regards to the premises licence application, the plans supplied with the application are not clearly marked where the licensable activities are to take place and do not differentiate between the licensable activities giving an impression that all the proposed activities will take place across all the areas of the plans. I have concerns for public safety and the prevention

of crime and disorder as there are no capacity figures for the various licensable areas or any method offered to ensure that overcrowding in the various areas does not occur.

There is no designated area for smokers away from the residential premises.

Although the application provides for a condition for a challenge 25 policy and staff to be trained in challenge 25, the application does not provide for any policy on children attending the premises, for instance there is no indication on the applicant's policy towards unaccompanied children attending the premises, or how late children will be allowed to be on the premises.

Should the applicant be able to satisfy the concerns of the Licensing Authority and members are minded to grant the application then I would suggest that consideration is also given to reducing the terminal hours for the licensable activities and the time by which patrons are required to vacate the premises, particularly on days proceeding a normal school or work day.

Kind regards

David Franklin
Responsible Authority for the Licensing Authority

From: Prickett, Mark
Sent: Thursday, December 17, 2015 7:03 PM
To: Regen, Licensing
Cc: 'SouthwarkLicensing@met.police.uk'; Tear, Jayne; Mills, Dorcas; Chowdhury, Farhad; 'nicola.smith@squirepb.com'
Subject: Ogilvy & Mather, Sea Containers House, 20 Upper Ground - EPT representation

Dear Licensing,

The Environmental Protection Team (EPT) have reviewed the new premises licence application for Ogilvy & Mather Group, Sea Containers House, 20 Upper Ground, SE1 9PD with regards to the prevention of public nuisance licensing objective.

Licensable activities sought;

Plays (indoors) - 08:00 – 00:30 Monday – Sunday
 Films (indoors) - 08:00 – 00:30 Monday – Sunday
 Live music (indoors) - 08:00 – 00:30 Monday – Sunday
 Recorded music (indoors) - 08:00 – 00:30 Monday – Sunday
 Performance of dance (indoors) - 08:00 – 00:30 Monday – Sunday
 Anything similar (indoors) - 08:00 – 00:30 Monday – Sunday
 Late night refreshment (indoors) – 23:00 – 00:30 Monday – Sunday
 Supply of alcohol (both on & off the premises) - 08:00 – 00:30 Monday – Sunday

Opening hours: 24 hours a day, 7 days a week. “However all café, restaurant, bar and other dining facilities will be closed no later than 01:30 daily”

Section M part d) of the application includes proposed conditions for the following;

- No external movement of rubbish between 23:00 – 07:00
- Waste not to be placed outside more than 30min prior to collection
- Smokers not permitted to take drinks outside
- All entrance doors and windows will be kept closed apart from access & egress

Other relevant conditions;

- Terraces shall not be used for licensable activities or consumption of alcohol after 23:00
- Off sales shall be sealed
- No drinks in open bottles or glasses will be permitted to be taken outside.

After reviewing the proposals and plans, EPT have the following concerns;

- There are plans submitted within the application but these appear to be titled ‘fire strategy’, and do not clearly identify where the licensable activity areas will be (i.e. with bold red line around). These also need to include any terraces as referred to above. Applicant needs to address this and submit revised plans.
- Smokers are referred to in section M part d) – where is the dedicated smoking area for workers and patrons?
- Are there designated areas for live music & regulated entertainment, or will these activities be sought in all licensable areas?
- If licensable activities are sought in all areas, then are there acoustic lobby doors installed to all these areas that lead out into external areas?

- It is not yet clear where the external terrace areas are, and as such it may be considered that a 23:00 terminal hour for use is too late.
- It is not mentioned in the operating schedule how regulated entertainment/levels of music noise will be controlled to ensure public nuisance will not arise?
- Considering it is difficult to control the upper level of live music, is there any measures planned to ensure live music levels will not cause a public nuisance?

EPT make representation against this application until the applicant can supply further information on the above issues.

Please be advised that I am on annual leave after Friday 18th December to Monday 4th January 2016 and will address any further correspondence after this return date.

Kind regards,

Mark Prickett

Principal Enforcement Officer
Environmental Protection Team
Southwark Council

Tel: 0207 525 0023

Environmental Protection Team | EH&TS | Community Safety & Enforcement
3rd floor | Hub 2 | 160 Tooley Street | London | SE1 2QH



Dr Ruth Wallis FFPH
 Director of Public Health - Lambeth and Southwark
 Lambeth and Southwark Public Health
 1st Floor, Hub 2 160 Tooley Street
 London SE1 2QH

Licensing Unit - EH & TS,
 Hub 2, Floor 3,
 160 Tooley Street,
 London, SE1 2QH

Dear Sirs

[Re: application for New Premises, Greene and Fortune Associates Limited, 850598]

As Director of Public Health for Southwark (a responsible authority under the Licensing Act 2003) I wish to make representation against the application from Green and Fortune Associates Limited in respect to the Ogilvy & Mather Group premises.

My concern relates solely to the information provided about the ground floor café. The application states "Outside of normal working hours, including in the evening and at the weekends, food, drink, and/or entertainment may be made available to members of the public for occasions such as Sunday lunches and other events such as wine tasting, brunches or dinners; but on a pre-booked basis only, with the exception of the ground floor café area, where members of the public may be permitted in the future without pre-booking." The wording regarding the ground floor café is vague and allows for the ground floor café to be run in many capacities in the future. Given that the premises' location, Sea Containers House, is within the Cumulative Impact Zone (CIZ), it is especially important to fully understand the applicant's plan for the ground floor café.

In the interests of the four licensing objectives:

- 1) The prevention of crime and disorder
- 2) Public safety
- 3) The prevention of public nuisance, and
- 4) The protection of children from harm;

[Lambeth & Southwark Public Health](#)

Director: Dr Ruth Wallis- BM FFPH

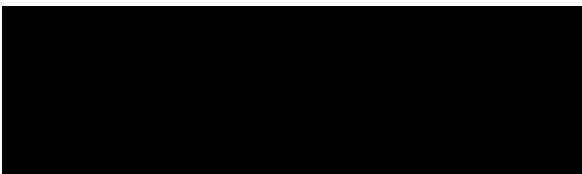


I ask that the applicant provides specific information about the operating of the ground floor café. It should address:

- whether the ground floor café will be selling alcohol to the general public to be consumed away from the premises
- the hours of the ground floor café's alcohol sales to the general public
- which of the 'steps taken to promote the four licensing objectives', described in Part M of the license application, are applicable to the ground floor café
- whether any further steps will be taken to promote the four licensing objectives when the café is open to the general public

Once the new information has been provided I will be able to make an informed decision about the impact of Greene and Fortune Limited's business on public health.

Yours sincerely



Dr Ruth Wallis BM FFPH
Director of Public Health - Lambeth and Southwark

[Lambeth & Southwark Public Health](#)

Director: Dr Ruth Wallis- BM FFPH

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

From: [REDACTED]
Sent: Friday, December 11, 2015 8:10 PM
To: Regen, Licensing
Subject: application 850598

Dear Sir,

I write to you as a resident of River Court, Upper Ground, SE1 9PE, but also in my capacity as Chairman of Kings Reach Flats Management Ltd., the company set up by residents in River and Rennie Courts to manage the interests of residents in the two blocks. It has been brought to my attention that Ogilvy and Mather have applied for a late night entertainment licence for an extraordinary wide range of entertainment under the application number 850598. As far as I am aware our residents who will be affected by this application have not been contacted to ask for their opinion or objections and the deadline for representation is 30.12.15. I certainly have not received any formal notification of this application.

