

## Licensing Sub-Committee

Tuesday 29 November 2022

10.00 am

Online/Virtual: please contact [andrew.weir@southwark.gov.uk](mailto:andrew.weir@southwark.gov.uk) for a link to the meeting and the instructions for joining the online meeting

### Membership

Councillor Renata Hamvas (Chair)  
Councillor Charlie Smith  
Councillor Kath Whittam

### Reserves

Councillor Sunny Lambe

---

### INFORMATION FOR MEMBERS OF THE PUBLIC

---

#### Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

#### Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

#### Access

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: [www.southwark.gov.uk](http://www.southwark.gov.uk) or please contact the person below.

**Contact:** Andrew Weir on 020 7525 7222 or email: [andrew.weir@southwark.gov.uk](mailto:andrew.weir@southwark.gov.uk)

---

Members of the committee are summoned to attend this meeting

**Althea Loderick**

Chief Executive

Date: 21 November 2022



## Licensing Sub-Committee

Tuesday 29 November 2022  
10.00 am

Online/Virtual: please contact [andrew.weir@southwark.gov.uk](mailto:andrew.weir@southwark.gov.uk) for a link to the meeting and the instructions for joining the online meeting

### Order of Business

Item No.	Title	Page No.
	<b>PART A - OPEN BUSINESS</b>	
1.	<b>APOLOGIES</b>	
	To receive any apologies for absence.	
2.	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the committee.	
3.	<b>NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT</b>	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	<b>DISCLOSURE OF INTERESTS AND DISPENSATIONS</b>	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	<b>LICENSING ACT 2003: FOUNDERS ARMS, 52 HOPTON STREET, LONDON SE1 9JH</b>	1 - 200
	<b>ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.</b>	
	<b>PART B - CLOSED BUSINESS</b>	
	<b>EXCLUSION OF PRESS AND PUBLIC</b>	

**Item No.**

**Title**

**Page No.**

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: 21 November 2022

# Agenda Item 5

<b>Item No.</b> 5.	<b>Classification:</b> Open	<b>Date:</b> 29 November 2022	<b>Meeting Name:</b> Licensing Sub-Committee
<b>Report Title</b>		Licensing Act 2003: Founders Arms, 52 Hopton Street, London, SE1 9JH	
<b>Ward(s) of group(s) affected</b>		Borough and Bankside	
<b>From</b>		Strategic Director of Environment and Leisure	

## RECOMMENDATION

1. That the licensing sub-committee considers an application made by Young & Co's Brewery Plc to vary the premises licence granted under the Licensing Act 2003 in respect of the premises known as the Founders Arms, 52 Hopton Street, London, SE1 9JH.
2. Notes:
  - a) The application seeks to vary the premises licence held in respect of the premises known as the Founders Arms, 52 Hopton Street, London, SE1 9JH under section 34 of the Licensing Act 2003. Existing permitted licensable activities are not under consideration at this meeting. The variation application is subject to representations submitted by a responsible authority and 77 'other persons' and is therefore referred to the licensing sub-committee for determination.
  - b) Paragraph 8 of this report provides a summary of the current premises licence issued in respect of the premises. A copy of the current premises licence is attached as Appendix A.
  - c) Paragraphs 10 to 12 of this report provide a summary of the application. A copy of the application is attached to this report as Appendix B.
  - d) Paragraphs 12 to 24 of this report deal with the representations submitted in respect of the application. Copies of the representations are attached to this report as Appendices C and D. A map showing the location of the premises is attached to this report as Appendix E.
  - e) 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 procedure, 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 current premises licence

8. The current premises licence issued in respect of the premises known as the Founders Arms, 52 Hopton Street, London, SE1 9JH was issued on 15 March 2022 and allows the following licensable activities:
  - **Films – indoors**
    - Monday to Sunday: 10:00 – 23:30
  - **Live music – indoors**

- Monday to Friday: 14:00 to 23:30, Saturday and Sunday: 12:00 – 23:30
- **Recorded music – indoors**
  - Monday to Friday: 14:00 to 23:30, Saturday and Sunday: 12:00 – 23:30
- **Performance of dance – indoors**
  - Monday to Sunday: 14:00 – 23:30
- **Entertainment similar to live music/recorded music – indoors**
  - Monday to Sunday: 14:00 – 23:30
- **Late night refreshment – indoors**
  - Sunday to Thursday: 23:00 – 23:30, Friday and Saturday: 23:00 to 00:00
- **The sale of alcohol to be consumed on and off the premises:**
  - Sunday to Thursday: 09:00 – 23:00, Friday and Saturday: 09:00 to 00:00
- **Opening hours:**
  - Sunday to Thursday: 07:00 – 23:30, Friday and Saturday: 07:00 to 00:30

A copy of the existing premises licence is attached as Appendix A.

9. The premises are a Public House/Restaurant.

### **The variation application**

10. On 22 September 2022 Young & Co's Brewery Plc applied to this council to vary the premises licence granted under the Licensing Act 2003 in respect of the premises known as Founders Arms, 52 Hopton Street, London, SE1 9JH.

11. The application is summarised as follows:

- This is an application for a variation of the premises licence on plans; there is no change to the licensable activities or hours of operation nor to the proposed style of the premises as a Public House/Restaurant.
- The changes are as follows:
  - There are a few changes on the ground floor. Changes are being made

to the lobby area and the current toilets are being removed and a new disabled toilet and a new staircase going up to the new trading area on the first floor are being incorporated into this area.

- The first floor is a new trading area and extension to the existing building with new toilets, bar servery, food preparation area and fixed seating.
- This variation application shall take effect on the date on which the applicant notifies the licensing authority that the works are complete.
- The applicant states within the description of the application 'of relevance to this issue and the broader question of the licensing objectives is that of planning. Planning permission for the development of the first floor was initially refused by the Local Authority but granted on appeal following a site visit'.
- The applicant accepts that planning is an entirely separate legislative and administrative function but considers that these comments are well-made and are relevant to the wider issue of the proposed development and enlargement of the premises.

12. A copy of the application is attached to this report as Appendix B.

### **Representations from responsible authorities**

13. A representation was submitted by the metropolitan police service. The police representations states that the premises is within Bankside and Borough cumulative impact area.
14. The venue has undergone significant refurbishment with the addition of a new trading floor however the applicant has not provided details of any increase in its accommodation limit.
15. The applicant has offered no additional control measures to address the licensing objectives.
16. The police object to this granting of this licence in its current format as the applicant has not providing details of the increase in accommodation limit or addressed cumulative impact of such an increase in particular the prevention of crime and disorder licensing objective.
17. A copy of the representation submitted by the metropolitan police service is attached as appendix C.

### **Representations from other persons**

18. Representations have been submitted by 77 other persons.

19. The other person's representations contend that the premises is a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly round the pub, which continues long after closing time.
20. Other persons also contend that they are disturbed with noise from the premises emptying their bottles into bins.
21. Increasing problems with anti-social behavior along the river walk after pub closing time, people hanging around, there's noise, often screaming, and a little later urination in corners of the estate for those who did not visit the pub toilets in time.
22. That the application has not addressed the licensing objectives and that the conditions on the current licence are not stringent enough.
23. That the increased footfall with exacerbate the existing problems of noise and anti-social behavior.
24. Most of the other persons recommend that the application be refused.
25. Copies of the representations submitted by the other persons are attached to this report as appendix D.

### **Conciliation**

26. The representations were provided to the applicant, who was advised that the applicant could provide a reply to the representations if the applicant so wished.
27. At the time of the writing of this report all of the representations remain outstanding and so must be considered by the licensing sub-committee in their determination of the application.
28. The licensing sub-committee will be apprised as to any conciliation, whether partial or full, of the Metropolitan Police Service and / or the other person.

### **Premises licensing history**

29. The original premises licence in respect of the premises was issued to Young And Co.'s Brewery Plc on 29 August 2005.
30. Mr Paul Raynor was specified as the designated premises supervisor in respect of the premises on 20 January 2006.
31. Mr Mark McGrath was specified as the designated premises supervisor in respect of the premises on 19 May 2011.
32. The premises licence was varied on 20 January 2011.
33. A minor variation was made to the premises licence on 7 February 2012.
34. A further minor variation was made to the premises licence on 25 August 2015

35. Ms Anna Veidemane was specified as the designated premises supervisor in respect of the premises on 15 March 2022.
36. There have been no temporary event notices (TENs) submitted in respect of the premises since 20/21 December 2018.

### **Complaints**

37. On 20 July 2021 the licensing unit received a complaint alleging that the premises were serving people of an unlicensed music event taking place along the river.
38. On 18 August 2022 the licensing unit received a complaint regarding the staff of premises not disposing of beer bottles at the agreed time. The complainant alleged, at 10.50pm the pub staff were disposing of beer bottles by crashing them into bins outside the pub and again the next morning at 6.55am.

### **Map**

39. A map showing the location of the premises is attached to this report as Appendix E. The following premises are also shown on the map and are permitted to provide licensable activities as stated:

#### **Tate Modern, 53 Bankside, London SE1 9TG licensed for:**

- Boxing or wrestling - indoors and outdoors
  - Monday to Friday: 07:00 – 00:00, Saturday and Sunday: 08:00 – 00:00
- Films – indoors and outdoors
  - Monday to Friday: 07:00 – 00:00, Saturday: 08:00 – 00:00
- Entertainment similar to live/recorded music - indoors and outdoors
  - Monday to Friday: 07:00 – 00:00, Saturday: 08:00 – 00:00
- Late night refreshment - indoors and outdoors
  - Monday to Sunday: 23:00 – 00:00
- Live music – indoors and outdoors
  - Monday to Friday: 07:00 – 00:00, Saturday and Sunday: 08:00 – 00:00
- Performance of dance – indoors
  - Monday to Friday: 07:00 – 00:00, Saturday and Sunday: 08:00 – 00:00
- Recorded music – indoors

- Monday to Friday: 07:00 – 00:00, Saturday and Sunday: 08:00 – 00:00
- **Plays - indoors and outdoors**
  - Monday to Friday: 07:00 – 00:00, Saturday and Sunday: 08:00 – 00:00
- **Sale by retail of alcohol to be consumed on and off the premises**
  - Monday to Friday: 07:00 – 00:00, Saturday and Sunday: 08:00 – 00:00
- **Opening hours**
  - Monday to Friday: 07:00 – 00:00, Saturday and Sunday: 08:00 – 01:00

### **Southwark Council statement of licensing policy**

40. Council assembly approved Southwark's statement of licensing policy 2021-2026 on 25 November 2020 and came into effect on 1 January 2021.
41. Sections of the statement that are considered to be of particular relevance to the sub-committee's consideration are:
  - Section 3 - Purpose and scope of the policy. This reinforces the four licensing objectives and the fundamental principles upon which this Authority relies in determining licence applications
  - Section 5 – Determining applications for premises licences and club premises certificates. This explains how the policy works and considers issues such as location; high standards of management; and the principles behind condition setting.
  - Section 6 – Local cumulative impact policies. This sets out this authority's approach to cumulative impact and defines the boundaries of the current special policy areas and the classifications of premises to which they apply. To be read in conjunction with Appendix B to the policy.
  - Section 7 – Hours of operation. This provides a guide to the hours of licensed operation that this Authority might consider appropriate by type of premises and (planning) area classification.
  - Section 8 – The prevention of crime and disorder. This provides general guidance on the promotion of the first licensing objective.
  - Section 9 – Public safety. This provides general guidance on the promotion of the second licensing objective.
  - Section 10 – The prevention of nuisance. This provides general guidance on the promotion of the third licensing objective.

