

OTHER PERSON A

**From:** [REDACTED]  
**Sent:** Monday, June 28, 2021 10:59 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to license application 874895

**LICENSING SERVICE EMAIL**

Subject : Objection to license application 874895  
**28th June 2021**

**PLEASE CONFIRM YOU HAVE RECEIVED THIS EMAIL**

Dear Licensing Team

I wish to make a formal objection to Licensing Application number 874895. [http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4\\_xeHPW6NcZYDs](http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs)

I am a resident of [REDACTED] which is within a 100m radius of the Arch 18 and I along with the other residents of Manor Place Depot were not properly informed of the change of use application.

We received no letters and were not given an opportunity to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

**I now wish to address directly the application for the license of Arch 18 and will use Southwark Council's own criteria for laid out in the Southwark Statement of Licensing Policy 2021-2026**

**[Please take the comments in to consideration when deciding if the license should be granted, and if it is granted please consider the residents who have not had a chance to challenge the change of usage and place suitable limits to operation]**

**<https://www.southwark.gov.uk/assets/attach/7473/Statement-of-Licensing-Policy-2021-to-2026-FINAL.pdf>**

**Section 8 - Prevention of Crime**

There have been quite a few thefts within the development where people are stealing plants, stealing packages, calling our intercoms asking to be let in. We even had a man who managed to get into one of the buildings and let himself into one of my neighbour's flats. Considering our development is a stones throw away from Walworth police station, this does not deter local crimes.

We already are seeing crime go up in there area, particularly at Manor Place Depot. There certainly has been a noticeable increase in criminal activities, including people breaking into our bin stores doing drugs and leaving behind human faeces. including people sleeping in the arches of the development. The crimes will only increase with a bar opening up on Angel Lane.

The application does not address the highly potential risks of crime increase and I would like this to be addressed.

I would like to propose the following resolutions:

1 - Recruit security and patrol officer to secure the area ensuring intoxicated customer of your bar are not loitering or causing nuisance within the development

2 - Recruit a cleaner who will walk around the development to clear all litter of empty bottles/containers that are sold by your outlet/bar

3 - Have an earlier closing time reduced to 9pm instead of 11pm

4 - If the tenant leaves, then the license should automatically be terminated and not passed on to new tenants.

### **Section 9 - Public Safety**

I have a 6 year old child who likes to play within the development and I now do not think it is safe for him to be out amongst alcohol consumers of the bar. Angel Lane is meant to be a quiet residential street with a few commercial properties not intended for bars or crowded venues. This will bring more people to the street which will not make safe when too many people are fro outside the area are hanging around. I fear there will be harassment from the tenant's customers.

### **Section 10 - Prevention of Public nuisance**

The longer the opening hours the more likely consumers of the bar will become a nuisance with longer drinking hours. This will include drunks, and non drunks making lots of noise in a residential area where most of our bedrooms are on Angel Lane side facing. it is inevitable that customers of this bar will vandalise, urinate on our building.

### **Section 11 - The Protection of Children From Harm**

I want to protect my 6 year old son from drunks, and crowds of this sort of manner. my son will feel completely intimidated and the risk is high of crimes being committed particularly when people are heavily intoxicated. my son's bedroom also faces Angel Lane. I do not wish to take the risk of him hearing or seeing inappropriate behaviours . I do not wish to expose my son to people urinating, loitering around our building. He will not feel safe and already is anxious around crowds, let alone rowdy ones.

The opening of the bar, or the type of license that will be granted will cause a reduction in our quality of life. This will cause potential loud music until 11pm 7 days a week when my son and I go to bed early for school and work. There needs to be a limit to the acoustic as well as the level of noise allowed.

Prior to purchasing our property I specifically asked if there would be a bar and was told no. The commercial properties were going to be cafes, deli and commercial offices. Had I known that a bar would be literally right outside my property I would have reconsidered buying my property within the Manor Place Depot.

This feels like deception by Nottinghill Genesis for changing the use of premises. I am very disappointed.

I would really appreciate if you could take all of the above into consideration.

**Kind Regards**

██████████

## OTHER PERSON B

**From:** [REDACTED]  
**Sent:** Friday, June 11, 2021 12:32 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Cc:** [REDACTED]  
**Subject:** Objection to a licence application number 874895

Date 11/06/21

Dear Licensing Service

I wish to make a formal objection to the application number 874895  
[http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4\\_xeHPW6NcZYDs](http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs) .