I strongly oppose this application both personally and in my capacity as Chairman of KRFMLtd. It is essential that the proper procedure is followed for consultation and the council have an obligation to write to affected parties to notify them of the application and this has not been done. The Ogilvy and Mather building is adjacent to many residential properties in River Court and opposite to many more in Rennie Court. We have had to suffer tremendous noise problems following the development of the Mondrian Hotel which is further away from us. It would be entirely wrong of the council and entirely against the interests of the lessees of the two blocks affected, who are all voters in the area, to grant this application which lasts all day and into the early hours of the morning. It is in fact much worse than the current licensing hours of the Mondrian Hotel which already cause so many problems for us here.

[REDACTED]
Chairman, KRFMLtd

[REDACTED]
Upper Ground
London
SE1 9PE

[REDACTED]

From: [REDACTED]
Sent: Monday, December 14, 2015 9:02 PM
To: Regen, Licensing
Cc: admin_krfm
Subject: Licence Number: 850598 Green and Fourtune Application

As a resident of [REDACTED] . I object to the granting of the above premises licence which is in predominantly a residential area. The application in particular refers to consent to allow outdoor entertainment similar to live and recorded music 7 days a week from 8 pm to 12.30 pm. The guidance for Maximum Music Noise Levels is applicable to this application and no evidence has been provided, as such the Licensing Authority have a statutory duty to ensure the enforcing of the nuisance provisions of the Environmental Protection Act 1990. This is a quiet residential area (particularly in the evening) any such proposal would clearly amount to a Noise Nuisance to all residents . The likely predicted decibel level will certainly breach the Code of Practice on Environmental Noise Control . My flat and importantly bedroom faces the subject site and clearly any predicted noise level is likely to exceed the World Health Organization recommendation of no more than 30 d B(A) to avoid sleep disturbance.

I trust therefore you will agree that mindful of the residential nature of the locality it would not be appropriate to grant this applicants licence application.

Yours faithfully,

[REDACTED]

From: [REDACTED]
Sent: Monday, December 14, 2015 7:36 PM
To: Regen, Licensing
Cc: [REDACTED]
Subject: Objection to licence application 850598

Dear Sir

I am the owner of flat [REDACTED], [REDACTED]. I am writing to object to the licence application number 850598 submitted on 2 December 2015 by the applicant, Green and Fortune Associates Limited.

The application is for Premises (New premises application for plays, films, live/recorded music, Late night refreshments, dance and on/off sales of alcohol 08.00-00.30 Monday-Sunday. Opening times 00.00-00.00), at Ogilvy & Mather Group, 20 Sea Containers House Upper Ground, SE1 9PD. I understand this will be a multi-purpose venue that could be used for a quiet, early event one night and a noisy nightclub or live music venue the next, and many other things besides. The application is cast as wide as possible, in terms of timings, days of the week and activities.

The bedrooms, kitchen and living room of my flat overlook Marigold Alley, which divides River Court from Sea Containers House by a few metres. Marigold Alley is narrow, high and made of concrete, and noise made in or near to the alleyway echoes and ricochets around it, including up to several floors of height (my flat is on the third floor). People leaving the proposed venue after midnight, however well behaved, will create additional noise at a time when residents of River Court will want to be asleep.

In addition, we know from experience that the bass sounds of nightclubs (and probably live music venues) carry can a considerable distance. Even if the customers of the venue were not to exit via the alleyway (which seems unlikely), sounds from the venue itself will likely carry into the building. For example, it was possible in the past to hear the very low-pitched 'boom booms' from a nightclub situated on the other side of the Blackfriars / Stamford St, several hundred metres away. A sound source situated just a few metres away would be far worse and could potentially make the flat uninhabitable.

While it is always good to add to the rich supply of arts and entertainment venues in the exciting SE1 area, siting a venue so close to a long established residential building is not fair on the residents of that building, who have endured years of construction noise while Sea Containers house was refurbished, among other nearby projects.

I therefore object to the application.

Please let me know if you require a printed, signed copy of this message in order for the objection to be taken into account.

Kind regards

[Redacted]
[Redacted]
Alternative address: [Redacted],
[Redacted]
[Redacted]

From: [REDACTED]
Sent: Tuesday, December 15, 2015 7:12 AM
To: Regen, Licensing
Subject: 850598

[REDACTED], SE1

Dear Sir

I refer to the Application (850 598) and would like to express my strong disagreement to it.

Having a neighbouring flat, in [REDACTED], we are currently already facing the area being very noisy and the evenings/nights will become even worse if this Application is allowed.

The current licensing hours of the Mondrian Hotel already cause so many problems for neighbours.

Kindly reject the Application and have some sensitivity that this is also very much a residential area.

Yours faithfully

[REDACTED]

From: [REDACTED]
Sent: Tuesday, December 15, 2015 9:36 AM
To: Regen, Licensing
Subject: Ogilvy & Mather Planning Application 850598

Dear Sirs

I am a resident of [REDACTED], [REDACTED] and am writing to object to the granting of planning permission in respect of application number 850598.

My objection is in respect of the potential noise and disturbance and the likelihood of illegal activities (such as drug dealing) occurring at any time of day if the permission were to be granted. The location for which planning is sought is in the middle of what is currently being developed as a predominantly residential area and extremely close to existing residential property. The Mondrian hotel permissions, which cause problems from time to time, are notably more restrictive than those for which application 850598 is now being made.

I trust the Licencing Authority will give due weight to these objections.

Yours faithfully

[REDACTED]

Sent from Mail for Windows 10

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

From: [REDACTED]
Sent: Tuesday, December 15, 2015 3:56 PM
To: Regen, Licensing
Subject: Application 850598, not possible to object on line

Dear Sirs,

I would like to object to the licence application of Ogilvy & Mather, Sea Containers House. I am a resident of [REDACTED] and object on the basis that this is a largely residential area and we already have significant noise issues from guests of the Mondrian hotel (bar and hotel). Ogilvy & Mather is an advertising company and, in my opinion, if they would like to hold events for their clients they should find a suitable venue, not extend their offices for this, particularly given the residential nature of the area.

regards,

[REDACTED]

London

[REDACTED]

> -----Original Message-----

> From: [REDACTED]
> Sent: Tuesday, December 15, 2015 10:59 PM
> To: Regen, Licensing
> Cc: Kings reach Flat Management
> Subject: Licence no.850598 Ogilvy and Mather Group / Green and Fortune
> Associates Limited

>
> As a long-standing resident of [REDACTED], living in my hitherto quiet flat where all four rooms have windows directly overlooking Sea Containers, I strongly oppose this application, about which Southwark Borough Council has surprisingly neglected to inform local residents, although I note that the closing date for objections is 30th December 2015. Moreover, it appears that the project, then already well under way, was aired on the Green and Fortune website at least two months ago, although no licence had as yet been applied for! And yet failure to obtain that essential licence would presumably derail the whole project. Curious indeed.