- Section 11 – The protection of children from harm. This provides general guidance on the promotion of the fourth licensing objective.
42. 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.
43. Members should take into consideration both the Southwark Statement of Licensing Policy and the Section 182 Guidance when making decisions. Links are below:

Southwark Policy: <https://www.southwark.gov.uk/business/licences/business-premises-licensing/licensing-and-gambling-act-policy>

Section 182 Guidance:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/705588/Revised\\_guidance\\_issued\\_under\\_section\\_182\\_of\\_the\\_Licensing\\_Act\\_2003\\_April\\_2018\\_.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/705588/Revised_guidance_issued_under_section_182_of_the_Licensing_Act_2003_April_2018_.pdf)

### **Cumulative impact area (CIA)**

44. The premises are situated in Borough and Bankside Cumulative Impact Area.
45. The premises also falls within Borough and Bankside Strategic Cultural Area and Bankside and Borough District Town Centre Area
46. Under the Southwark’s statement of licensing policy 2021 - 2026 the following closing times are recommended as appropriate within Borough and Bankside Strategic Cultural Area and Bankside and Borough District Town Centre Area for the categories of premises stated:
- Restaurants and cafes:
    - Sunday to Thursday is 00:00 hours, Friday and Saturday is 01:00 hours
  - Public Houses, Wine bars or other drinking establishments:
    - Sunday to Thursday is 23:00 hours, Friday and Saturday is 00:00 hours
  - Hotel bars and guest houses:
    - No restrictions for residents
  - Night Clubs (with 'sui generis' planning classification):

- Monday to Thursday is 01:00, Friday and Saturday is 03:00 hours and for Sunday 00:00 hours
- Off-Licences and alcohol sales in grocers and supermarkets:
  - 00:00 hours daily
- Take-away establishment:
  - Sunday to Thursday is 00:00 hours, Friday and Saturday is 01:00 hours
- Cinemas and Theatres:
  - 02:00 hours daily
- Vessels:
  - 23:00 hours daily
- Qualifying members' club:
  - 02:00 hours daily

### **Climate change implications**

47. Following council assembly on 14 July 2021, the council is committed to considering the climate change implications of any decisions.
48. Climate change is not a legal factor in the consideration of a grant of a premises license under the current licensing objectives, however members can make enquiries and request an agreement from applicants to promote the reduction of the impact of climate change that may be caused by the operation of the premises.
49. Examples of such agreements may be:
- Not use single use plastics, such as disposable plastic glasses, when selling alcohol at the premises.
  - Encourage patrons not to drive to venues by providing details of public transport on their webpages/tickets.
50. The council's climate change strategy is available at:  
<https://www.southwark.gov.uk/assets/attach/48607/Climate-Change-Strategy-July-2021-.pdf>

### **Community, equalities (including socio-economic) and health impacts**

#### **Community impact statement**

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

### **Equalities (including socio-economic) impact statement**

52. This report does not result in a policy decision and each application is required to be considered upon its own individual merits with all relevant matters taken into account. In considering the recommendations of this report, due regard must be given to the public sector equality duty set out in section 149 of the Equality Act 2010. This requires the Council to consider all individuals when carrying out its functions.
53. Importantly, the council must have due regard to the need to eliminate discrimination, harassment, victimisation, or other prohibited conduct; advance equality of opportunity and foster good relations between people with protected characteristics and those who do not. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The public sector equality duty also applies to marriage and civil partnership, but only in relation to the need to eliminate discrimination, harassment, victimisation, or other prohibited conduct.
54. The equalities impact statement for licensing decisions is contained within the Southwark statement of licensing policy 2021 – 2026:  
<https://www.southwark.gov.uk/business/licences/business-premises-licensing/licensing-and-gambling-act-policy>.
55. The equalities impact assessment is available at:  
<https://moderngov.southwark.gov.uk/documents/s92016/Appendix%20F%20-%20Equalities%20Impact%20Assessment.pdf>

### **Health impact statement**

56. Health impacts cannot be considered by law when making decisions under the Licensing Act 2003.

### **Resource implications**

57. A fee of £635.00 has been paid by the applicant company in respect of this application being the statutory fee payable for premises within non-domestic rateable value E.

### **Consultation**

58. 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 similar notices were exhibited outside of the premises for a period of 28 consecutive days.

### **Community impact statement**

59. 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 Governance**

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

### **Principles for making the determination**

62. The sub-committee is asked to determine the application for a premises licence under section 17 of the Licensing Act 2003.
63. The principles which sub-committee members must apply are set out below.
64. 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.
65. 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.

66. 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

67. 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.
68. The four licensing objectives are:
- The prevention of crime and disorder
  - Public safety
  - The prevention of nuisance
  - The protection of children from harm.
69. 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.
70. 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.
71. 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

72. 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

73. 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.
74. 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**

75. 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.
76. 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.
77. 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.
78. 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.

79. 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.
80. The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Interested parties must live in the vicinity of the premises. This will be decided on a case to case basis.
81. 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.
82. 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**

83. Members are required to have regard to the Home Office 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.

### **Strategic Director of Finance and Governance**

84. The head of regulatory services has confirmed that the costs of this process over and above the application fee are borne by the service.

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Licensing Act 2003, Home Office Revised Guidance to the Act, Secondary Regulations, Southwark statement of licensing policy, Case file	Southwark Licensing, C/O Community Safety and Enforcement, 160 Tooley Street, London SE1 2QH	Mrs Kirty Read Tel: 020 7525 5748

**APPENDICES**

<b>Name</b>	<b>Title</b>
Appendix A	Copy of the current premises licence issued in respect of the premises
Appendix B	Copy of the application
Appendix C	Copy of the representation submitted by the Metropolitan Police Service
Appendix D	Copy of the representations submitted by 'other persons'
Appendix E	Map showing the location of the premises

**AUDIT TRAIL**

<b>Lead Officer</b>	Caroline Bruce, Strategic Director of Environment and Leisure	
<b>Report Author</b>	Jayne Tear, Principal Licensing Officer	
<b>Version</b>	Final	
<b>Dated</b>	15 November 2022	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Law and Governance	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>	17 November 2022	

# Licensing Act 2003 Premises Licence



Regulatory Services  
Licensing Unit  
Hub 1, 3rd Floor  
PO Box 64529  
London, SE1P 5LX

**Premises licence number**

877038

## Part 1 - Premises details

<b>Postal address of premises, or if none, ordnance survey map reference or description</b>	
FOUNDERS ARMS 52 Hopton Street London SE1 9JH	
Ordnance survey map reference (if applicable), 531842180555	
<b>Post town</b> London	<b>Post code</b> SE1 9JH
<b>Telephone number</b> 020 7928 1899	

<b>Where the licence is time limited the dates</b>
--

<b>Licensable activities authorised by the licence</b>
Films - Indoors Live Music - Indoors Recorded Music - Indoors Performance of Dance - Indoors Entertainment Similar to live/recorded music - Indoors Late Night Refreshment - Indoors Sale by retail of alcohol to be consumed on premises Sale by retail of alcohol to be consumed off premises

<b>The opening hours of the premises</b>
For any non standard timings see <b>Annex 2</b>
Monday            07:00 - 23:30
Tuesday          07:00 - 23:30
Wednesday      07:00 - 23:30
Thursday        07:00 - 23:30
Friday            07:00 - 00:30
Saturday         07:00 - 00:30
Sunday            07:00 - 23:30

**Where the licence authorises supplies of alcohol whether these are on and/ or off supplies**

Sale by retail of alcohol to be consumed on premises

Sale by retail of alcohol to be consumed off premises

**The times the licence authorises the carrying out of licensable activities**

For any non standard timings see Annex 2 of the full premises licence

**Films - Indoors**

Monday	10:00 - 23:30
Tuesday	10:00 - 23:30
Wednesday	10:00 - 23:30
Thursday	10:00 - 23:30
Friday	10:00 - 23:30
Saturday	10:00 - 23:30
Sunday	10:00 - 23:30

**Live Music - Indoors**

Monday	14:00 - 23:30
Tuesday	14:00 - 23:30
Wednesday	14:00 - 23:30
Thursday	14:00 - 23:30
Friday	14:00 - 23:30
Saturday	12:00 - 23:30
Sunday	12:00 - 23:30

**Recorded Music - Indoors**

Monday	14:00 - 23:30
Tuesday	14:00 - 23:30
Wednesday	14:00 - 23:30
Thursday	14:00 - 23:30
Friday	14:00 - 23:30
Saturday	12:00 - 23:30
Sunday	12:00 - 23:30

**Performance of Dance - Indoors**

Monday	14:00 - 23:30
Tuesday	14:00 - 23:30
Wednesday	14:00 - 23:30
Thursday	14:00 - 23:30
Friday	14:00 - 23:30
Saturday	14:00 - 23:30
Sunday	14:00 - 23:30

**Entertainment Similar to live/recorded music - Indoors**

Monday	14:00 - 23:30
Tuesday	14:00 - 23:30
Wednesday	14:00 - 23:30
Thursday	14:00 - 23:30
Friday	14:00 - 23:30
Saturday	14:00 - 23:30
Sunday	14:00 - 23:30

**Late Night Refreshment - Indoors**

Monday	23:00 - 23:30
Tuesday	23:00 - 23:30
Wednesday	23:00 - 23:30
Thursday	23:00 - 23:30
Friday	23:00 - 00:00
Saturday	23:00 - 00:00
Sunday	23:00 - 23:30

**Sale by retail of alcohol to be consumed on premises**

Monday	09:00 - 23:00
Tuesday	09:00 - 23:00
Wednesday	09:00 - 23:00
Thursday	09:00 - 23:00
Friday	09:00 - 00:00
Saturday	09:00 - 00:00
Sunday	09:00 - 23:00

**Sale by retail of alcohol to be consumed off premises**

Monday	09:00 - 23:00
Tuesday	09:00 - 23:00
Wednesday	09:00 - 23:00
Thursday	09:00 - 23:00
Friday	09:00 - 00:00
Saturday	09:00 - 00:00
Sunday	09:00 - 23:00

**Part 2**

**Name, (registered) address, telephone number and email (where relevant) of holder of premises licence**

Young & Co's Brewery PLC

[Redacted]  
[Redacted]

**Registered number of holder, for example company number, charity number (where applicable)**

[Redacted]

**Name, address and telephone number of designated premises supervisor where the premises licence authorises for the supply of alcohol**

Anna Veidemane

[Redacted]  
[Redacted]

**Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol**

Licence No. [Redacted]

Authority [Redacted]

Licence Issue date 15/03/2022

[Redacted]

Neighbourhood Nuisance Service Manager  
Hub 1, 3rd Floor  
PO Box 64529  
London, SE1P 5LX

## **Annex 1 - Mandatory conditions**

**100** No supply of alcohol may be made under the Premises Licence -

- a. At a time when there is no Designated Premises Supervisor in respect of the Premises Licence; or
- b. At a time when the Designated Premises Supervisor does not hold a Personal Licence or his Personal Licence is suspended.

**101** Every supply of alcohol under the Premises Licence must be made, or authorised by, a person who holds a Personal Licence.

**102** The admission of children to films given under this licence must be restricted in accordance with the recommendations of the British Board of Film Classification or of the licensing authority itself.

**485** (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises –

(a) games or other activities which require or encourage, or are designed to require, encourage, individuals to -

- (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
- (ii) drink as much alcohol as possible (whether within a time limit or otherwise);

(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner carries a significant risk of undermining a licensing objective;

(d) selling or supplying alcohol in association with promotional poster or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner; and

(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

**487** The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

**488** (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either

- (a) a holographic mark; or
- (b) an ultraviolet feature.

**489** The responsible person shall ensure that -

(a) Where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures -

- (i) Beer or cider: 1/2 pint;
- (ii) Gin, rum, vodka or whisky: 25 ml or 35 ml; and
- (iii) Still wine in a glass: 125 ml;

(b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

(c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available,

**491** 1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

2. For the purpose of the condition set out in paragraph (1):

- (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
- (b) "permitted price" is the price found by applying the formula

$$P = D + (D \times V),$$

where-

- (i) P is the permitted price,
- (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence –
  - (i) the holder of the premises licence;
  - (ii) the designated premises supervisor (if any) in respect of such a licence; or
  - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (iv) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (v) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

3. Where the permitted price given by paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

4. (1) Sub-paragraph (2) applies where the permitted price given by paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax;

(2) the permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

## **Annex 2 - Conditions consistent with the operating Schedule**

**109** Alcohol shall not be sold or supplied except during permitted hours. In this condition permitted hours means the hours stated elsewhere on this licence and:

a. On New Year's Eve, except on a Sunday, 1000 to 2300 hours

b. On New Year's Eve on a Sunday, 1200 to 2230 hours

c. On New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December).

The above restrictions do not prohibit;

i) Consumption of the alcohol on the premises or the taking of sale or supply of alcohol to any person residing in the licensed premises;

ii) The sale of alcohol to a trader or club for the purposes of the trade or club;

iii) The sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces;

iv) The taking of alcohol from the premises by a person residing there; or

v) The supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of alcohol by the persons so supplied; or

vi) The supply of alcohol for consumption on the premises to persons employed there for the purposes of the business carried on by the holder of the licence, or the consumption of alcohol so supplied, if the alcohol is supplied at the expense of their employer or the person carrying on, or in charge of, the business on the premises

**110** No statutory regulations for music and dancing shall apply so as to require any licence for the provision in the premises of public entertainment by the reproduction of wireless (including television) broadcasts or of programmes included in any programme service (within the meaning of the Broadcasting Act 1990) other than a sound or television broadcasting service, or of public entertainment by way of music and singing only

which is produced solely by the reproduction of recorded sound is permitted

**111** This licence provides for the provision of private music and dancing entertainment that is promoted for private gain

**112** This licence allows for the premises to be open for non standard timings the times stated on:

Christmas Eve 09:00 to 00:30

Christmas Day 09:00 to 00:30

Boxing Day 09:00 to 00:30

Good Friday 09:00 to 00:30

Easter Saturday 09:00 to 00:30

Easter Monday 09:00 to 00:30

May Bank Holiday Saturday (1st) 09:00 to 00:30

May Bank Holiday Saturday (2nd) 09:00 to 00:30

**113** This licence allows for the premises for the sale or supply of alcohol for non standard timings stated below on the following days:

Christmas Eve 09:00 to 00:00

Christmas Day 09:00 to 00:00

Boxing Day 09:00 to 00:00

Good Fri day 09:00 to 00:00

Easter Saturday 09:00 to 00:00

Easter Monday 09:00 to 00:00

May Bank Holiday Saturday (1st) 09:00 to 00:00

May Bank Holiday Saturday (2nd) 09:00 to 00:00

**114** This licence allows for the premises for the licensable activities and for non-standard timings stated below on the following days:

Provision of regulated entertainment

Films, Live Music, Recorded Music, Performances of Dance, Anything of a similar description.