I am a resident within 100m of the site. Unfortunately residents were not properly informed of the change of use ( letters were not received by residents within 100m ) and we were not given the appropriate opportunity to voice our concerns about the change of use as part of that application.

I have written to the planning inspectorate and been told they cannot look at an appeal as I am not the original applicant and to liaise with the local planning team. I am going to lodge a formal complaint that the residents were not given due process to comment on the application.

Under the change of use they have been restricted to:

- **restricted opening times, o Monday - Friday: 4pm - 11pm o Saturday: Noon - 11pm o Sunday: Noon - 10pm**
- **no outdoor seating areas or use of external area**
- **no operational features such as amplified sound.**

I now turn my attention to the licence application for the arch. Using your criteria for an objection:

### **Prevention of crime and disorder**

There have been a number of recent incidents in the development including 10 bikes being stolen in one night, as well as furniture and plants from the flats on the ground floor, and people trespassing in the buildings. Allowing a drinks licence for off site sales in this area is not a good idea as there is already a lot of crime and disorder in the streets around the development and the last thing this area needs is another place that sells take away drinks. A drinks establishment could encourage certain people to this area and they could loiter and cause residents undue stress. The application only looks at the internal requirements of the premises and does not mention anything about the Manor Place Depot site as a whole.

**Resolution – do not allow an off site licence.**

**Resolution – do not allow the licence in perpetuity, if the tenant changes the licence should cease.**

**Resolution – limit the operating hours to 9pm.**

**Resolution – require a security guard during opening hours.**

### **Prevention of public nuisance**

Despite a noise impact study, as a resident I can tell you that any noise on Angel Lane is heard on the 6<sup>th</sup> floor due to the acoustics of the development. This means that with the opening hours as they are, residents will be disturbed beyond 11pm each night as customers leave the venue via Angel Lane & Danson Mews. Nearly all resident bedrooms face Angel Lane/Danson Mews so we will be unfairly impacted by this one commercial unit.

Litter is also another major issue on the road as it is open to the public we already have smashed bottles and cans left on the road each night as people cut through, and used needles have been found as well. Having a off site licence will no doubt increase litter issues across the development.

**Resolution – do not allow an off site licence.**

**Resolution – do not allow the licence in perpetuity, if the tenant changes the licence should cease.**

**Resolution – limit the operating hours to 9pm.**

**Resolution – require a security guard during opening hours.**

### **Public Safety**

Further to the above, Angel Lane is part of a private estate as such it is a private road. I am concerned that Notting Hill Genesis does not have the adequate insurance cover for the shared open spaces at the moment, and even more concerned that there is not adequate insurance/liability for a drinking establishment or their additional customers accessing via the private estate. Any insurance issues will have a negative impact on residents and increase our Service Charges. The application only looks at the internal requirements of the premises and does not mention anything about the Manor Place Depot site as a whole.

**Resolution – do not allow an off site licence.**

**Resolution – do not allow the licence in perpetuity, if the tenant changes the licence should cease.**

**Resolution – limit the operating hours to 9pm.**

**Resolution – require a security guard during opening hours.**

### **Protection of children from harm**

There are a number of babies and children in the development; a drinking establishment could increase the potential for harm directly or indirectly; as well as the increased noise. A drinking establishment is not conducive to a private development of this kind. The application only looks at the internal requirements of the premises and does not mention anything about the Manor Place Depot site as a whole.

**Resolution – do not allow an off site licence.**

**Resolution – do not allow the licence in perpetuity, if the tenant changes the licence should cease.**

**Resolution – limit the operating hours to 9pm.**

**Resolution – require a security guard during opening hours.**

Please take these comments on board before deciding if the licence can be granted, and if it is granted please take these comments on board to limit the licence with the residents in mind.

Kind Regards

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

## OTHER PERSON C

**From:** [REDACTED]  
**Sent:** Wednesday, June 23, 2021 5:49 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to license application 874895

22 June 2021

Dear Licensing Team,

I would like to make a formal objection to Licensing Application number 874895.

[http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4\\_xeHPW6NcZYDs](http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs)

**I would much appreciate a formal reply confirming you've received this email.**

I am a resident of [REDACTED] which is within a 100m radius of the Arch 18. I along with many other residents of Manor Place Depot were not properly informed of the change of use application.

We have received no letters and were not given an opportunity at any point to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

I also wish to directly address the application for the license of Arch 18, and will use Southwark Council's own criteria laid out in the Southwark Statement of Licensing Policy 2021-2026.