>
> The proposal is unacceptable for the following reasons

>
> (a) There will be increased noise pollution and more bright lighting, both of which have already adversely affected our quality of life and ability to enjoy uninterrupted sleep since the opening of Sea Containers House. Revellers and their hired vehicles are rarely silent. The Council is aware of this problem.

>
> (b) The inevitable increase in stationary traffic and congestion if a licensed building is to remain open until 12.30 am at a time when little public transport is available. Upper Ground is a narrow two-lane street, made narrower by cycle lanes. All the approach roads from Stamford Street are narrower still, and are likely to become even more congested. There are also several underground car parks in the immediate area, access to which may be blocked by traffic build-up, causing great inconvenience to local residents. Since the opening of Sea Containers House, Upper Ground has seen a much larger number of vehicles on the road, notably taxis and minicabs, sometimes parked on both sides of the street during the night, awaiting their (not always quiet and sober) clients. The Council is well aware of this fact.

>
> (c) It has not been made clear as to whether this new proposal is exclusively for the benefit of staff, clients and associates of Ogilvy and Mather. If it is to be accessible to members of the public as well, I would protest even more forcibly about additional large alcohol drinking facilities (licensed to open from 8 am!!!) in close proximity to our flats, bearing in mind that the Mondrian Hotel has at least three bars, the popular and noisy Doggetts Wine Bar is in the immediate area, and the new No.1 Blackfriars St Ermin's Hotel will no doubt have a bar or two, not to mention what may be opening in the

considerable amount of new ground-level retail space eventually to become available.

>

> And it would be interesting to know what events will take place in the "open air" facility: how noisy they are likely to be, will there for instance be strobe lighting, and and where exactly is this "facility" likely to be situated?

>

> I take very seriously the fact that local residents, already worn down by years of demoralising traffic disruption and intrusive, deafening, dust-polluting building works, with little or no consideration shown to us, HAVE NOT BEEN NOTIFIED about this recent license application by Southwark Borough Council - elected by residents to represent and protect our interests - at a time of year when many of us will be away from home should any notification of this proposal arrive belatedly through our letter boxes.

>

> This frankly disgraceful dereliction of the Council's responsibilities is both negligent and unethical - and possibly worse! Why did "Award-Winning" Green and Fortune seem so very confident over two months ago that they would successfully complete their new venture with the relevant licences in place, with the building works already well under way, and then choose to delay submitting an application for that essential licence until 2nd December?

>

> There now remain SEVEN working days until Christmas and TWO working days between the Christmas holiday and 30th December, the closing date for appeals against this proposal. The Council remains silent.

>

> I rest my case.

[REDACTED]

[REDACTED]

I note with interest that, for the first time, some of the blinds have been removed today from the windows of the brightly lit proposed entertainment space. I can see what's going on in the rooms there, so presumably anyone on that side of Sea Containers can see what is happening in the flats in the west side of River Court opposite. Should this regrettable proposal go through it would be essential for the developers to put up blinds in Sea Containers to give our residents privacy.

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

From: [REDACTED]
Sent: Tuesday, December 15, 2015 5:53 PM
To: Regen, Licensing
Subject: Application 850598. Ogilvy & Mather, Upperground SE1

Processing Manager, Licensing Southwark,
I have been informed that there in a licence application for an extensive performance and liqueur license on the premises adjoining my property at River Court, Upperground separated only by Marigold Alley.

We have been plagued for four years with the redevelopment of the Sea Containers building and the creation of the Mondrian Hotel and the license problems, noise and smoking problems on Marigold Avenue which we have with difficulty managed to nearly resolve. The problems that will be created by the new application are formidable. We already have the problem in Marigold Alley as Ogilvy and Mathers staff and construction workers location for smoking, drinking, meeting all using the landscaped walls as sitting, talking, mobile phone communication at all hours.

It is obvious that the large external landscaped area at the entrance, the upper terraces and Marigold Alley are the area that Staff, entertainers, clients and visitors can use their mobile phones, smoke, meet etc at all hours. The licence hours applied for would guarantee a twenty four hour nightmare for the residents of River Court and Rennie Court fronting Marigold Alley and Upperground.

The matters that need to be resolved are. Smoking areas, external drinking areas and the hours of usage in a residential area, late night departure from the premises, and of course noise and Security.

[REDACTED] Sent from my iPad

From: [REDACTED]
Sent: Tuesday, December 15, 2015 6:58 PM
To: Regen, Licensing
Subject: Licence Number 850598

I wish to lodge my objection to the proposed seemingly open ended request by Green & Fortune Associates Ltd. to allow the company of Ogilvy & Mather Group to hold various functions all through the day and most of the night - many of which are of a potentially noisy and disruptive nature which could be totally unsuitable within a mainly residential area.

I am a resident of [REDACTED] which overlooks this site, and we have endured many years of disruption whilst the buildings around us have been redeveloped. We have only just managed to keep the Mondrian Hotel to more sociable hours and activities and now this company are putting forward plans to be even more noisy and disruptive without even bothering to specify when such disruption will take place.

I should be glad if you could not give planning permission, and stop these requests.

[REDACTED]

(Privately owned resident and
member of the management board of Kings Reach Flats Management)

From: [REDACTED]
Sent: 16 December 2015 16:05
To: Regen, Licensing
Subject: Objection to Application for a Premises Licence : No 850598 :
Ogilvy & Mather group Sea Containers House 20 Upper ground London SE
9DP

Dear Sir,

This letter is further to the objection already expressed by the Chairman of Kings Reach Flats Management Ltd, which acts to manage the needs and to protect the interests of the residents of the 186 flats that constitute River Court SE1 9PE/ Rennie Court SE1 9LP. : Kings Reach Flats

We are residents of a flat on the [REDACTED] at the junction of Rennie St and Upper Ground – almost facing the building to be occupied by the Ogilvy & Matter Group. Our flat has an open terrace (30m²) which contributes to our wellbeing and amenity and we look forward to the quiet of evenings and week-ends particularly in Spring and Summer, in what, notwithstanding the newly arrived Mondrian Hotel, is essentially a residential area, shared previously with two office blocks, not engaged in either evening or week-end working.

We had no reason to object to the use of 20 Upper Ground as an Office Block as this was its previous use and there was no suggestion that its new use would include an all hours, Licenced Entertainment Centre and, on and off sales of alcohol at all hours. We believe that such use may well be in breach of Planning Permission – especially as Southwark Council have given no indication of a change of use to include an Entertainment Centre licensed for musical entertainment/sale of alcohol.

We object to the present proposal of which we have had no personal notice from Southwark Council at all as effected person nor any knowledge of the proposal at all prior to the evening of Dec 14th 2015.

It is noted that the advice letter is dated, 2nd Dec and that the closing date for objection is now 16 days away, on the 30th Dec, a period that includes within the original 28 day the Xmas break. This gives affected persons inadequate time for any wider dissemination of the application and the gaining of objections to the application.