Provision of Entertainment Facilities

Dancing

Christmas Eve 09:00 to 23:30

Christmas Day 09:00 to 23:30

Boxing Day 09:00 to 23:30

Good Friday 09:00 to 23:30

Easter Saturday 09:00 to 23:30

Easter Monday 09:00 to 23:30

May Bank Holiday Saturday (1st) 09:00 to 23:30

May Bank Holiday Saturday (2nd) 09:00 to 23:30

**115** This licence allows for the premises for the provision of late night refreshment for non-standard timings stated below on the following days:

Christmas Eve 09:00 to 00:00

Christmas Day 09:00 to 00:00

Boxing Day 09:00 to 00:00

Good Friday 09:00 to 00:00

Easter Saturday 09:00 to 00:00

Easter Monday 09:00 to 00:00

May Bank Holiday Saturday (1st) 09:00 to 00:00

May Bank Holiday Saturday (2nd) 09:00 to 00:00

**158** a. The Licensee / Duty Manager shall ensure that no nuisance is caused by noise

emanating from the premises or by vibration transmitted through the structure of the premises.

b. If required, legible notices shall be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and area quietly.

**163** a. All escape routes and exits including external exits shall be maintained unobstructed, in good order with non-slippery and even surfaces, free of trip

hazards and clearly identified in accordance with the approved arrangements.

b. All exits door shall be available and easily operable without the use of a key, card, code or similar means. Only approved fastenings shall be used.

c. Any removable security fastening shall be removed from the doors prior to opening the premises to the public. All such fastenings shall be kept in the approved positions.

d. If required, exit doors shall be secured in the fully open position when the public are present.

e. All fire-doors shall be maintained effectively self-closing and shall not be held open other than by approved

devices.

f. Fire-resisting doors to ducts, service shafts and cupboards shall be kept locked shut.

g. The edges of treads of steps and stairways shall be maintained so as to be conspicuous.

**170** Refuse receptacles shall be emptied regularly.

**261** All parts of the premises and any yard of such premises shall be kept in a clean and wholesome condition to the satisfaction of the Council.

**288** That the CCTV system installed upon the premises shall be maintained in good working condition and operable at all times

**289** That recordings taken by the CCTV system installed upon the premises shall be kept and made available for inspection by authorised officers for a period of thirty one (31) days

**302** That all matters relating to drugs shall be in accordance with the Metropolitan Police Best Practice Guide on the handling of drugs in pubs and clubs;

**323** That the management make regular hourly checks to ensure that patrons attending the premises do not cause nuisance or noise in the surrounding area both prior to attending and after leaving the premises.

**326** That all appropriate staff shall be trained in the age identification scheme required at the premises and records of training shall be kept and made available for inspection by authorised officers of the Council

**334** That an age identification scheme shall be established and maintained. The scheme shall Require the production of evidence of age (comprising any PASS accredited card or passport or driving licence) from any person appearing to staff engaged in selling or supplying alcohol to be under the age of 18 and who is attempting to buy alcohol.

**340** That there shall be no music outside the premises.

**341** That no more than 12 additional event days will take place during the year with the hours of 09:00 to 00:30.

**342** That not less than 5 working days written notice will be provided to Police when Occasional Event days

are planned.

**343** That there are regular liaisons with Police.

**344** That annual CORGI testing of appliances are carried out and PAT as required.

**345** That no drinks shall be taken off the premises for consumption with the exception to off-sales.

**Annex 3 - Conditions attached after a hearing by the licensing authority**

**8AM** No refuse collection and no deliveries are to take place between the hours of 18:00 and 08:00 hours.

**840** That the additional activities EB - EJ shown on the licence shall not take effect until sound containment works have been carried out to the satisfaction of the council.

**Annex 4 - Plans - Attached**

Licence No. 877038  
Plan No. 3191-05  
Plan Date May 2015

22/09/2022

Business - Application to vary a premises licence under the Licensing Act 2003  
Ref No. 1899197

Please enter the name(s) of the premises licence holders who is applying to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

	Young & Co's Brewery Plc
Premises licence number	877038

## Notes for Guidance

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. 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 of consumption of these off-supplies of alcohol, you must include a description of where the place will be and its proximity to the premises.
3. In terms of specific regulated entertainments please note that:
  - Plays: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
  - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
  - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
  - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
  - Live music: no licence permission is required for:
    - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
    - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
    - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
  - Recorded Music: no licence permission is required for:
    - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
  - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains

licensable.

- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
    - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
    - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
    - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
    - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
4. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
5. For example state 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.
6. For example (but not exclusively), where the activity will occur on additional days during the summer months.
7. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
8. 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.
9. 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'.
10. 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.
11. Please list here steps you will take to promote all four licensing objectives together.
12. The application form must be signed.
13. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
14. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.

15. This is the address which we shall use to correspond with you about this application.

Non-domestic rateable value of premises in order to see your rateable value click here (opens in new window)

£	546000
---	--------

Postal address of premises or, if none, ordnance survey map reference or description

Address Line 1	FOUNDERS ARMS
Address Line 2	52 HOPTON STREET
Town	LONDON
County	
Post code	SE1 9JH
Ordnance survey map reference	
Description of the location	
Telephone number	██████████

Part 2 - Applicant details

Daytime contact telephone number	██████████
Email address	██████████
Postal Address if different from premises address	██████████
Town / City	██████████
Postcode	██████████

Do you want the premises licence to have effect as soon as possible?

Please tick	<input type="checkbox"/> No
-------------	-----------------------------

If not from what date do you want the variation to take effect?

(DD/MM/YYYY)	
--------------	--

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1)

	<input type="checkbox"/> No
--	-----------------------------

Please describe briefly the nature of the proposed variation ( see guidance note 2 )

	<p>PLEASE NOTE THAT THIS VARIATION APPLICATION WILL TAKE EFFECT ON THE DATE ON WHICH WE NOTIFY YOU THAT THE WORKS ARE COMPLETE.</p> <p>The information provided in this box is solely for information only and not intended to be converted into conditions on the licence.</p> <p>This is an application for a variation of the premises licence on plans; there is no change to the licensable activities or hours of operation nor to the proposed style of this well-known and extremely popular Young's riverside pub.</p> <p>The changes are as follows:</p> <ol style="list-style-type: none"> <li>1. There are a few changes on the ground floor. Changes are being made to the lobby area and the current toilets are being removed and a new disabled toilet and a new staircase going up to the new trading area on the first floor are being incorporated into this area.</li> <li>2. The first floor is a new trading area and extension to the existing building with new toilets, bar servery, food preparation area and fixed seating.</li> </ol> <p>Young's are aware that these premises fall in the Borough/Bankside Cumulative Impact Area, but contend that effectively making the premises larger but still operating as a premium pub/restaurant will not adversely affect what is already an extremely busy part of the Thames and its pathway.</p> <p>Of relevance to this issue and the broader question of the licensing objectives is that of planning.</p> <p>Planning permission for the development of the first floor was initially refused by the Local Authority but granted on appeal following a site visit.</p> <p>The Planning Inspector reviewed the application and the area generally, and concluded that paragraph 16:</p> <ul style="list-style-type: none"> <li>• "In the context of the existing noise environment, it would not be feasible to isolate and predict a degree of harm attributable to this particular scheme due to the impacts from large groups of people. The operation would need to readily attract the maximum additional clientele of 100 or so patrons all arriving and leaving at the same time in large groups. Such an assumption is not reasonable, and neither is a finding of material harm to neighbourhood living conditions due to an unacceptable degree of noise."</li> </ul> <p>At paragraph 19, the Inspector does look at issues of anti-social behaviour directly which might be attributable to a public house and in that regard refers to the Cumulative Impact Area or Saturation Zone.</p> <p>The Applicant accepts that planning is an entirely separate legislative and administrative function but considers that these comments are well-made and are relevant to the wider issue of the proposed development and enlargement of the premises.</p> <p>Young's contend that this will improve the premises in terms of its ability to cater for more customers, not just tourists but people passing by and local business people and residents.</p> <p>Young's are extremely experienced at operating close to local residents and are aware of course of the presence of these to the rear away from the river.</p> <p>The Founders Arms, if the application is granted, will continue to be a popular and well-run establishment offering premium beer, wine, soft drinks, coffees and extremely good quality food, but on a larger scale.</p> <p>The Applicant is confident that this can be done in a way that will not increase the Cumulative Impact Area and will promote the licensing objectives.</p>
--	--

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time please use the drop down below to select the number

Please select number from range	Less than 5000
---------------------------------	----------------

Notes

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. 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.

IN ALL CASES COMPLETE BOXES K, L AND M

Provision of regulated entertainment (Please see guidance note 3) Please tick all that apply


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

--	--

Supply of alcohol (if ticking fill in box J)

--	--

In all cases complete boxes K, L and M

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 10 )

	None
--	------

Guidance Notes

10. 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.

Hours premises are open to the public ( standard timings Please read guidance note 8 )

Day	Start	Finish
Mon	07:00	23:30
Tues	07:00	23:30
Wed	07:00	23:30
Thur	07:00	23:30
Fri	07:00	00:30
Sat	07:00	00:30
Sun	07:00	23:30

State any seasonal variations ( Please read guidance note 6 )

	As existing - no change
--	-------------------------

Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed. Please list, ( Please read guidance note 7 )

	As existing - no change
--	-------------------------

6. For example (but not exclusively), where the activity will occur on additional days during the summer months.

7. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

8. 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.

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

	None
--	------

I have uploaded relevant part of the previous premises licence (Please send a hard copy in the post)

Reason for not uploading the premises licence

	n/a
--	-----

a) General - all four licensing objectives (b,c,d,e) ( Please read guidance note 11 )

	We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives . No further steps will be necessary to promote the licensing objectives and the existing
--	--

	measures will continue. See details of application.
--	--

b) the prevention of crime and disorder

	See box a) above
--	------------------

c) public safety

	See box a) above
--	------------------

d) the prevention of public nuisance

	See box a) above
--	------------------

e) the protection of children from harm

	See box a) above
--	------------------

Guidance note 11

Please list here steps you will take to promote all four licensing objectives together.

If the plan of the premises are varying please upload a plan of the premises,

Upload proposed plans	████████████████████
Upload existing plans	████████████████████

Checklist

	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.
--	---

I/We Hereby declare the Information we have provided is true and Accurate.

I agree to the above statement

	I agree
PaymentDescription	████████████████████
AuthCode	██████

LicenceReference	[REDACTED]
PaymentContactEmail	

Please provide name of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 13). If completing on behalf of the applicant, please state in what capacity.

Full name	Poppleston Allen Solicitors
Date (DD/MM/YYYY)	22/09/2022
Capacity	Solicitors for and on behalf of the applicant

Where the premises licence is jointly held, enter the 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (guidance note 14). If completing on behalf of the applicant state in what capacity

Full name	
Date (DD/MM/YYYY)	
Capacity	

Contact name (where not previously given) an address for correspondence associated with this application (please read guidance note 15)

Contact name and address for correspondence	[REDACTED]
Telephone No.	
If you prefer us to correspond with you by e-mail, your email address (optional)	[REDACTED]

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAYBE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

#### GUIDANCE NOTES

15. This is the address which we shall use to correspond with you about this application.

Please tick to indicate agreement

<input type="checkbox"/>	I am a company or limited liability partnership
--------------------------	---

[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK. The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of

entitlement to work, if appropriate.

I/We Hereby declare the Information we have provided is true and Accurate.

I agree to the above statement

	Yes
--	-----

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.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Once you complete form you will be redirected to payments and won't be able to return back.

The information you provide will be used fairly and lawfully and Southwark Council will not knowingly do anything which may lead to a breach of the Data Protection Act 1998.



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/ 178/22  
**Date:** 29<sup>th</sup> sept 2022

Dear Sir/Madam

**Re: Founders Arms 52 Hopton Street SE1 9JH**

Police are in possession of an application from the above for a Full Variation to the premises licence, the operating schedule describes the venue as public house. The premises are located within Bankside and Borough cumulative impact area and as such has created a rebuttable presumption that new or variations to existing licences will be refused, unless the applicant can demonstrate the new premises will not add to the cumulative impact. The type of premises this relates to are Night Clubs, pubs, bars, off licences, grocery stores, supermarkets and anything similar.