Please take my comments into consideration when deciding if the license should be granted, and if it is granted please consider us - the residents who have not had a chance to challenge the change of usage and place suitable limits to operation, and whose quality of life will deteriorate if this licencing application is successful.

### **Section 8 - Prevention of Crime**

There have been multiple crimes recently in our development. These involve acts of theft from ground floor properties, usually occurring in the evenings after 10pm. My flat was the target of such thefts. Our tree was stolen - the thieves entered our property while my family and I were in the flat, and it scares me to think what could have happened had we confronted the thieves. Earlier, my bike was stolen from the back terrace (which is only a few meters away from the arches). At least on one occasion a drunk person tried to lean over the terrace and steal my dog.

The criminals - despite CCTV within the development, and our proximity to the police station - freely enter the ground floor properties, and at least on one occasion have tried to enter the flat itself. On a regular basis (at least a few instances per month), there are attempts of people breaking into the lobbies of the buildings within our development to steal parcels left in the postroom for residents.

I personally encountered the thieves as they were carrying stolen plants from another property, and am certain they were under the influence of alcohol and/or drugs. It scared me to think what could have happened if I met them on my doorstep, and needless to say I have concerns over my safety as well as my neighbours' if the

license is granted and the likelihood of crime under the influence of alcohol is bigger.

There have also been multiple bike thefts from the arches as well as the residents' bike storage areas, both in the evenings and in broad daylight.

It is clear that our development - Manor Place Depot - is already experiencing high levels of crime and disorder. I have personally passed drunk people shouting and taking drugs by the arches directly opposite my flat, and it left me feeling unsafe. I strongly believe that if the license is approved and alcohol is more freely available from the bar in Arch 18, this will further heighten the number of crimes occurring in this area.

The application in question only focuses on the prevention of crime within the premises. It does not consider the impact this will have across our residential development.

My family and our neighbours bought flats in this development to have a home, to have a family and to feel safe. That is currently not the case.

***Resolution*** - Do not hold the license in perpetuity. If the tenant changes, the license should automatically terminate.

***Resolution*** - Require additional contribution in the form of security guards for the whole development during opening hours of the premises, in addition to requiring security guards on premise doors during operating hours.

***Resolution*** - Shorten the opening times of the premises in Arch 18, and ensure all activity takes place inside the premises only (not outside in front of the Arch and/or on the residential street directly opposite our flats).

### **Section 9 - Public Safety**

Licence holders have a responsibility to ensure the safety of those using their premises. But what about the residents who live within the development? I strongly believe this license will decrease public safety around the premises and throughout the development. As outlined in the previous point, public safety is currently one of our top concerns as residents, and this license application makes me worry that accidents, injury and other immediate harm will happen as a direct result of this application being approved for Arch 18.

Due to a lack of bins throughout the development, including on Angel Lane and Occupation Road (streets on both sides of our residential buildings), there is already a noticeable amount of waste. I am greatly worried that the new establishment planned to open in Arch 18 (assuming their license is approved) will lead to an increase in the number of dangerous rubbish being loitered around our development - including broken glass bottles, beer cans, cigarette butts, rotten food from old takeaway bags, sharp objects (broken forks and knives) etc. Due to lack of bins and the flats' proximity to Arch 18, the rubbish will undoubtedly be thrown into the bushes directly in front of ground floor flats (my flat included). This poses a significant risk to residents, including children as well as dogs - my dog has stepped on broken glass several times while walking out of our building, and has tried to eat cigarette butts thrown onto our terrace.

Angel Lane is a private road (not a council owned property). In the case of an injury due to a drunken fall or anything else, the residents' collective insurance/liability is at risk, which will have a negative impact on our service charges. The tenants of Arch 18 would in this case have no obligation to cover these costs.

**Resolution** - *Require the tenants to contribute to the daily cleaning on Angel Lane and the communal areas of the development*

**Resolution** - *Do not allow operation as an off license*

**Resolution** - *Do not hold the license in perpetuity. If the tenant changes, the license should automatically terminate.*

**Resolution** - *Require additional contribution in the form of security guards for the whole development during opening hours of the premises, in addition to requiring security guards on premise doors during operating hours.*

**Resolution** - *Shorten the opening times of the premises in Arch 18, and ensure all activity takes place inside the premises only (not outside in front of the Arch and/or on the residential street directly opposite our flats).*

### **Section 10 - Prevention of Public nuisance**

Although the license for Arch 18 may state that no music is to be heard outside the property, that will be impossible. Following a professional assessment from one of my ground floor neighbours (who is a professional sound engineer), the conclusion is that for Arch 18 to achieve this would require almost 24" of sound isolation across its entire frontage and what can be considered an airlock for the entrance. This would be incredibly expensive and therefore we have no doubt it would not be installed by the tenants.