Our objections are founded upon the following :

- noise from the building and from people leaving and arriving particularly in the Spring and Summer when windows are likely to be open and balconies.Terraces in use
- attraction of additional motorised traffic to the area and

noise arising from it

- likely obstruction due to on street parking
- likely obstruction of RV1 bus route
- loss of amenity in an otherwise out of business hours quiet residential environment
- the effect on health & wellbeing from all of the above
- likely breach of planning permissions for, use other than of Offices and activities associated with Office Work.
- lack of demand for nor planning approval of an all hours Entertainment Centre selling alcohol in this residential environment – already satisfied by other close venues
- the Council has failed to deliver its statutory duty by not informing all affected persons in good time so that representation against the application can be widely made.
- the Council has not consulted on change of use in accordance with planning statues

Yours faithfully,

[REDACTED]

[REDACTED]

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

From: [REDACTED]
Sent: Friday, December 18, 2015 2:40 PM
To: Regen, Licensing
Subject: License No 850598

License No 850598
Ogilvey & Mather Group
18, Sea Containers House
Upper Ground
London SE1

I wish to object to the granting of a variation to this license which would adversely affect the lives of those living nearby on the basis that:

1. The premises involved have domestic apartments next to them and opposite to them.

Residents reasonably expect that there will not be outdoor noise after 11 p.m.

2. Licensing approvals should be kept to existing agreements by Southwark Council.

3. Southwark Council have not given local residents sufficient time to consider this matter.

4. Ogilvey & Mather have previously kept local residents aware of the development of their new premises.

In this instance, they have been silent. There is no definition of the venue for holding outdoor events.

5. The premises concerned are the offices of an advertising agency and it is inappropriate for such a business to hold outdoor events which can upset local residents.

[REDACTED]

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

From: [REDACTED]
Sent: Sunday, December 20, 2015 3:21 PM
To: Regen, Licensing
Subject: licensing application by Ogilvy & Mather no. 850598

We wish to object to the above application concerning Sea Containers House, 20 Upper Ground, London, SE1 9PD. As leaseholders for [REDACTED] we are concerned that the range of activities applied for can only lead to noise and obstruction, which will particularly affect Flat 1 as it is directly opposite the building across Upper Ground. The application also asks for a licence to continue the activities all day and until 12.30 am, which for us would be unacceptable. Similar problems have been experienced with the applications from the Mondrian Hotel next door.

We can be contacted at [REDACTED] email [REDACTED], and trust that the objections made will be sufficient to reject the licensing application from Ogilvy and Mather.

[REDACTED]
20th December 2015

From: [REDACTED]
Sent: Sunday, December 20, 2015 10:02 AM
To: Regen, Licensing
Subject: Licence application for Ogilvy and Mather - Sea Containers House

Dear Sir or Madam

As a local resident, I would like to object most strenuously to the application for a licence for the Ogilvy and Mather offices in Sea Containers House, Upper Ground.

Since work started on Sea Containers House several years ago, I have always thought these premises constituted an office building. I cannot understand why an application has been made more suitable to a nightclub. To wish to serve alcohol (on and off sales) between 08.00 and 00.30 every day in an office building is completely unacceptable. To use the premises for plays, films, music and dancing seems totally at odds with a working office environment. Local residents have never had any indication that the office premises would be used for such activities. I am currently trying to find out if the premises have planning consent for such activities.

Upper Ground is already disturbed from time to time by The Mondrian Hotel. They at least have a team of full time door and security staff who try to control revellers. What facilities will an office building have to deal with noisy, drunken revellers in the early hours of the morning?

In addition, there is absolutely nowhere that bar users can be picked up and set down legally in Upper Ground. The only place to stop outside the Ogilvy and Mather offices is in a cycle contraflow. The building for which the licence is being sought is completely unsuitable for the activities listed.

I should be grateful if you would record my objections.

Yours faithfully

[REDACTED]

From: [REDACTED]
Sent: Friday, December 18, 2015 7:49 PM
To: Regen, Licensing
Subject: objection to licence number 850598

[REDACTED] [REDACTED] ph: [REDACTED]

To Southwark Licensing Team.
Hub 2, 3rd Floor,
PO Box 64529,
London SE1P 5LX

Dear Sirs,

I live next door to Sea Containers House in Upper Ground, and wish to object strongly to licence application no 850598 submitted to you by the Ogilvy and Mather Group of 18 Sea Containers House in Upper Ground, next door to our block of flats.

This company seems to be requesting the right to sell liquor, and lay on a variety of entertainments, at their discretion, around the clock, all the year round. I am particularly concerned by the proposal to have live music outside the building, although I am baffled over where this will take place.

The 200 River and Rennie Court residents have not been consulted about these proposals, although we live next door to, or opposite, Sea Containers House. If granted, this licence application would undoubtedly cause a great deal of disturbance to us, and considerable traffic congestion at times, in a narrow street.

Thanking you
Yours faithfully,

[REDACTED]

From: [REDACTED]
Sent: Monday, December 21, 2015 9:48 AM
To: Regen, Licensing
Cc: Morris, Adele; [REDACTED]
Subject: PREMISES LICENCE - APPLICATION 850598

Dear Southwark Council Licensing Unit,

References:

1. Your letter dated 2 December, attached.
2. Licence Application 850598, Ogilvy & Mather Group, Sea Containers House, 20 Upper Ground, SE1 9PD.
3. <http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=850598>

I object to the application in the references because of the increased nuisance and increased hazard that it will cause me.

I live on the other side of the road from the Ogilvy & Mather offices, in a block with 99 residential flats. The Ogilvy & Mather offices are in the same building as the newly opened Mondrian Hotel, and the activities there have proved to be a source of nuisance to local residents, and greater hazards on the road.

The nuisance comes from noise. The narrow road and high buildings on either side of it, and the building above the road just to the west of the Ogilvy & Mather main entrance, create what is in effect an echo chamber. As a result, late-night revellers leaving Sea Containers House, smokers in noisy groups outside the building, slamming car doors and idling taxi engines, all cause a great deal of noise to residents, particularly at night.

The road is so narrow that Southwark Council have changed it to be one way westbound to motor traffic. It is a rat-run for cycles and cars to Waterloo, is a route for the RV1 bus, and has a cycle lane eastbound. The road activities related to the Mondrian Hotel have created new hazards to traffic and pedestrians that the Council are still trying to solve. Allowing additional late-night entertainment with alcohol in Sea Containers House will increase the hazards to road users and pedestrians.

The Ogilvy & Mather part of Sea Containers House is an office. My recommendation is that you should restrict activities there to normal office use, and not allow it to be an all-night or late-night entertainment centre.

[REDACTED]

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

From: [REDACTED]
Sent: Wednesday, December 23, 2015 1:32 AM
To: Regen, Licensing
Cc: admin@krfm.org.uk
Subject: Licensing application 850598

To whom it may concern
Licensing application 850598
Ogilvy & Mather, 18 Sea Containers House, Upper Ground, SE1.

I am a resident of [REDACTED], a neighbouring building with Ogilvy & Mather's new office building. I wish to oppose in the strongest possible terms application 850598. The application goes far beyond acceptable business for an office building both in scope and in hours. If granted it would cause high levels of nuisance especially at night and create traffic congestion because there is nowhere in Upper Ground for transport to drop off, pick up or wait without blocking the existing cycle lane.