The venue has undergone significant refurbishment with the addition of a new trading floor however the applicant has not provided details of any increase in its accommodation limit. They have also stated that the venue with added capacity will not add to the cumulative impact however they have not explained why this is the case. The applicant has offered no additional control measures to address the licensing objectives.

I object to this granting of this licence in its current format as the applicant has not providing details of the increase in accommodation limit or addressed cumulative impact of such an increase in particular the prevention of crime and disorder licensing objective.

Submitted for your consideration.  
Yours Sincerely

**PC Mark Lynch 2246AS**

Southwark Police Licensing Unit  
Tel: 0207 232 6756

**From:** OTHER PERSON 1

**Sent:** Monday, October 10, 2022 6:26 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** Application to vary licence 877038

Dear Licensing Team

I write with reference to an application, dated 22/09/2022, to vary a premises licence under the Licensing Act 2003, ref no. 1899197. The application has been made by Young & Co's Brewery Plc, with regard to premises licence number 877038 for the Founders Arms, 52 Hopton St, London SE1 9JH.

My name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Date of this submission: 10 October 2022

As a local resident, living directly behind the Founders Arms, I would like to register my strongest objection to the proposed varying of the premises' licence. Indeed, the conditions of the present licence are not stringent enough. (I would note that my neighbours and I have not been informed of previous variations to the licence so have not been in a position to object. I have only just now heard of this application and suspect many of my neighbours may not be aware of it.)

The Founders Arms was built a little over 40 years ago as a community pub, as was common with new estates at that time. That function died years ago as Young's have ratcheted up the ways they use the pub to generate ever greater profits with ever greater crowds and numbers. It is perfectly reasonable they should want to generate profit from their pubs, but this one is now misplaced in terms of the deleterious impact it has on this increasingly overwhelmed residential area.

The licensees have engrossed part of the river walk to the river side of the pub. Their deliveries cross our estate, cause serious inconvenience and interrupt the flow of the river walk. Despite many representations and promises to mitigate the noise, they dispose of bottles in their bins with the horrific noise of breaking glass going on for some time every single day. This severely affects our wellbeing as residents. I moved in to Falcon Point in 1999. I knew the area would change with the advent of Tate Modern and the Millennium Bridge but I could not foresee the escalation of nuisance so close and so continuous as represented by the Founders Arms, scrunched up, semi blocking the river walk which now has to accommodate thousands of visitors each day.

We have increasing problems with anti-social behaviour along the river walk after pub closing time – people hang around, there's noise, often screaming, and a little later urination in corners of the estate for those who did not visit the pub toilets in time. Parts of the estate now stink. Not all of this of course can be ascribed to the Founders

Arms. But as I have observed – my flat looks directly down on the pub - the pub contributes to it. In support of their planning application, Young's commissioned a report which claimed there was no anti-social behaviour associated with the pub, and cited statistics available on the police website. The publicly available police statistics make no reference to any individual premises. I put in a Freedom of Information request about the Founders Arms but the request was refused as this was judged to be 'private data'. Please interrogate very closely any claims Young's makes on this point.

We have already moved beyond saturation point in this area in terms of drinking and the night-time (indeed daytime) economy. Young's proposal is one more turn of the ratchet making all the adverse conditions I have cited worse. In an ideal world the existing license would be reviewed to ensure closing by 11 pm at the latest, the removal of most of the outside seating, much reduced deliveries, and the elimination of the horrific sound of shattering glass every single day. I realise this may be unlikely. But please, please do not allow a variation of the license to make it all worse.

Yours faithfully

A solid black rectangular redaction box covering the signature area.

**From:** OTHER PERSON 2

**Sent:** Tuesday, October 11, 2022 9:03 AM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** Objection to Founders Arms application/ 878409

**Name** [REDACTED]

**Address** [REDACTED]

**Email** [REDACTED]

**Date** 11/10/2022

**Application** Youngs Brewery's application to Southwark Licensing Authorities to vary their license to operate the Founders Arms Public House

**Reasons for opposing the application**

-The Founders Arms is a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly round the pub which continue long after closing time. I live on the 8th floor and can hear the noise very clearly and wake up frequently with people leaving the pub and being very loud.

-The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

-The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

-The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

-The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

-An additional 100 patrons resulting in a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

-Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal. There is nothing being done at the moment and it's already very loud and disturbing so it will only get worse if more patrons are allowed in the premises.

-Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour. There's frequent arguments between patrons attending the premises and at times it feels very unsafe.

-The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

-The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Thanks,

A black rectangular redaction box covering the signature area.

**From:** OTHER PERSON 3

**Sent:** Wednesday, October 12, 2022 1:14 PM

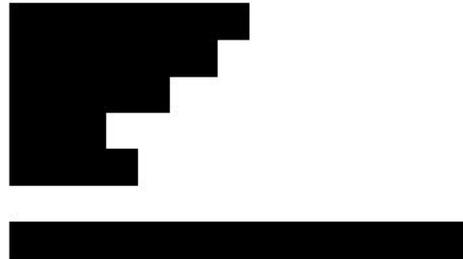
**To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>

**Subject:** Objection to Youngs Brewery Licence Application for Founders Arms

Licensing Service

Southwark Licensing Team  
3rd Floor, Hub 1  
PO BOX 64529  
London  
SE1P 5LX

[Tel:020 7525 5748](tel:02075255748)



12 October 2022

**Application Property details**

<b>Licence number:</b>	878409 FOUNDERS ARMS
<b>Trading name and address:</b>	52 Hopton Street SE1 9JH
<b>Ward:</b>	Borough and Bankside
<b>Applicant Name:</b>	Young & Co's Brewery PLC
<b>Previous Licence:</b>	<a href="#">877038</a>

Dear Southwark Licencing Team,

I am writing to object to the above Licence Application for the Founders Arms pub on the grounds of public nuisance and loss of amenity.

From bitter experience I can confirm that the Founder's Arms and its patrons already cause harmful noise impacts to neighbouring residents and anti-social behaviour. As the Council Planning Officer said in his report on the original planning application for the enlargement of the premises, the current capacity of the Founder's Arms is already noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises. Some inevitably hang around. The Founder's Arms is very busy most evenings and, with people in high spirits around the pub, management and signage are not an effective remedy.

Indeed, I believe that this drinking establishment, which is in close proximity to residential units (and dominates the aspect of many of them including ours), is already a nuisance and a detriment to mental health. The enlargement and extension of the licence would only add to this burden. It is a fact that anyone who has had to endure the noise and cooking smells of a raucous party next door knows that it soon becomes unbearable. Imagine that happening day after day. And in our case, with the Founders Arms directly at the window of our bedroom in Falcon Point (as well as the window of

our living room), the additional impact on our amenity and our getting to sleep at night would be intolerable.

The Founders Arms pub is a nuisance already, making life difficult for residents of Falcon Point, and expanding it is bound to increase this:

- The volume of and the propensity for evening and late-night disturbance and anti-social behaviour will increase unacceptably.
- The noise nuisance at our flat will increase unacceptably.
- The Thames Path will be narrowed by the increase in pub customers at and around the premises, obstructing the passage of the multitudes who want to run, jog, walk or amble past along the walkway on the south bank of the Thames.
- On past performance, there will be no control over any of this, even with all the stated plans by the applicant.

This Licence application should be firmly refused.

Yours sincerely,

██████████

**From: OTHER PERSON 4**

**Sent:** Thursday, October 13, 2022 11:10 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION FROM RESIDENT ( [REDACTED] ) - FOUNDERS ARMS- Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 878409

Dear Sirs,

I could not see on the form where to raise an Objection to this proposal, so am assuming I have to email you.

My objections are as follows -

-The Founders Arms is a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly round the pub which continue long after closing time.

-The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

-The application has not addressed the Council's 4 main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives . No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

-Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

-Despite management proposals there remains a strong element of risk that the increased number of patrons

leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

-The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

-The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.-The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

-The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

-The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it's nature results in noise and activity from patrons leaving the premises.

-An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

Sincerely

A large black rectangular redaction box covering the signature area.

**From: OTHER PERSON 5**

Regulatory Services, Licensing.  
 3<sup>rd</sup> Floor, Hub 1  
 PO Box 64529  
 London SE1 5LX

Founders Arms Licence Variation app. No 878409

17/10/2022

Dear licensing officer,

This application to extend the opening hours of the Founders Arms public house, situated on the riverwalk by Blackfriars bridge will bring even more disturbance to the residents of Falcon Point, a council block directly behind the pub and in some places the flats such as mine, are only 16m. away.

Founders Arms opened in 1980 as part of the Edgar estate which included Falcon Point flats with small shops beneath, Pub, office block and riverwalk. Originally intended as the pub for local residents and office workers. Over the years it has grown into an extremely busy and constantly full establishment due to its proximity and views of the river and has also greatly extended its original hours for trading.

It enclosed its own designated outside seating area in 1998 and then placed outside dining tables on what was originally designated as a northern fork of the riverwalk. This increased the pub's capacity to such an extent that it can now accommodate 465 customers. –As stated in its planning application ( 21AP 0721) ---At least 3 times more than its original capacity. Refused by Southwark but granted by the Appeals Inspector, permission was given for an added floor which will increase inside capacity by another 100-150. A total of approx. 550- 600 customers. However, this is not the total number of clientele at any one time as customers also spread out in groups with drinks along the riverwalk on either side of the pub and onto the beach. As these are not actually on the pub's footprint they are not included in their capacity figures.

The noise filtering up to the flats almost every night and all day at w/ends is continuous and amplified, as it is near water. Like heat, noise is louder as it rises. There are times when it is difficult to hear the TV or even the phone. In hot weather we are often forced to keep our windows shut, even at night, to keep the noise out, making our homes very uncomfortable.

There is always a noise from collections of the bottles being dumped into containers at night, broken glass from the glasses scattered around. Many of the customers leave by exiting through our estate via our undercroft with people living above and into Hopton street. These folk are not quiet, usually noisy, often singing ' Happy birthday' repeatedly, also repeatedly calling 'good bye' or talking on phones –loudly as people often do after alcohol. They wait there for their taxi or transport home as there is no roadway between the flats and pub, only a delivery area and the riverwalk path. It is here also that the residents of the flats opposite, in Millennium Lofts are able to hear

them. When the late night drinkers who often hang around until at least 1am do decide to leave it is not unusual for them to relieve themselves against our building or doors or even vomit A constant health hazard for our cleaner as well as the broken glasses left in the riverwalk shrub beds and on our lower walls.

Although Founders Arms have proposed measures for client dispersal it is difficult to see how they can monitor and manage them as there is no longer a live on site manager. Who will deal with altercations that will inevitably arise around this establishment?. There has already been one incident recently. It is obvious that local residents are expected to call for assistance once staff leave. With this proposal to extend their opening hours all the noise from later customers will extend deeper into the night, and cause residents further disturbance. It is not monitored now, why should we believe it will be then?

It is obvious too that the total of any increase to opening times will add to the food and drink required , and therefore added to the increase needed for the appealed extension. Consequently an extended time will be required for all deliveries to be man- handled across the southern fork of the riverwalk, which should be open to pedestrians at all times. All deliveries are unloaded in the Falcon Point delivery bay and then moved across the riverwalk to the pub's cellar. With everything stacked up on the riverwalk and more pedestrians and cyclists using the area, many of whom are tourists, the area has become very hazardous for those wishing to get past at the wrong time.

This pub has greatly outgrown it's site, causing great disturbance and inconvenience to many residents within a very short distance away. Not just occasionally but every day. We all have a right to peacefully enjoy our homes but for the past 10 years the Founders Arms pub has gradually been eroding this. However, each time they are challenged regarding detriment to their neighbour's living environment they just shrug it off and claim a change will not impact anyone or it will only be negligible. Our loss of amenity would seem not to matter to them. It would be far better for local residents if this application was for them to DECREASE their hours by 30 minutes at the end of each day rather than to extend it.

It should be noted that neither residents nor the TMO management committee were advised of this proposal by Founders Arms. Our office and flats are only 20m distant from them. It would therefore be unsurprising if objections are low, as many will not be aware and also a good percentage of our residents are quite elderly,-- do not have access to a computer or have infirmities that cause difficulty or pain when writing.

Please do not grant this variation, Enough is enough as far as disturbance and disruption to our quality of life and peaceful home is concerned.

Thank you,

[REDACTED]

**From: OTHER PERSON 6**

**Sent:** Monday, October 17, 2022 8:16 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION FROM RESIDENT (FLAT [REDACTED]- FOUNDERS ARMS- Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 878409

Dear Sir/Madam,

I could not see on the form where to raise an Objection to this proposal, so am assuming I have to email you.

My objections are as follows -

-The Founders Arms is a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly round the pub which continue long after closing time.