I had thought this to be an office block not a bar, off sales, dance hall, cinema that operates day and night. As neighbours we were never consulted about change of use.

[REDACTED]
23 December 2015

Sent from my iPhone

From: [REDACTED]
Sent: Wednesday, December 23, 2015 1:27 PM
To: Regen, Licensing
Cc: admin@krfm.org.uk
Subject: Objection to application 850598

Re: OGILVY & MATHER PLANNING PERMISSION-APPLICATION NUMBER
850598

Dear Sir/ Madam,

I am [REDACTED] address at [REDACTED],
London, [REDACTED]

I am writing to indicate I am strongly opposed to the application 850598. The premise is adjacent to two residential blocks and the application if granted would generate noise and disturbance unacceptable to the residents, given its proximity. Also the two blocks River and Rennie courts are already adversely affected by the operation of Mondrian Hotel. I much hope that the council respects the strong opposition from the residents.

Best regards,

[REDACTED]

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

From: [REDACTED]
Sent: Wednesday, December 23, 2015 1:14 PM
To: Regen, Licensing
Cc: [REDACTED]
Subject: Ogilvy & Mather Licensing Application.

To whom it may concern:

As residents in [REDACTED], who face directly onto the street, we vigorously object to this application. The increasing evening noise has disturbed our sleep quite considerably. Let's not add to the problem by allowing this application to proceed.

Regards,

[REDACTED]

From: [REDACTED]
Sent: Thursday, December 31, 2015 11:11 PM
To: McCarthy, Debbie
Subject: Re: Objection 18 Upper Ground

Dear Debbie

Our address is:

[REDACTED]

USA

We are the owners of:

[REDACTED]
London [REDACTED]

Best wishes for the new year.

[REDACTED]

From: [REDACTED]
Sent: Wednesday, December 23, 2015 11:59 AM
To: McCarthy, Debbie
Subject: Re: Objection-Rejected 18 Upper Ground

I would like to object on the public nuisance aspect of the longer licensing hours in a residential area and the likely crime this will attract late at night

Sent from my iPhone

From: [REDACTED]
Sent: Wednesday, December 23, 2015 5:53 PM
To: Regen, Licensing
Subject: Objection to Application 850598 Sea Containers House. Ogilvy & Mather

Objection to Application 850598 Sea Containers House. Ogilvy & Mather
From: [REDACTED], [REDACTED]
23rd December 2015

My flat faces directly onto the offices in Sea Containers House to which this Licensing Application refers. [REDACTED] and the 2 sides of Sea Containers House form 3 sides of a 'box' of buildings - sound reverberates around this 'box' and light from the offices falls directly into both of my bedrooms and my living room. I am therefore somewhat taken aback by this all purpose application - off and on the premises alcohol sales, film and plays outdoors and indoors, live music, dancing etc potentially at any time of day or night (24 hours on one part of the form or 8-00.30elsewhere). At first I thought this must be some mistake - this goes above and beyond any reasonable, occasional office use, and would be a potential nightmare for residents. It exceeds even the generous permission given to the Mondrian.

I strongly object to this application - we are already subject to noise from the Mondrian Hotel late night bars and related taxis/traffic/drunken customers. There has been no consultation with residents whatsoever. The council must surely have some regard for the well being of its residents? This application shows no balance of interests for the local community and I think it should be refused and full consultation should take place.

Thanks. Full postal address below:

[REDACTED]

Happy Christmas
[REDACTED]

RECEIVED

22 DEC 2015-mail

Southwark Council
Licensing Unit
EH & TS, Hub 2
Floor 3
160 Tooley Street
London SE1 2QH

21 December 2015

Dear Sir/Madam

**Licensing Act 2003 - Application number 850598 by Ogilvy & Mather Group
for Sea Containers House 20 Upper Ground SE1 9PD**

I am a resident at [REDACTED] our building is next to Sea Containers House and Rennie Court is opposite. I have been informed of the above application by neighbours and have not had any official notification.

River and Rennie Courts comprise nearly 200 flats which would be adversely affected by the comprehensive activities proposed under the above application. There will be many hundreds of additional flats soon when developments adjacent to Sea Containers House are completed, making the area significantly residential.

Traffic problems already exist following other nearby developments and would be exacerbated if the above application is approved.

The river walkway area that would be affected is used by local residents, visitors and tourists. There is already some evidence of anti - social activity with graffiti, drunken behaviour, noise etc. The activities proposed, plus off-sales of alcohol, can only encourage an increase in this behaviour.

I oppose this application on the above grounds.

Yours faithfully

[REDACTED]



Upper Ground
London

19 December 2015

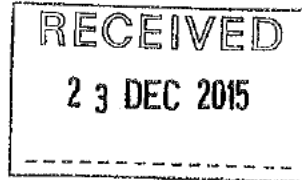
Dear Sir / Madam,

OGILVY & MATHER PLANNING PERMISSION
APPLICATION NUMBER 850598

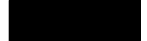
I am writing to express my very strong concerns about this application. My flat is [redacted] Sea Containers House. We already suffer from noise and disruption at night due to people congregating outside the emergency exit on Marygold Alley late into the night. We fear that a late night entertainment licence covering the range of proposed activities would greatly exacerbate the problem. It is far too close to residential accommodation.

Accordingly, we would be very grateful if this application was refused.

Yours faithfully
[redacted]



London



Email:



22 December 2015

Southwark Council
Licensing Service
Floor 3, Hub 2
PO Box 64529
160 Tooley Street
London
SE1P 5LX

Objection to Premises Licence Application 850598

Dear Licensing Service

I live directly opposite Sea Containers House and I strongly oppose the Premises Licence Application by Ogilvy & Mather Group in it's current form. I find the application is too broad and non specific and potentially offers a wide range of activities that have the potential to cause disturbance and anti-social behavior to myself and other local residents.

Within the application I specifically object too:

- 1 entertainment and the sale of alcohol outdoors from 8.00am until 00.30am, 7 days per week,
 - local residents already have issues with noise generated from Mondrian Hotel patrons.
- 2 provision for the sale of alcohol to be consumed off premises,
 - this is unspecified but unchecked could add to further nuisance behavior in the local area.
- 3 long hours of operation.

My objection under the Act for the current application is based on:

- 1 potential for disorder
- 2 potential for being a nuisance
- 3 no public consultation has been carried out.

Upper Ground has an active local resident and business community and is the centre of much development. For the benefit of all this application must be rejected in it's current form.

Yours sincerely



[Handwritten signature]

From: [REDACTED]
Sent: Wednesday, December 23, 2015 2:56 PM
To: Regen, Licensing
Subject: license ref 850598

To whom it may concern.

I wish to comment on the License Application submitted by Ogilvy and Mather re Sea Containers House.

I live at [REDACTED] which immediately faces on to the relevant building, and whose bedroom and sitting room windows are separated from Sea Containers only by the width of Marigold Alley.

1. I object very strongly to the content of the application and the way in which it is being processed.
2. I have learned of this application only informally and have received no formal notification of it.
3. The closing date for comment is 30 December leaving as it turns out only a few days, including the Christmas break when presumably your office is (very reasonably) closed. None of the relevant telephone lines is answering calls this afternoon (Wed 23 Dec).
4. My main grounds of objection are four in number:
 - (a) The level of noise and disruption which will be created. The license covers extensive hours and an extraordinarily wide range of activities. Sleeping will inevitably be affected.
 - (b) Has a report been commissioned on the capacity of the narrow road infrastructure to cope? At times traffic to and from the Mondrian Hotel including a significant number of taxis, causes difficulties for local residents, large numbers of tourists on the river front, and particularly the smooth functioning of the RV1 bus service. This is complicated by the heavy demands on the road infrastructure of two major building projects which have some time to run before completion
 - (c) There was no indication when we were initially consulted about the development of the Sea Containers building that planning contemplated major dependence on activities associated with extensive licensing hours.
 - (d) This is not the first time that additional planning and /or licensing powers have been sought after building works are completed. This leads to a concern about sharp practice on the part of developers.

In comparative haste,

[REDACTED]

([REDACTED])

23 December 2015

RE: Licence Number: 850598. Ogilvy & Mather Group
18 Sea Containers House Upper Ground.

25

OBJECTOR's Name and Postal Address:-

London

Dated: 27th December 2015

Representations:-

I object to any further Premises Licences in our residential area.

It is not clear which part of Sea Containers House is to be used for the type of extension sought. If as they imply on their Notice (outside their premises) the Licence is for Employees, Officers, Guests and Persons who have pre booked to attend then this seems no different to being open to the general public.

The building has a large area of outdoor space directly opposite my flat in [REDACTED]. It is not clear if this open area is to be included in the application for smoking, drinking, live music & other outdoor activity. If so then the impact this will have on my health would be quite devastating as I am elderly and disabled and my flat directly overlooks the main entrance to Sea Containers House.

If the Council is mindful to issue a licence then please also consider the following:-

1). THE PREVENTION OF CRIME AND DISORDER

Exterior of premises should be completely kept clear of groups of customers' queuing, loitering, drinking and smoking. Business operations should be kept within the confines of the business premises with no exterior or open areas in Marigold Alley or Upper Ground. Local residents need to sleep without disturbance and freely move around without pavements and access routes being blocked.

2). PUBLIC SAFETY

Adequate access should be maintained at all times for emergency vehicles and disabled residents. I often find the pavement blocked with parked vehicles, which prevents me from using the ramps with my disabled scooter. We already have access and delivery problems to both Rennie and River Court flats. There is no room in Upper Ground for further private taxis, delivery and refuse collection vehicles. The road is often blocked with traffic, and bikes travel both ways down the one-way street, it is already highly dangerous for people crossing the road when large vehicles block their view. We do not want any more smokers loitering in Marigold alley or Upper Ground, the thick smoke & fumes from cigarettes is already bad for the health of passers by.

3). THE PREVENTION OF NUISANCE

Customers and staff should respect the needs of nearby residents and leave the premises and the area quietly. Deliveries of materials necessary for the operation of the business should be carried out at such a time or in such a manner as to prevent nuisance and disturbance to nearby residents. Staff who arrive early morning or depart late at night must conduct themselves in such a manner to avoid causing disturbance to nearby residents. Customers must be asked to leave the vicinity quickly and quietly and staff must monitor and deal quickly with any anti social behavior.

4). The Protection of Children From Harm

Children and our very many elderly neighbors, already require more protection from the Council as their lives are already blighted by disturbance and anti-social behavior associated with the behavior of some people visiting local places of entertainment.

We already have a rich culture of live/recorded music, plays, films, dance etc in our immediate area. We do not require any more. Parents will be thinking that this is fast becoming an unsuitable place to live with their children.

Best Regards



From: [REDACTED]
Sent: Sunday, December 27, 2015 4:24 PM
To: Regen, Licensing
Subject: RE: Licence Number: 850598. Ogilvy & Mather Group

RE: Licence Number: 850598. Ogilvy & Mather Group
18 Sea Containers House Upper Ground.

OBJECTOR's Name and Postal Address:

[REDACTED]
[REDACTED]
London [REDACTED]

Dated: 27th December 2015

Representations:-

I object to any further Premises Licences in our residential area.

It does not seem clear which part of Sea Containers House is to be used for the type of extension sought. If as they imply on their Notice (outside their premises) the Licence is for Employees, Officers, Guests and Persons who have pre booked to attend then this seems no different to being open to the general public.

The building has a large area of outdoor space directly opposite my building in [REDACTED]. It is not clear if this open area is to be included in the application for smoking, drinking, live music & other outdoor activity. If so then the impact this will have on my health would be overwhelming because it overlooks the main entrance to Rennie Court.

If the Council is mindful to issue a licence then please also consider the following:-

- 1). THE PREVENTION OF CRIME AND DISORDER
Exterior of premises should be completely kept clear of groups of customers' queuing, loitering, drinking and smoking. Business operations should be kept within the confines of the business premises with no exterior or open areas in Marigold Alley or Upper Ground. Local residents need to sleep without disturbance and freely move around without pavements and access routes being blocked.
- 2). PUBLIC SAFETY
Adequate access should be maintained at all times for emergency vehicles and disabled residents. I often find the pavement blocked

with parked vehicles, which prevents me from using the ramps with my disabled scooter. We already have access and delivery problems to both Rennie and River Court flats. There is no room in Upper Ground for further private taxis, delivery and refuse collection vehicles. The road is often blocked with traffic, and bikes travel both ways down the one-way street, it is already highly dangerous for people crossing the road when large vehicles block their view. We do not want any more smokers loitering in Marigold alley or Upper Ground, the thick smoke & fumes from cigarettes is already bad for the health of passers by.

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Children and our very many elderly neighbors, already require more protection from the Council as their lives are already blighted by disturbance and anti-social behavior associated with the behavior of some people visiting local places of entertainment.

We already have a rich culture of live/recorded music, plays, films, dance etc in our immediate area. We do not require any more. Parents will be thinking that this is fast becoming an unsuitable place to live with their children.

Kind Regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Sunday, December 27, 2015 9:59 PM
To: Regen, Licensing
Cc: [REDACTED]
Subject: License Application # 850598

Dear Ms. Collins


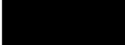
We would like to lodge our objection with reference to the above mentioned application. The reason is that it is a residential area and already now because of the Mondrian hotel and restaurant in the Sea Containers House, we are quite disturbed. The staff from the hotel and other facilities in the building take smoking and other breaks and stand below our windows (on the small street between the Sea Containers House and River Court) and talk, rather loudly, and smoke till very late at night. With another Bar / Night club, even the customers will be doing the same, and we will be disturbed even more.

We therefore, request you to please do not grant permission to this application.

With best regards,

[REDACTED]
[REDACTED]
[REDACTED]
London
Tel: [REDACTED]

Sent from Mail for Windows 10


London 


December 27, 2015

Southwark Licensing Team

licensing@southwark.gov.uk

Re: Application 850598 (Sea Container House), Ogilvy & Mather Group

Dear Sir/Madam:

We live in  and strongly oppose the “new premises application for plays, films, live/recorded music” and late-night refreshment, dance and alcohol, proposed for Sea Container House. There is already a great deal of noise and traffic resulting from the Mondrian Hotel project, and this proposal, if allowed, would hugely exacerbate that problem.