-The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

-The increase in 100 - 150 additional customers results in an increased number of **inebriated** individuals wandering around our residential neighbourhood. Our doorways will be increasingly used as **pee** stations and **vomit** stations.

- The application has not addressed the Council's 4 main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives . No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

-Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

-Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

-The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

-The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.-The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

-The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

-The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it's nature results in noise and activity from patrons leaving the premises.

-An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

Sincerely

[Redacted signature]

[Redacted signature]

[Redacted signature]

[Redacted signature]

**From: OTHER PERSON 7****Sent:** Tuesday, October 18, 2022 4:10 PM**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young &amp; Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

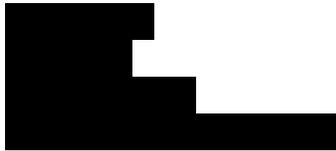
7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.



**From: OTHER PERSON 8****Sent:** Tuesday, October 18, 2022 4:45 PM**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young &amp; Co's Brewery PLC

My name is [REDACTED] I live at [REDACTED] The Founders' Arms Pub is directly in front of my window.

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail

by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.



**From: OTHER PERSON 9**

**Sent:** Tuesday, October 18, 2022 4:23 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION to licence 878409

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.
6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Sincerely

██████████

Sent [Outlook for iOS](#)

**From:** OTHER PERSON 10

**Sent:** Tuesday, October 18, 2022 4:32 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Signed

A black rectangular redaction box covering the signature of the agent.

**From:** OTHER PERSON 11

**Sent:** Tuesday, October 18, 2022 4:39 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.



Sent from my iPhone

**From: OTHER PERSON 12****Sent:** Tuesday, October 18, 2022 4:55 PM**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>**Subject:** OBJECTION to License number 878409**Re:** Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

3. Ward: Borough and Bankside  
Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Regards

[REDACTED]

**From: OTHER PERSON 13**

**Sent:** Tuesday, October 18, 2022 4:59 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Yours faithfully

[REDACTED]

[REDACTED]

**From:** OTHER PERSON 14

**Sent:** Tuesday, October 18, 2022 5:12 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION to Licence No. 878 409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. As the owner of [REDACTED] and [REDACTED] I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.



18 October 2022

**From: OTHER PERSON 15****Sent:** Tuesday, October 18, 2022 3:48 PM**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young &amp; Co's Brewery PLC

Previous licence: [877038](#)

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.
6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it's nature results in noise and activity from patrons leaving the premises.
7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.
8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.
9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.
10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.
11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

**From: OTHER PERSON 16**

**Sent:** Tuesday, October 18, 2022 6:07 PM

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

**Subject:** Licence number 878409

Hi,

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail

by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Kindest,

A large black rectangular redaction box covering the signature of the sender.

Sent from my iPhone. Hence the brevity.

**From: OTHER PERSON 17****Sent:** Tuesday, October 18, 2022 6:17 PM**To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JHWard: Borough and Bankside

Applicant Name: Young &amp; Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
  - The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

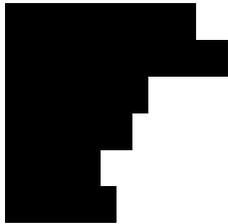
7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.



**From: OTHER PERSON 18**

**Sent:** Tuesday, October 18, 2022 4:42 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION to Licence number 878409

[REDACTED]

3. Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.



**From: OTHER PERSON 19****Sent:** Tuesday, October 18, 2022 10:24 PM**To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>**Subject:** Objection to Licence number 87849

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young &amp; Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.
6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing

capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.



**From: OTHER PERSON 20****Sent:** Tuesday, October 18, 2022 9:45 PM**To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young &amp; Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals

██████████

████████████████████

**From: OTHER PERSON 21****Sent:** Tuesday, October 18, 2022 10:06 PM**To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>**Subject:** Objection to licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young &amp; Co's Brewery PLC

I am writing to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub (my flat, [REDACTED], is immediately above the current roofline, ventilation fans and bottle recycling bins).

In my view, to grant this licence would be unlawful and capable of challenge by way of judicial review.

It would also just be a really bad idea for the character of the Bankside area.

Of course the Council has to comply with its own published policies in exercising a discretion. My understanding of the Council's policy regarding CIA's is as follows:

- (i) the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point'. (That certainly accords with my own experience of the intensification of use of the Founders Arms and other licensed premises in the 12 years we have owned our flat).
- (ii) Where, as here, the number of licensed premises reaches saturation point, the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

In my view, granting Youngs a variation of the Founder's Arms licence would be contrary to this policy.

That is because of my specific objections to the Founders Arms' application to vary their licence, as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time, crashing around under my window. The more drinkers there are, the more drinker, and bottle/rubbish disposal noise there will be under the windows of the flats at Falcon Point. The pub is very very close to those windows: because it was built

at the same time as the estate as a community venue, not an enormous 'destination' pub.

2. The application is to change the current closing times, to run as late as **23.30** on Sundays to Thursdays and **00.30** on Fridays and Saturdays. This will make the, already considerable noise nuisance, intolerable, and make it impossible to sleep.

3. These times are outside the Soutwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

4. The application to vary simply fails to address the Council's four main licensing objectives with any specificity. It simply states, without particularisation that Youngs have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'. To accept this bare assertion, which is clearly false, would be irrational.

5. The additional floor space will increase customer numbers substantially. The Soutwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

"The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats."

A number of one bedroom flats, including mine, have single glazed windows right above the pub. If this application is allowed, there will literally be no place to sleep.

6. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large additional numbers congregate along the river walk, and are already very noisy. Longer licensing hours will make this worse.

7. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside – originally added unlawfully - is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

8. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an entirely unsustainable intensification of the site which would not be suitable for a drinking establishment in such very very close proximity to residential units.



**From:** OTHER PERSON 22

**Sent:** Wednesday, October 19, 2022 6:02 AM

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

**Subject:** OBJECTION to Licence number 878409

Dear Sir/Madam,

I am [REDACTED], the resident at [REDACTED], together with my [REDACTED] and my [REDACTED].

I would like to object the licencing of the Founders Arms expention. The detailed reasons are much more below but I would like to object to this licencing on the grounds of the noise, also, as a pub it does not look right (it looks like a shed), it does not fit overall in the architectural landspace. From architectural perspectice there should not have been a pub at all - there is so litte space for passage for already overcrowded area which is very touristy. Besides, I feel very strong about alcohol industry - being an absitent for a long time, for me, I am against of expanding this industry in my living area. It might cause crime, poisoning etc.

Thank you.

Kind regards,  
[REDACTED]

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
  - The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.
6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.
7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.
8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.
9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.
10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.
11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

**From: OTHER PERSON 23**

**Sent:** Wednesday, October 19, 2022 8:08 AM

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

**Subject:** OBJECTION to Licence number 878409

We wish to object in the strongest terms to the application to vary the license of the Founders Arms. Our flat overlooks the Founders and we are already subjected to considerable noise and disturbance particularly during the summer months. Things can only get considerably worse if the proposed changes are agreed. A neighbour summed up the grounds for objection well in their submission and we fully endorse the points made, namely: -

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.

2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it's nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

We do hope that our objections will be given due consideration and result in the rejection of the application to vary the license.

Your faithfully

[REDACTED]

[REDACTED]

**From: OTHER PERSON 24****Sent:** Wednesday, October 19, 2022 6:02 AM**To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>**Subject:** Re Founders Arms application for variation of premises license OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young &amp; Co's Brewery PLC

To whom it might concern

As a resident as I am quite distressed about this proposal

I have not been aware of any advertisement for the application for residents in order to discuss these proposals.

Was any consultation proposed?

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
  - The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail

by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

**From:** OTHER PERSON 25

**Sent:** Wednesday, October 19, 2022 6:09 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** Objection to Licence number 8784409

Date: 19/10/1992

Name: [REDACTED]

Flat [REDACTED]

Email: [REDACTED]

Dear Sir/Madam

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections, I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.
6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it's nature results in noise and activity from patrons leaving the premises.
7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.
8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.
9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.
10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.
11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Please note [REDACTED] Already I am affected by nuisance sound 24hr. Please dispose the Licence and let us to live better and less congestion.

Thanks  
Regards

[REDACTED] [REDACTED]

**From:** OTHER PERSON 26

**Sent:** Tuesday, October 18, 2022 11:06 PM

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

**Subject:** OBJECTION to Licence number 878409

Please see attached letter of objection.

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS,

52 Hopton Street,  
SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

Licensing Service

Southwark Licensing Team

3rd Floor, Hub 1

PO BOX 64529

London

SE1P 5LX

[Tel:020 7525 5748](tel:02075255748)



18 October 2022

I am objecting very strongly to the request by The Founders Arms Public House to vary their licence to operate.

Our flat is in immediate proximity to the Founders Arms Pub.

Our bedroom and sitting room are immediately opposite the back of the pub, and the noise, also, incidentally the cooking odours, have a detrimental effect on our mental wellbeing. It is hard to sleep, and in addition the emptying of glass bottles makes an incredible noise.

Already, the Founders Arms is a frequent source of noise and antisocial behaviour which usually continues well after closing time. Also, closing time is intended to be moved forward by another half hour every day from the present licence which makes matters worse.

Increasing the capacity for patrons will obviously add to the problems.

There is already saturation point for eating and drinking establishments in the area, and the only reason to increase the size of the Founders Arms is the greed of Young & Co brewery.

Any proposed measures to alleviate the problems for residents will be as ineffective as those in force at the moment.

There is already a bottleneck to the Thames Path where it passes the pub, which is a shame, as it detracts from people's enjoyment of that amenity, and increasing the volume of patrons will make the situation worse.

Yours sincerely,

A solid black rectangular redaction box covering the signature.

**From: OTHER PERSON 27**

**Sent:** Wednesday, October 19, 2022 1:15 AM

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

**Subject:** OBJECTION to Licence number 878409

Dear Sir / Madam,

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.

2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it's nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Yours sincerely,

[REDACTED]

[REDACTED]

**From:** OTHER PERSON 28

**Sent:** Wednesday, October 19, 2022 9:48 AM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** objection founders arms extension

Good morning,

I am writing because i am one the residents on falcon point [REDACTED]

i am totally against the idea of another storey being built on the founders arms' pub

for one, it can be extremely noisy especially at night time, and it has attracted some unruly people.

finally it will block our view of the beautiful scenery.

There are many other local pubs where people can visit.

I hope you can understand our anxiety of this situation.

REgards,

[REDACTED]

**From:** OTHER PERSON 29

**Sent:** Tuesday, October 18, 2022 5:31 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** Objection to licence no. 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals

Regards,

[REDACTED]

**From:** OTHER PERSON 30

**Sent:** Wednesday, October 19, 2022 4:39 AM

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

**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.
7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.
8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.
9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.
10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.
11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Regards,

██████████

**From:** OTHER PERSON 31

**Sent:** Wednesday, October 19, 2022 10:47 AM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** Objection to Licence no 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, [52 Hopton Street, SE1 9JH](#)

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

Dear Sirs,

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail

by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Kind regards,

A large black rectangular redaction box covering the signature and name of the sender.

--

A black rectangular redaction box covering the contact information of the sender.

**From: OTHER PERSON 32**

**Sent:** Wednesday, October 19, 2022 5:56 AM

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

**Subject:** OBJECTION to Licence number 878409 Founders arms

3. Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

Dear Sir/Madam

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.

2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it's nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Yours sincerely

[REDACTED]

[REDACTED]

**From: OTHER PERSON 33**

**Sent:** Wednesday, October 19, 2022 5:58 AM

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

**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, [52 Hopton Street, SE1 9JH](#)

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

Dear Southwark Council,

I hereby notify you that I have a serious and strong objection to the request by The Founders Arms Public House to vary their licence to operate. The proposal follows quickly on the back of their prior application to extend the premises and breach the intent and spirit of the neighbourhood. I am an residential neighbour to the Founders Arms Pub and the proposal is truly upsetting and damaging to the community.

At the outset, the Council itself has set out its own policy on cumulative local impacts of having excessive licensed premises. My reading of this policy is:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

Below I have listed the specific objections to the Founders Arms' application to vary their licence which I request you seriously consider:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:



**From: OTHER PERSON 34**

**Sent:** Wednesday, October 19, 2022 11:47 AM

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

**Cc:** Enebeli, Emma <Emma.Enebeli@southwark.gov.uk>

**Subject:** OBJECTION to Licence number 878409

19/10/2022

From: [REDACTED]

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

**From:** OTHER PERSON 35

**Sent:** Wednesday, October 19, 2022 2:01 PM

**To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>; Enebeli, Emma <Emma.Enebeli@southwark.gov.uk>

**Subject:** Objection to Licence number 878409 - RESUBMIT with requested details

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

Dear Sir/Madam,

I am a long time resident (6 years) at [REDACTED]. My flat is on the [REDACTED] directly in front of Founder's Arms, 15 meters away from what would be their second floor planned development.

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and

the existing measures will continue’.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers’ assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it’s nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Regards,

[Redacted signature block]

Date: Wednesday, 19 Oct 2022

**From: OTHER PERSON 36**

**Sent:** Wednesday, October 19, 2022 8:55 AM

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

**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub - [REDACTED].

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.
6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing

capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

[REDACTED]

[REDACTED]

**From:** OTHER PERSON 37

**Sent:** Wednesday, October 19, 2022 9:00 AM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Cc:** [REDACTED]

**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

Dear Southwark Council

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Kind Regards

[REDACTED]

**From: OTHER PERSON 38**

**Sent:** Wednesday, October 19, 2022 9:00 AM

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

**Subject:** OBJECTION to Licence number 878409

My name is [REDACTED].

Please see my below email.

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

**From:** OTHER PERSON 39

**Sent:** Wednesday, October 19, 2022 10:52 AM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** Objection to licence no.

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, [52 Hopton Street, SE1 9JH](#)

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

Dear Sirs

As my flat is on the second floor of [REDACTED] with only single glazed windows overlooking Founders Arms, I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail

by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the agent.

**From:** OTHER PERSON 40

**Sent:** Wednesday, October 19, 2022 11:31 AM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it's nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

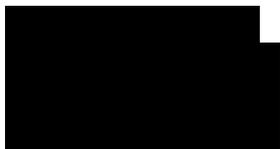
8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Yours sincerely

A black rectangular redaction box covering the signature area.

Sent from my iPhone

**From:** OTHER PERSON 41

**Sent:** Wednesday, October 19, 2022 1:15 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

To whom it may concern;

We are leaseholders of [REDACTED] at [REDACTED]. We are a couple in our [REDACTED]. We are very anxious and concerned about this appeal as the proposed project will severely and permanently affect our use and enjoyment of the premises.

Already we must deal with constant noise every evening and every morning from the pub. The noise varies at night from manageable to waking us up. The noise every morning without exception is loud and obnoxious as they wheel out the empty beer barrels and rubbish. These problems will only become worse with the expansion of services and extension of hours.

In addition the additional building extension will obscure our sightlines to St Paul's and Upriver, severely affecting our enjoyment and the value of our lease.

Please, if the quiet enjoyment of our home, not to mention the compliance of the pub with the long-standing laws and regulations, mean anything, please help us stop this travesty going any further.

Thank you very much,

[REDACTED]

**From:** OTHER PERSON 42

**Sent:** Wednesday, October 19, 2022 12:30 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** Objection to Founders Arms development 878409

Dear Licensing Department

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it's nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Yours sincerely

A black rectangular redaction box covering the signature of the sender.

**From: OTHER PERSON 43****Sent:** Tuesday, October 18, 2022 9:42 PM**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>**Subject:** OBJECTION to Licence number 878409

Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young &amp; Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals

[Sent from Yahoo Mail on Android](#)

**From: OTHER PERSON 44**

**Sent:** Wednesday, October 19, 2022 11:48 AM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** Objection to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

Objection by [REDACTED]

[REDACTED]

19 Oct 2022

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate.

I am an [REDACTED] resident of Falcon Point and (unfortunately) a very close neighbour to the Founders Arms Pub.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time. **Many drunk customers of the Falcon Arms uses the shrubs to urinate when they can no longer gain access to the pub's toilets after closing time when many continue to drink and talk loudly around the tables outside the pub.**
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately **16** metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

**The number attending and leaving during the evening at night is likely to be much larger than the 'capacity' number and many who choose to eat a meal earlier in the evening are likely to continue drinking in and around this pub.**

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal. **I have no confidence that Youngs would adhere to their 'measures to manage patron dispersal' as they respond poorly to complaints and have not discussed their license application with residents.**

9. There remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour. **The privately commissioned report that Youngs submitted for the planning application was carefully crafted to underestimate the footfall and antisocial potential of this development as it was undertaken when lockdown behaviour continued to be largely in place limiting numbers.**

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Yours sincerely

A large black rectangular redaction box covering the signature area.

19 OCT 2022

**From: OTHER PERSON 45****Sent:** Wednesday, October 19, 2022 7:23 AM**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young &amp; Co's Brewery PLC

To whom it may concern,

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub (resident of Falcon Point).

Before I list all my objections, I would like to mention that my understanding of the Council's policy regarding CIA's is as follows: That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises have 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night-time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20-2021, Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.
7. An additional 100 patrons resulting in a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.
8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regard to patron dispersal.
9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.
10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.
11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

I look forward to your response.

Regards

[REDACTED]

**From:** OTHER PERSON 46

**Sent:** Wednesday, October 19, 2022 2:10 PM

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

**Cc:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>

**Subject:** OBJECTION to Licence number 878409



Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

Dear Officers

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time. Customers flood along the Thames all the way to Blackfriars station making a horrendous noise. I can't open my windows when it's hot at night, and have to listen their annoying conversations in the day/evening. They do not leave after closing. Drunks hang around Falcon Point leaving broken glasses and empties in our door well at block one. In 2015 a noise survey was conducted from my flat and it hit 95 decibels at times. It's a difficult place to live.

2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result

of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Yours sincerely

A solid black rectangular redaction box covering the signature area.

**From: OTHER PERSON 47**

**Sent:** Wednesday, October 19, 2022 1:12 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION to Licence number 878409

OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be

accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Yours sincerely, [REDACTED].

**From: OTHER PERSON 48****Sent:** Wednesday, October 19, 2022 3:43 PM**To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>**Subject:** OBJECTION to licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young &amp; Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it's nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Leaseholder Flat [REDACTED]

[REDACTED]  
Mobile: [REDACTED]

Email: [REDACTED]

Sent from [Mail](#) for Windows

**From: OTHER PERSON 49**

**Sent:** Wednesday, October 19, 2022 4:20 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION to Licence number 878409



Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time; as far as the Management of the Founders Arms are concerned it is not their problem and they are reluctant to say anything to the customers despite regular calls to the Manager.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing

objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue’.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers’ assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk, which are congested at the best of times. This is a safety issue, both for the residents and visitors.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal, as stated above the Founders Arms have been reluctant to deal with the customers they currently have, I don’t imagine this would improve with an increased patron numbers.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

**From: OTHER PERSON 50**

**Sent:** Wednesday, October 19, 2022 4:19 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time; as far as the Management of the Founders Arms are concerned it is not their problem and they are reluctant to say anything to the customers despite regular calls to the Manager.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing

objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue’.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers’ assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk, which are congested at the best of times. This is a safety issue, both for the residents and visitors.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal, as stated above the Founders Arms have been reluctant to deal with the customers they currently have, I don’t imagine this would improve with an increased patron numbers.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

**From:** OTHER PERSON 51

**Sent:** Wednesday, October 19, 2022 8:40 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.
7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.
8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.
9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.
10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.
11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Sent from my iPhone

**From: OTHER PERSON 52**

**Sent:** Wednesday, October 19, 2022 7:46 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION to License Number 878409

Dear sir

I refer to : **Licence number 878409**

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Applicant Name: Young & Co's Brewery PLC

**I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate.**

I am an immediate residential neighbour to the Founders Arms Pub. My [REDACTED] is in direct line of sight (and sound) of the Pub.

My specific objections to the Founders Arms' application to vary their licence are :

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time. The proposed variation would create noise into the early hours, allowing for bottle clearing, and late night revellers moving on. Those of us who have to start work in the early morning will be especially disturbed by the additional noise should the variation be granted.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that '*We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue*'.
4. Although there are proposed measures to manage patron dispersal, those measures are not sufficient to satisfactorily protect against noise and amenity loss in particular with regard to late night/ early morning patron dispersal.

**The pub already has heavy footfall every day as it enjoys a very prominent position on the waterfront; it doesn't need to extend opening hours beyond those of nearby restaurants and bars - this is just greed at the expense of local residents' right to peaceful enjoyment of their homes.**

Yours faithfully

A black rectangular redaction box covering the signature area.

**From: OTHER PERSON 53**

**Sent:** Wednesday, October 19, 2022 7:41 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

As the owner and resident in a [REDACTED] flat immediately behind the Founder's Arms Pub, I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate.

I am surprised that the Council has allowed this application to proceed so far, as my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

I object strongly to the Founders Arms' application to vary their licence for these reasons:

1. As someone who lives right by the Founders Arms I am frequently disturbed by the very high level so noise, shouting, bottle noise and crowd noise disturbing me and my quiet enjoyment of life by the crowds of drinkers who congregate throughout the day and stay long after closing time. In the summer I frequently have to have the windows to my flat closed throughout the night as the noise is too intrusive to have them open.

2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

The bottle clearing noise, shouting, and conversations of drinkers who have not vacated the area after closing time is extremely disruptive to our lives.

3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing

objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue’.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers’ assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats. Currently the numbers of people spreads tens of yards outside the pub. The new increased numbers will represent a sea of noisy revellers extending for considerable distances up and down the river bank, and making the bottleneck area at the back of the pub still more congested which impacts on us already.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it’s nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units. This represents a huge number of people passing in and out , and very many more drinking outside a pub within feet of my windows and balcony.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour. Late night urination is already a problem right outside my window from pub patrons, the massive increase in numbers is going to further the impact of this kind of behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

I would like to reiterate my extreme objection to this proposal

[REDACTED]

[REDACTED]

**From:** OTHER PERSON 54

**Sent:** Wednesday, October 19, 2022 5:21 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I object to the request by The Founders Arms Public House to vary their licence to operate. I frequently visit and stay with my [REDACTED] who lives in Falcon Point and is therefore an immediate residential neighbour to The Founders Arms Pub. And I therefore experience first-hand the noise and disruption from The Founders Arms.

It is worth mentioning that, once again, the Applicant has not complied with the requirement to advertise the Application. Nor have they contacted either the Falcon Point TMO or any Falcon Point residents to discuss its proposals. They repeatedly demonstrate a complete disregard for neighbouring residents.

My objection is made on the following criteria:

- Prevention of crime and disorder
- Prevention of public nuisance
- Public safety including that of children – in respect of current deliveries and increased level of deliveries

I understand that the Council's policy regarding CIA's is that The Founders Arms is situated in Southwark's designated "Local Cumulative Impact Area (CIA)." This is because the Council has decided that Bankside is a part of the Borough where the numbers of licensed premises have 'now reached saturation point. Where this occurs, the economic benefits of providing alcohol outlets during the day and/or the night-time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption.'

I object to The Founders Arms' application to vary their licence as follows:

The Founders Arms is already a frequent and consistent source of noise and disturbance due to patrons congregating nightly around the pub, which continue long after closing time.

The Application is for closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines which are currently 23.00 Sundays to Thursdays, and 00.00 Fridays to Saturdays [para 176] and need to be justified, as bottle clearing and crowd noise routinely continue well past the current closing times.

The Application has not addressed the Council's four main licensing objectives merely stating that, 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue.'

Additionally, The Founders Arms is planning to increase its floor space by adding another floor. This will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that: The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20, 2021, Rev 2 – which was undertaken during Covid lockdown), and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site. However, large numbers of additional patrons congregate along the riverside walk, boosting the numbers (and associated noise) considerably.

The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 (not including patrons that choose to stand along the riverside) which is currently noticeably large for a public house in such close proximity to neighbouring residents which, by its nature, results in considerable noise and activity from patrons – not just during opening hours, but also when leaving the premises.

An additional 100 patron capacity, as proposed by the premises extension, will result in a potential maximum capacity of 565 at the site. This, in turn, results in an intensification of the site which would not be suitable for a drinking establishment in such close proximity to residential units.

Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regard to patron dispersal.

Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

Furthermore, in my frequent stays at Falcon Point, I have never once witnessed any form of dispersal management by the staff at The Founders Arms. They merely close their doors, leaving local residents to deal with the fallout.

I recall that somewhere within the proposals for extension, Youngs asserted that patrons disperse along the riverside. While some patrons do indeed disperse along the riverside, many often sit outside The Founders Arms (on the outside tables that remain in place 24/7), or disperse through and under Falcon Point to make their way to Southwark station and/or to wait for pick up by taxi or car.

Frequently, after The Founders Arms closes, patrons (many of them inebriated) convene around Falcon Point, to continue their long and loud conversations prior to final departure. They also often elect to congregate in the seating area of the Falcon Point Piazza, where they continue to make noise disturbance well into the night. And residents do not only have to contend with noise; the gardens, footpaths and access through Falcon Point are frequently treated as public toilets, as are the entrance doorways to Falcon Point.

I personally have called the police on more than one occasion and have challenged drunks who are urinating on Falcon Point premises.

The proposed increase in patrons poses a high risk of anti-social behaviour due to the nature of the proposed use and the high number of users, as a result of the development. This fails to accord with Saved Policy 3.14 Designing out Crime, and Emerging Policy P15 Designing out Crime of the New Southwark Plan.