Respectfully submitted,


From: [REDACTED]
Sent: Monday, December 28, 2015 5:24 PM
To: Regen, Licensing
Subject: Licence Application 8050598 Ogilvy & Mather Group Sea Containers House 20 Upper Ground SE1

Dear Sirs,

I live at [REDACTED] with my windows and balcony directly opposite the premises for which this licence is sought. This is my home . I am a pensioner and need to be at home much of the time. I oppose the application because of the severe nuisance, noise and disruption which it could cause to the enjoyment of my home as well as that of the residents of the other 98 flats in this block.

Although the Mondrian Hotel is open there are two new large residential blocks adjacent to Rennie Court so that the area will be predominantly residential within a short time.

Upper Ground is a narrow road and noise echoes due to the well formed by the building of the Mondrian which forms a bridge across. We suffer frequent noise and disruption from late night revellers, smokers and taxis associated with the Mondrian. We were assured that the part of Sea Containers for which this licence application is made was to be offices and that activity would therefore be mainly confined to office hours and office work .

My request is that this assurance be honoured and that alcohol and music , inappropriate to office activities , is refused permission by Southwark Council.

[REDACTED]

From: [REDACTED]
Sent: Tuesday, December 29, 2015 9:14 AM
To: Regen, Licensing
Cc: [REDACTED]
Subject: OGILVY & MATHER PLANNING PERMISSION-APPLICATION NUMBER 850598

Dear Debbie,

I'm writing to register my objection to OGILVY & MATTER license application 850598.

In fact, since the opening of Mondrian Hotel back in September 2014, we have experienced serious high level of noise specially late at night. In some instances later than 2:00am!

I strongly believe that this application will aggravate the noise in this area, consequently, I object to it.

I sincerely hope that my objection along with my neighbors will be taken into consideration.

Best regards,

[REDACTED]
[REDACTED]
[REDACTED]
London [REDACTED]

From: Morris, Adele
Sent: Tuesday, December 29, 2015 6:57 PM
To: Franklin, David
Subject: RE: Consultation LDO 3012.2015 New Premises Ogilvy & Mather Group 20 Upper Ground

Dear David

Re: New premises application for plays, films, live/recorded music, Late night refreshments, dance and on/off sales of alcohol 08.00-00.30 Monday-Sunday. Opening times 00.00-00.00


The premises is in a cumulative impact policy zone and I have not seen evidence of the need to introduce another licenced premises to the area. I therefore object to this application on this, plus the following grounds:

Prevention of nuisance

- 1) I am surprised that this company has applied for a licence when a representative from Ogilvy and Mather has been attending monthly community liaison meetings with residents, where existing licensing issues in the same building are discussed. The sound of people coming and going is amplified by the canyon effect of the buildings in Upper Ground, and people who have been drinking are often felt to be more noisy. There are currently 2 residential blocks adjacent to and immediately opposite this premises, with a new residential tower being imminently occupied close by.
- 2) I do not understand why an office building would need a licence to sell alcohol. Is the application to sell alcohol to its employees, or to the general public? If the former – why would you want a bar in your office premises in an area where there are plenty of bars nearby (hence the cumulative impact policy) If to the public – this was not part of the original planning application and fundamentally changes the operation of the building.
- 3) Aside from objecting to the principle of granting a licence to this premises, I would object to the hours of operation being from 08.00 to 00.30 every day. This would cause additional noise nuisance to neighbours – especially of any outdoor areas such as terraces were used. I have not seen any plans for the licensable area but note that the application includes off sales.

Best wishes

Councillor Adele Morris
Cathedrals Ward Liberal Democrat Councillor
Opposition Spokesperson for Regeneration
Vice Chair of Licensing Committee
Member of LGA Environment, Economy, Housing and Transport Board





London, SE1 9PE

30 December 2015

Dear Sir,

Re: OGILVY & MATHER PLANNING PERMISSION-APPLICATION NUMBER 850598


Ogilvy & Mather located at Sea Containers House at 20 Upper Ground SE1 9PD has submitted an application for a new premise license under Licensing Act 2003. I strongly oppose this application.

The Ogilvy and Mather building is adjacent to my residential property in . The proposed application opens the  residents to significant noise all day long and into the late hours, 7 days a week - this cannot be considered reasonable for a residential area. Sales of alcohol into the late hours will further encourage noisy and unruly behaviour.

I would strongly encourage the council to reject this application as I believe that it is against the interests of the local residents.

Sincerely




SE1 9PE

29 December 2015

Dear Sir/Madam,

I would like to register my objection to application 850598 at Ogilvy & Mather Group, 18 Sea Containers House, Upper Ground. I believe that this application is likely to cause a public nuisance, contrary to the third licensing objective of the Licensing Act 2003.

The premises are located in a residential area. Upper Ground will have even more residents once One Blackfriars and the Southbank Tower are occupied in the near future. Access to and egress from the location involves passing through this residential area which will cause a nuisance. The Mondrian hotel, which is located nearby shows how much of a problem this already is. The cumulative impact of granting this licence will almost certainly cause a public nuisance.

The terms applied for seem overly permissive. Firstly, there is a large provision for outdoor entertainment. The Ogilvy & Mather address is completely overlooked by residential properties and hotel rooms. I can therefore see no way in which outdoor entertainment of the nature applied for can take place without causing a public nuisance. Secondly, the hours for all sorts of entertainment are excessive for a location surrounded by residential properties. How are people leaving at 00:30 not going to cause a nuisance?

Furthermore, there is no visible public notice at the site, which I understand is in breach of the application process.

Yours faithfully,



[REDACTED]
[REDACTED]
London
[REDACTED]

30 December 2015

Dear Sir or Madam

Licensing Application 850598 Ogilvy and Mather Group

We are writing to object to the above licensing application. We live in the block of flats situated opposite the offices of Ogilvy and Mather and will therefore be directly affected if this application is granted.

We strongly oppose the application on two grounds: the prevention of disorder and the prevention of nuisance.

The proposal for a seven-day licence until after midnight, if granted, carries the risk of inebriated people leaving the premises and causing drunken disorder in what is largely a residential/office area. The licensing hours are less restricted than those of the adjacent Mondrian Hotel and it is hard to see what justification there is for this licence on these office premises.

As well as the potential nuisance from those entering and leaving the premises, the application includes provision for outdoor live/recorded music. The impact of this noise from 08.00 to 00.30 seven days a week on neighbours in the adjacent residential blocks is completely unacceptable.

Further nuisance will be caused by additional traffic particularly late at night with Uber cars and mini-cabs waiting for, dropping off and picking up clients. Minimally regulated private hire vehicles already cause considerable obstruction near the Oxo building and this proposal if granted would exacerbate the problem.