An extension of licencing hours will inevitably result in increased consumption of food and beverages which, in turn, will result in increased deliveries, waste disposal and recycling – all of which increases the noise impact on residents – especially since all deliveries and collections are made via Falcon Point (directly under Blocks 5 and 6). Youngs have previously understated the numbers of deliveries. Aside from barrels, there are specialist beers, soft drinks, wines, spirits, baked goods, meats, fish, flowers, plants, plus gas bottles and maintenance vehicles.

And, as has been previously highlighted, the deliveries – particularly of beverages – constitutes a **serious health and safety risk to the public**, given that this is done via a “pinch point” across the public footpath, with pedestrians often having to take evasive action when barrels are blocking the pavement and being rolled across it.



19 October 2022

**From: OTHER PERSON 55**

**Sent:** Wednesday, October 19, 2022 7:03 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.
7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.
8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.
9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.
10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.
11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

**From: OTHER PERSON 56**

**Sent:** Thursday, October 20, 2022 11:24 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** 878409 OBJECTIONS TO LICENSE APPLICATION FOUNDERS ARMS

Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Date: 20/10/2022

Application opposing: 878409

I strongly oppose to the extension of the license for the Founders Arms pub as it will increase noise disturbance to surrounding residential properties, increase in public nuisance, increase of noise pollution and litter, increased levels of crime and anti-social behaviour.

Other points as to why I object are below:

- The Founders Arms is a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly round the pub which continue long after closing time.
- The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
- The application has not addressed the Council's 4 main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives . No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
- The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
  - The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
  - The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.
  - The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it's nature results in noise and activity from patrons leaving the premises.
  - An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

-Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

-Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

-The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

-The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

**From: OTHER PERSON 57**

**Sent:** Thursday, October 20, 2022 9:29 AM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION to Licence number 878409

From :   


Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub,

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.
6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it's nature results in noise and activity from patrons leaving the premises.
7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.
8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.
9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.
10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.
11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

**Me and my wife live virtually opposite the pub on the [REDACTED] floor .  
From our flat the noise level and rowdiness from the pub can be very upsetting for the both of us , my wife is poorly and I'm a recovering [REDACTED] patient, so to think that another level to the pub is going to be built along with the extra customers that will attend is really unbearable to think of , I object wholeheartedly to their application being accepted, please please reject this application, the pub is very busy and noisy as it is , we don't need even more crowds attending this venue and making more noise and disturbance , thank you for your consideration.**  
[REDACTED]

Sent from my iPhone

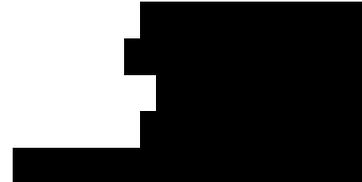
**From:** OTHER PERSON 58

**Sent:** Thursday, October 20, 2022 12:19 AM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION to Licence number 878409

Licensing Service  
Southwark Licensing Team  
3rd Floor, Hub 1  
PO BOX 64529  
London  
SE1P 5LX



19 October 2022

Dear Southwark Licensing Team

Re: Licence number 878409

Trading name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I am writing to object to the above Licence Application for the Founders Arms pub. As things stand, customers at the pub already create noise that is disruptive for local residents, including after closing time. The pub and its overspill area outside on the riverside walk are directly beside the flats in Falcon Point, so the disturbance is right outside our bedroom windows. Bottle noise and noise from dispersing crowds are already problematic. The application to extend the pub opening hours, alongside increasing its capacity with a larger floor plan, will inevitably lead to increased volume and disturbance. There is a good chance that proposed measures to manage patron dispersal will not be sufficient and there will be additional nuisance to residents.

The Licence application should be refused.

Yours sincerely,

A black rectangular redaction box covering the signature of the sender.

**From: OTHER PERSON 59**

**Sent:** Wednesday, October 19, 2022 11:23 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Kind regards,

A large black rectangular redaction box covering the signature area.

Sent from [Outlook for iOS](#)

**From:** OTHER PERSON 60

**Sent:** Wednesday, October 19, 2022 4:55 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Cc:** [REDACTED]

**Subject:** Objection: License application Ref 878409; Founders Arms 52 Hopton St SE!

## **Objection to License application**

Founders Arms; Licence Variation app. No 878409 19/10/2022  
Ref: 878409

Dear Sir/Madam,

I write as [REDACTED] of Falcon Point Tenants Management Organisation and also as a resident of Falcon Point, an estate of 110 flats situated directly south (20m away) of the Founders Arms Public House.

This application has been widely discussed by the TMO at its monthly meetings and amongst residents, a significant proportion of whom are likely to submit objections. However, some of our residents are elderly and some are disabled, housebound and likely to be unable to make their objections independently. They are often the most affected. I therefore ask that my objections are understood to represent the views of other residents as well as my own views.

Reasons for objections

### **Prevention of public nuisance**

The pub is currently a major source of noise and nuisance and this will increase with the addition of an extra floor and the increase in customer space and serving counter provision. Residents of Falcon Point, all of whose bedrooms and living rooms overlook the pub, are disturbed throughout the day and late at night, particularly after the pub closes as customers are slow to depart, do so noisily and significant numbers remain gathered well into the small hours on the outdoor seating and along the railings beside the pub. They continue shouting and talking loudly particularly on summer nights but also currently even in October. Many customers depart noisily walking though Falcon Point directly under residents' bedrooms. All of these risks and outcomes will be increased if this application is granted.

The problem is the sheer number of mainly drinking customers the pub attracts due to its unique position on the Bankside river walk. Even throughout the afternoons and evenings this autumn the pub is full to capacity both inside and outside and along the river railings, with over 500 customers at any one time, and several thousand over the course of a day.

It would be far better if these numbers were distributed amongst the many other drinking outlets on Bankside, but unfortunately the Founders Arms is pre-eminently

visible on the river walk. There is no need for added provision. This extension will simply take more customers from other businesses that are less immediately visible

Supplying the pub with deliveries will become a greater public nuisance with lorries, which access the pub through an undercroft directly through the middle of Falcon Point, arriving at all times from early in the morning to late at night. The pub claims to have a planned delivery schedule, but makes no attempt to implement it and clearly has no ability or wish to control the times and frequency of deliveries. Late night noise of crashing bottles after closing is now routine and will grow. All of this will increase with the addition of the extra customer space and additional counter provision on the first floor.

There is now a major problem of public lavatory provision and street cleaning as current provision does not meet the demand posed by the concentrations of drinkers and this is leading particularly to street fouling and littering on the Falcon Point estate. The proposed addition of lavatories on the first floor of the pub, together with only a single disability toilet on the ground floor will worsen this problem. The main street fouling problem takes place at night after closing. Falcon Point now has to employ extra cleaning staff on Saturdays and Sundays to deal with faeces and urine deposits found each morning along the sides of the walls of Falcon Point. This is very distressing for residents.

### **Prevention of crime and disorder**

There is a low-level problem of drunken and noisy groups that hang around the pub in the small hours after closing shouting loudly, singing and playing music. Some of our residents, unable to sleep, have attempted to approach these groups and ask them to move on. Sometimes they do, but occasionally they become violent. I myself was struck and roughed up at 1.00am on the morning by Founders Arms customers [CAD No [REDACTED]] and we have warned residents of the dangers of attempting intervention.

While crime and disorder are rare in connection with the Founders Arms, they are not unknown. On 4 December 2021 at about 10.00 pm a serious incident occurred with the pub being evacuated in a panic, with numerous police vans and an ambulance called to the scene. The increased numbers using and departing the pub if this extension is granted will simply add to this risk.

### **Public safety**

While we know of no instances where public safety has been affected, this is not a matter the licensing committee should ignore entirely. The Founders Arms has created a significant pinch point concentrating the crowds along the Thames Path. This is due to the way in which the pub has spilled onto the Thames Path. The pub has appropriated land outside its demise to set up a fenced area with tables, chairs and other paraphernalia, more or less closing the Thames Path as it circles around the pub to the north, adjacent to the river. This also means that when the pub is serviced, the Thames Path is obstructed in part by vehicles, beer barrels and other deliveries, as it passes to the south between the grounds of Falcon Point and the pub itself. If the Founders Arms was proposed today it is unlikely it would be allowed on its present footprint because of the physical obstacle it creates. Nonetheless, it does exist, but



**From:** OTHER PERSON 61

**Sent:** Wednesday, October 19, 2022 6:34 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Cc:** [REDACTED]

**Subject:** Founders Arms - Licence number 878409 Objection

3. Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

We would like to register our very strong objection to the request by The Founders Arms Public House to vary their licence to operate. We are an immediate residential owners to the Founders Arms Pub.

Before we list all our objections we would like to mention that our understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

Our specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Yours

[REDACTED]

[REDACTED]

Sent from my iPhone

**From:** OTHER PERSON 62

**Sent:** Wednesday, October 19, 2022 6:36 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION to Licence No 878409

Re: Founders Arms , 52 Hopton Street, SE1 9JH

Strongly object to the proposed application for increased opening hours from Sundays to Thursdays to

23. 30 pm and 00.30am Fridays and Saturdays.

The increased levels of noise nuisance to adjacent neighbouring residents in Falcon Point (only 16 m apart) would be detrimental to their quality of life. The increased footfall would also pose very high risk of anti-social behaviour and does not comply with Saved Policy 3.14 Designing out Crime, and Emergency policy P15 Designing out Crime of the New Southwark Plan.

The applicant HAS NOT COMPLIED with the requirements to advertise the application and has not contacted either the Falcon Point TMO or any residents in order to discuss the proposal.

[REDACTED]

[Sent from Yahoo Mail for iPad](#)

**From:** OTHER PERSON 63

**Sent:** Wednesday, October 19, 2022 7:15 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Cc:** [REDACTED]

**Subject:** OBJECTION to License Number 878409

Sent from my iPad

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, [52 Hopton Street, SE1 9JH](#)

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of [23.00 Sun-Thurs](#) and [00.00 Friday -Sat](#) [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail

by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Yours faithfully

A large black rectangular redaction box covering the signature and name of the agent.

**From: OTHER PERSON 64**

**Sent:** Thursday, October 20, 2022 10:44 AM

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

**Subject:** Fwd: Objection to Licence No. 878409

Dear Authority

I am joint owner of flat [REDACTED] I too returned to the UK yesterday and want to register my sincere objections to this application. I have shared my views with my partner and echo those views set out in further detail below entirely. Please do not approve this objection as this will lead to a further deterioration of our living standards at our flat for those reasons set out in her email of even date in the attachment below.

Yours sincerely

[REDACTED]

----- Forwarded message -----

From: [REDACTED]

Date: Thu, 20 Oct 2022 at 10:34

Subject: Objection to Licence No. 878409

To: <[licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)>

Cc: [REDACTED]

Application description - Trading Name and address: FOUNDERS ARMS, [52 Hopton Street, SE1 9JH](#)

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

My name is [REDACTED] and I have been a resident and owner of [REDACTED] since 2004.

Before listing my specific formidable objections to this application in more details below, I wanted to provide some background.

Firstly, I apologise for the one day delay in this response as I have been abroad travelling in [REDACTED] for in excess of a month and only returned to the UK yesterday evening. I have responded immediately on my turn in view of the very serious level of objection to this further potential damage to our enjoyment of our flat. I trust that you will be able to include my objections to your deliberations on this appeal. If this is not the case, please let me know so that I can respond accordingly.

Our flat is very close to the Founders Arms and during that time I have endured many late night disturbances emanating from the pub below from hoards of noisy drinkers and persistent drunks, to late night barrels and bins being dragged along the concrete paths below. The sheer volume of drinkers already accommodated by the pub can frequently

be excessive with access to the beach and sidewalk restricted. The pub's drinkers frequently leave volumes of empty glasses on the pavement and beach below and our dog has more than once cut its feet on broken glass. The proposed application if approved could not fail to exacerbate those real nuisances. Also, could the Authority please bear in mind the way in which our flats have become minimised and our residential community increasingly 'disappeared' and overshadowed by the massive amount of construction on all sides around us. Particularly residents at our end of Falcon Point (especially blocks 1-5) are losing a majority of light and amenity from the Samson House skyscraper bulk over-development - so for many of us the only joy left from our places is the amenity we currently get from the river view. This will also be further restricted if a further application is approved so with respect, I implore you not to grant this application on appeal.

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. As noted above, I am an immediate residential neighbour to the Founders Arms Pub.

My objections are based on my understanding of the Council's policy regarding CIA's as follows:

*That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.*

More specifically, my objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises. Indeed there are many night clubs with a smaller capacity than this.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

██████████ (Solicitor)

**From: OTHER PERSON 65**

**Sent:** Thursday, October 20, 2022 11:22 AM

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

**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I am the registered owner of [REDACTED]

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

**From: OTHER PERSON 66****Sent:** Thursday, October 20, 2022 11:51 AM**To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young &amp; Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by

7. An additional 100 patrons

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Kind regards

[REDACTED]

Owner of [REDACTED]

**From: OTHER PERSON 67**

**Sent:** Thursday, October 20, 2022 11:52 AM

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

**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:



**From: OTHER PERSON 68**

**Sent:** Wednesday, October 19, 2022 9:52 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION to Licence number 878409

To whom it may concern,

I would like to register my objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

(I am attaching images of the deliveries made currently that highlight the pinch point at present, that would only be exacerbated by increased delivery loads and by the proposed extension to the south. I've also tried to share a video of a delivery being made - again, without supervision despite the current management plan stating deliveries would be supervised).

The Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA), because the Council decided that Bankside is as part of the borough where the numbers of licensed premises has "now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption". To understand the implications of this please look at paras 141-168 of Southwark's Statement of Licensing Policy 2021-2026.

Any pub within a CIA needs to give detailed reasons why the variations they are seeking will not have the potential to cause additional nuisance and disturbance to local residents.

-The Founders Arms is a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly round the pub which continue long after closing time.

-The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times

-The application has not addressed the Council's 4 main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'

-The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

-The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

-The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

-An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

-Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

-Despite management proposals – which at present are not fully adhered to in their current state, examples of complaints being made regularly regarding deliveries and management of noise - there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

-The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

-The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Many thanks for taking these points into consideration.



**From:** OTHER PERSON 69

**Sent:** Wednesday, October 19, 2022 4:49 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub and I live in Falcon Point Behind the Public House.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise due to the lack of external management Control, I have frequented the pub on Many times during the Summer of 2022 and witnessed Noise first hand. I have no recording because of GDPR. It is also more common that disturbance due to crowds of drinkers forming nightly around the pub, which continue long after closing time.

Again there is no Managing of The static Areas around the front of the Founders-This leads to drunkenness and fights.

2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk that drink from the pubs bars internally and during the summer months a stand alone patio bar.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it's nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

12. I also understand that there's will be no Management living on the site, meaning there will be No Immediate

[REDACTED]

Sent from my iPhone

**From: OTHER PERSON 70**

**Sent:** Thursday, October 20, 2022 6:46 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION to Licence number 878409

3. Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.

2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it's nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

yours

[REDACTED]

**From: OTHER PERSON 71**

**Sent:** Thursday, October 20, 2022 11:56 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** Objection to License number: 878409

Objection to License application

Founders Arms; Licence Variation app. No 878409

Dear Sir/Madam,

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

I understand that this has for all been a turbulent few years for us all - changing the landscape of work and the livelihoods of people dramatically for many. I, like many have been working from and spending much more time at home (directly opposite the pub). This has been extremely difficult due to the constant noise, disorderly behaviour and general nuisance the business inextricably attracts and will exacerbated immensely if the extension will go ahead. As it stands the noise, disorderly behaviour and general nuisance is constant, daily and usually into the early hours and will be much worse if the license is granted and hours changed (and noise routinely continues well past closing anyway) making it difficult for any semblance of peace at any time during the day. The increased capacity allowing for 150+ more people coupled with the more frequent and longer deliveries every week will make it all much, much worse - to the point of being unbearable. Attached is a photo displaying how disruptive the CURRENT deliveries are (the footpath is COMPLETELY BLOCKED)

The lack of consideration and any true solution to the issues raised by their neighbours and general public in the initial and subsequent applications submitted by Young's go to show that this is just a checkbox exercise and there is a severe lack of respect or genuine care for their neighbours and the public. This is backed by the numerous (100+) personal accounts from nearby residents, neighbours and the public regarding the initial objection to the planning permission outlining the pub's lack of consideration, care and accounts of attacks, verbal abuse and other disturbances experienced over the years and the way (or lack thereof) they were handled.

In addition to my objections, I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises have 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased

public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption.

**In addition, my further objections to the Founders Arms' application to vary their licence are as follows:**

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.
6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it's nature results in noise and activity from patrons leaving the premises.
7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.
8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Name: [REDACTED]



**From:** OTHER PERSON 72

**Sent:** Thursday, October 20, 2022 10:36 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** 878409 OBJECTION TO LICENSCE APPLICATION FOUNDERS ARMS

Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Date: 20/10/2022

Application apposed to: 878409

Comments:

I strongly disagree to the application to extend the opening hours of the Founds Arms pub.

- Bankside is in a Cumulative Impact Area so there is a vast undeniable responsibility from the council to recognise that this application will increase the negative effects on all the resident and surrounding areas. We are at saturation point.
- Founders Arms is already is very noisy pub and has lots of disturbances with violent situations, appalling behaviour and public nuisance.
- The noise disturbance levels are incredibly high during pub opening hours but also even after as crowds gather on the street during closing. This is then continued by bottle disposal and cleaning which is incredibly loud and disruptive.
- More alcohol outlets increase public nuisance violence crime and disorder.
- Falcon Point (120 Flats) residents are only 16 metres from the site. Also lots of other residents will be negatively effected as well.
- Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.
- The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.
- The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

This proposal is just fundamentally unacceptable on many fronts and should not be allowed.

**From: OTHER PERSON 73**

**Sent:** Thursday, October 20, 2022 9:21 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:  
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Best regards



Sent from my iPhone

**From: OTHER PERSON 74**

**Sent:** Thursday, October 20, 2022 10:40 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** License no: 878409

DATE: 20/10/2022

To the licensing team at Southwark Council,

I am writing to you regarding the additional licensed floorspace and increased licensing in alcohol sales at The Founders Arms (Licence no: 878409)

I am a local resident; a tenant within Falcon Point, which is located directly behind the premises in question. Even as a client of the aforementioned bar I absolutely object to the proposed extension of the current license and extension of the premises.

It takes just a few minutes of observation on any afternoon to witness the impact the bar makes on the local economy, atmosphere and overall footfall of the premises and its surroundings to see that we are well and truly at capacity. It would be irresponsible of the council to extend the prospective capacity of the venue due to the negative impact on the surrounding area.

The venue is located on what is already a thin section of the Southbank walk and by extending the capacity of the bar it would create an even heavier strain on the local area's public (and private) services and enterprises. The area is already a cultural hub and by extending the license and area of the bar the cultural impact would well and truly be in the negative.

As a local I have passed the bar at various times of day during the week and on the weekend, and despite the average passing trade of the area, the pub remains with empty seats and a welcoming, inviting atmosphere. Extending a pub attracts what will inevitably become a hub for anti-social behaviour outside of social hours (and within them for what it's worth) - a far cry from what many do not realise is actually a thriving local community of all ages and backgrounds.

The local residents and business proprietors will absolutely feel the negative impact of such a proposition, as their daily life is worsened by the footfall to an already busy area as well as what is bound to be months and possibly years of relentless construction work and changes to the local geography.

There is nowhere else in the country, even in central London, where such a plan would be even considered, where the proximity to local residents is so close that it would impact their daily quality of life during and after construction and extension of the license due to the noise and strain in and on the local area.

The proposed plans to disperse patrons after closing are yet to be supported by evidence.

It is also worth mentioning that the ongoing construction work and overall change in the view for hundreds of local residents would severely impact their enjoyment of the local area from their homes as well as severely reduce the value of their properties to themselves and prospective buyers overall lowering the cultural and financial value of the Bankside area.

Do not turn which is currently a lovely public house for locals and tourists alike into a hub for anti social behaviour and and magnet for the worst parts of central London life.

Kind regards,

[REDACTED]

[REDACTED]

**From: OTHER PERSON 75**

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

Sent: Thursday, October 20, 2022 10:43 PM

To: Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

Subject: Re: Founders Arms Storey Extension (Licence no: 878409)

Please note I made a typing error on the original email regarding the licence number. The correct one is now in the subject: 878409

Name: [REDACTED]

Address: [REDACTED] Tel no: [REDACTED]

- > On 20 Oct 2022, at 22:34, [REDACTED]
- > DATE: 20/10/2022
- >
- > To the licensing team at Southwark Council,
- >
- > I am writing to you regarding the additional licensed floorspace and
- > increased licensing in alcohol sales at The Founders Arms (Licence no:
- > 87409)
- >
- > I am a local resident; a tenant within Falcon Point, which is located directly behind the
- > premises in question. Even as a client of the aforementioned bar I absolutely object to
- > the proposed extension of the current license and extension of the premises.
- >
- > It takes just a few minutes of observation on any afternoon to witness the impact the
- > bar makes on the local economy, atmosphere and overall footfall of the premises and its
- > surroundings to see that we are well and truly at capacity. It would be irresponsible of
- > the council to extend the prospective capacity of the venue due to the negative impact
- > on the surrounding area.
- >
- > The venue is located on what is already a thin section of the Southbank walk and by
- > extending the capacity of the bar it would create an even heavier strain on the local
- > area's public (and private) services and enterprises. The area is already a cultural hub
- > and by extending the license and area of the bar the cultural impact would well and truly
- > be in the negative.
- >
- > As a local I have passed the bar at various times of day during the week and on the
- > weekend, and despite the average passing trade of the area, the pub remains with
- > empty seats and a welcoming, inviting atmosphere. Extending a pub attracts what will
- > inevitably become a hub for anti-social behaviour outside of social hours (and within
- > them for what it's worth) - a far cry from what many do not realise is actually a thriving
- > local community of all ages and backgrounds.
- >
- > The local residents and business proprietors will absolutely feel the negative impact of
- > such a proposition, as their daily life is worsened by the footfall to an already busy area

as well as what is bound to be months and possibly years of relentless construction work and changes to the local geography.

>

> There is nowhere else in the country, even in central London, where such a plan would be even considered, where the proximity to local residents is so close that it would impact their daily quality of life during and after construction and extension of the license due to the noise and strain in and on the local area.

>

> The proposed plans to disperse patrons after closing are yet to be supported by evidence.

>

> It is also worth mentioning that the ongoing construction work and overall change in the view for hundreds of local residents would severely impact their enjoyment of the local area from their homes as well as severely reduce the value of their properties to themselves and prospective buyers overall lowering the cultural and financial value of the Bankside area.

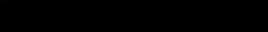
>

> Do not turn which is currently a lovely public house for locals and tourists alike into a hub for anti social behaviour and and magnet for the worst parts of central London life.

>

> Kind regards

>

> 

>

>

>

>

>

**From: OTHER PERSON 76**

**Sent:** Monday, October 24, 2022 1:48 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** Re: OBJECTION to Licence number 878409

My apologies. Please see below:

Name: [REDACTED]

Address: [REDACTED]

Date: 16 October 2022

3. Re: Licence number 878409  
Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH  
Ward: Borough and Bankside  
Applicant Name: Young & Co's Brewery PLC
3. I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.
3. Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing

objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals

Sent from my iPhone

On 19 Oct 2022, at 10:13 am, Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)> wrote:

Name: [REDACTED]

Address: [REDACTED]

Date: 16 October 2023

3. Re: Licence number 878409  
Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH  
Ward: Borough and Bankside  
Applicant Name: Young & Co's Brewery PLC
3. I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.
3. Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals

**From: OTHER PERSON 77**

Sent: Thursday, October 20, 2022 6:51 AM

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

Subject: 878409 OBJECTION TO LICENSCE FOUNDERS ARMS

Please see my objection points. [REDACTED]

Bankside is in a Cumulative Impact Area so there is a vast undeniable responsibility from the council to recognise that this application will increase the negative effects on all the resident and surrounding areas. we are at saturation point.

More alcohol outlets increase public nuisance violence crime and disorder.

Founders Arms.already is very noisy has lots of disturbances violent situations, appalling behaviour.

Falcon Point (120 Flats) residents are only 16 metres from the site. Also lots of other residents will be negatively effected as well.

This proposal is just fundamentally unacceptable on many fronts and should not bel allowed.

Regards [REDACTED]

[<https://www.southwark.gov.uk/assets/attach/137891/blackhistorymonth.jpg>]



© Crown copyright and database rights 2022 Ordnance Survey (0)100019252. Land Registry Index data is subject to Crown copyright and is reproduced with the permission of Land Registry. The default base map is OS mapping remastered by Europa Technologies.

**LICENSING SUB-COMMITTEE DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2022-23**

**NOTE:** Original held by Constitutional Team; all amendments/queries to Andrew Weir - Tel: 020 7525 7222

Name	No of copies	Name	No of copies
<b>Members</b>		<b>Officers (by email only)</b>	
Councillor Renata Hamvas	1	Debra Allday, legal team	
Councillor Charlie Smith	1	Toyin Calfos, legal team	
Councillor Kath Whittam	1	Charlotte Precious, legal team	
		Steve Warby, legal team	
<b>Reserve</b>			
Councillor Sunny Lambe	1	PC Mark Lynch, Metropolitan Police	
		Jayne Tear, licensing	
		Andrew Weir, constitutional team	
		<b>Total printed copies: 4</b>	
		<b>Dated:</b> 17 November 2022	