Yours sincerely

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

Southwark Licensing Team
Hub 2, 3rd Floor
PO BOX 64529
London
SE1P 5LX

30th December 2015

Dear Sirs,

Ref:- Licensing Register - Applications for Premises Licence, Club Registrations and Reviews Details for Licence Number 850598

Thank you for notifying the above application for premises licensing. We are [REDACTED] and have concerns about the extent and duration of the licensing sought by Green and Fortune Associates Ltd at the premises of Ogilvy and Mather Group 18 Sea Containers, Upper Ground.

We understand that the premises has planning consent for corporate business use rather than being a hotel, restaurant, club or other place of public access or entertainment and as such we are surprised about the extent of activities applied for under the licence application particularly the proximity of the premises to the residential blocks of Rennie Court and its sister building River Court.

To keep our objection brief we understand the grounds you are interested in are limited and in order to:-

Prevent Nuisance

- We object to the licence extent 08:00-00:30 which should be restricted to reasonable hours to enable respite for us residing at Rennie Court, to maintain conditions for sleep and general enjoyment of our living space. We would suggest the hours be restricted 08:00-23:00 weekdays and Saturdays and less on Sunday, 08:00-22:00.
- We are also concerned that there is little access for 18 Upper Ground and since the opening of the adjacent Sea Containers Hotel (which does have access/set-down parking) we have experienced taxi queues, coaches and general parking and congestion on Upper Ground and Rennie Street which has caused noise, general nuisance from running engines and pollution. We are concerned about such effects being further exacerbated by this license application and is likely to lead to further restriction on local access particularly for emergency vehicles. We have also experienced smoking beneath residential premises and unfortunately people using the street as a toilet and believe such nuisance will be further exacerbated through this licence application.
- We are particularly concerned that two aspects of the licence include entertainment - live and recorded music outdoors and the sale of alcohol to be consumed off premises. We don't understand where the outdoor entertainment is intended for however we do not agree and object to that and consider the off premises sales of alcohol is inappropriate and unnecessary. We believe such licensing will exacerbate the likelihood of nuisance, sleep disturbance and affect the general enjoyment of our living space.

Protect Children


- We would, for similar reasons to the above, support significant restrictions for any licence consent to protect our neighbours children residing at Rennie Court.

Overall we would request significant restrictions are associated with any licence consent to foresee and prevent nuisance for those residing at Rennie Court and River Court.

Yours faithfully,




[Redacted signature line]

[Redacted]
[Redacted]
London
[Redacted]


SET 9LP**OGILVY & MATHER PLANNING PERMISSION-APPLICATION NUMBER 850598**

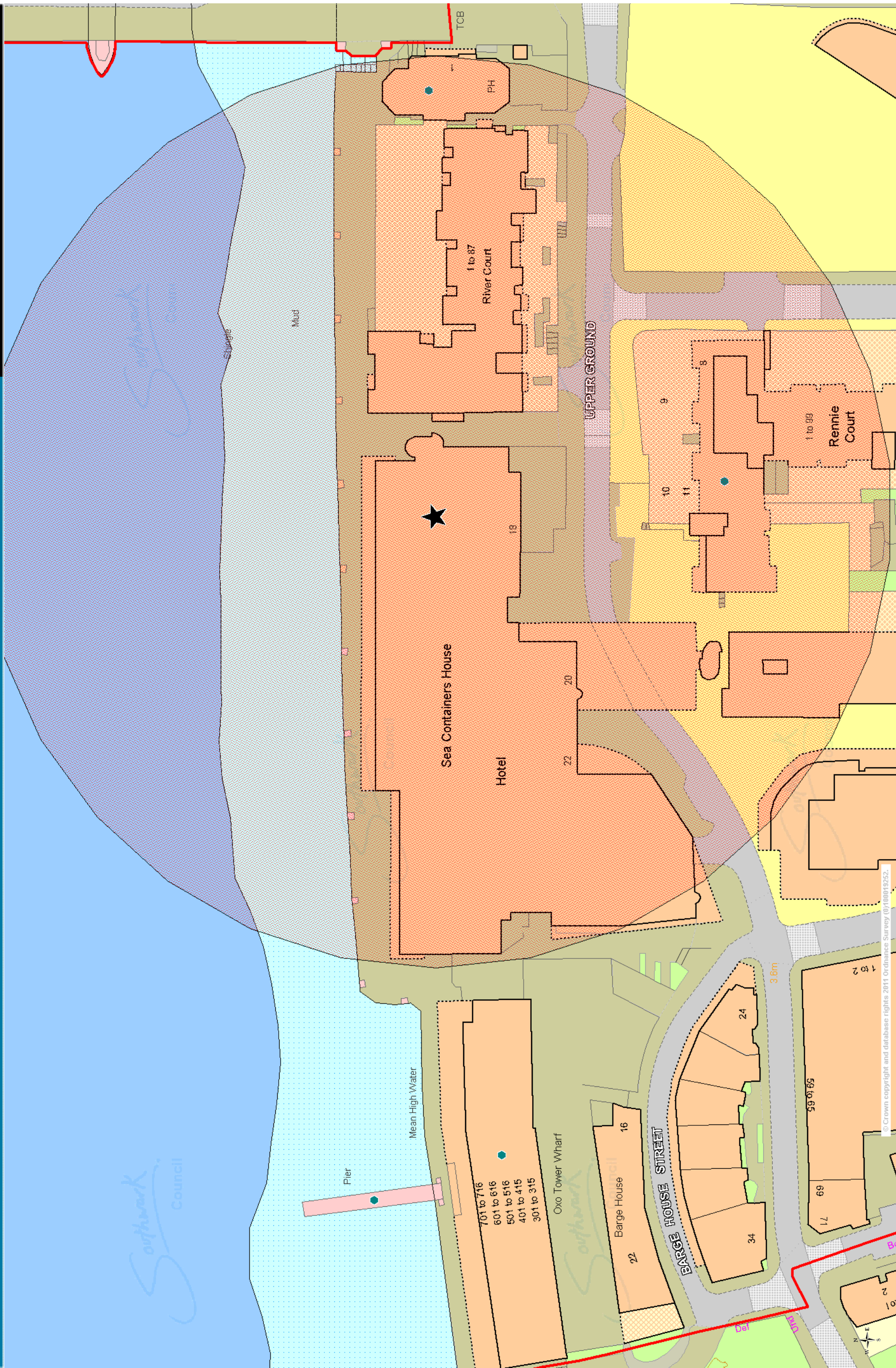
Dear Sir/Madam,

I am writing to you to object to the proposed late night licensing application for Ogilvy and Mather at Sea Containers House, APPLICATION NUMBER 850598.

I am a resident of , so am geographically   to the Ogilvy and Mather premises. Over the last four years I have received an incredible amount of noise disturbance from both the renovations of Sea Containers, and from the opening of the Mondrian Hotel, so I very aware of how noise from the surrounding locations affects the quality of life in my residence.

My proximity to the Ogilvy and Mather premises all but guarantees relentless disturbance if the plans to turn their offices into a licensed venue go ahead. As a person who works in advertising, I am also well aware of what the approval of this application will mean in terms of the events they will wish to host and the type of event they will be. Events until late, seven days a week will do nothing but affect local residents negatively, whilst bringing nothing to the surrounding area, as these events are purely for business purposes.





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