To put it simply - all residents on the ground, first and higher floors would be able to clearly hear the noise (whether that's music, chatter or drunken shouting) coming from Arch 18.

We bought our flats as homes and worry about the negative effect this would have on our lives.

Most residents on Angel Lane have flats with bedrooms facing the arches, and the noise will be heard and will keep residents awake at night, as well as disturb our days as many of us continue to work from home and spend the majority of our time at home. The flats facing Angel Lane's layout is also designed so that the smaller second bedroom (which is primarily used for kids bedrooms) faces the Arches. My partner and I purchased this flat so that we could have a home to grow our family, as did many of our neighbours, and this level of noise would be unbearable for anyone, especially children, who would be the ones closest to the noise.

This is only considering noise which is generated directly from within the premises. When you consider drunken customers shouting in the streets, the issue becomes significantly larger.

Public urination next to and underneath the arches is already an issue, which will be exacerbated by drunken customers in need of a place to relieve themselves on the way home from Arch 18 or after a smoke break, or whilst using the communal gardens in our development to drink. I live on the ground floor and this is already an issue for me and my family, and so I am very concerned that urination and littering will take place against the ground floor terrace bushes of our flats.

**Resolution** - Do not allow operation as an off license

**Resolution** - Insist on significant soundproofing to be installed on the premises frontage, and for all doors to be kept closed at all times, with no external seating or guests lingering in front of the premises

**Resolution** - Require additional contribution in the form of security guards for the whole development during opening hours of the premises, in addition to requiring security guards on premise doors during operating hours.

**Resolution** - Shorten the opening times of the premises in Arch 18, and ensure all activity takes place inside the premises only (not outside in front of the Arch and/or on the residential street directly opposite our flats).

### **Section 11 - The Protection of Children From Harm**

There are disproportionately more young families on Angel Lane, compared to the flats in Danson Mews (the other section of the Manor Place Depot development), partially due to the fact that there are shared ownership properties available on Angel Lane. My flat is one such property, my partner and I bought it in order to have a home for our growing family.

As mentioned before, the smaller bedrooms all face the arches, and due to the short distance from our flats to the arches, sound carries clearly onto our terraces and through open windows.

I cannot stress this enough - it is abundantly clear that a drinking establishment of any type (and especially the tenants who require such licensing) has absolutely no place within a residential development such as Manor Place Depot.

Drunken customers will undoubtedly use strong language, cursing and shouting at each other at all times of the night and day, within earshot of children with their bedroom windows open (or simply out on the terrace). Customers stepping out of the premises to smoke cigarettes will lead to smoke flowing in to children's bedrooms, and I do not have to explain the harm this will cause to our children's health.

As mentioned earlier in this email, I strongly believe direct harm to children will come from broken glass bottles and cigarette butts left throughout the development. Children will easily hurt themselves on such objects while simply playing on the terrace of their own home, or while walking out of the building, playing in the communal areas etc.

**Resolution** - Do not allow operation as an off license

**Resolution** - Require additional contribution in the form of security guards for the whole development during opening hours of the premises, in addition to requiring security guards on premise doors during operating hours.

**Resolution** - Shorten the opening times of the premises in Arch 18, and ensure all activity takes place inside the premises only (not outside in front of the Arch and/or on the residential street directly opposite our flats).

**Resolution** - Do not allow - under any circumstances - loitering or smoking in front of the property

Please feel free to contact me if you have any questions or would like to discuss this matter in more detail.

Kind regards,

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**Sent:** Tuesday, June 29, 2021 7:56 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to license application 874895

Dear Licensing Team

I wish to make a formal objection to Licensing Application number 874895.  
[http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNhr04tcwCGMnwQNx5nrdVkJASkD4\\_xeHPW6NcZYDs](http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNhr04tcwCGMnwQNx5nrdVkJASkD4_xeHPW6NcZYDs)

I am a resident of [REDACTED] which is within a 100m radius of the Arch 18 and I along with the other residents of Manor Place Depot were not properly informed of the change of use application.

We received no letters and were not given an opportunity to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

**I now wish to explain the reasons as to why I object to this application for the license of Arch 18 and will use Southwark Council's own criteria laid out in the Southwark Statement of Licensing Policy 2021-2026**

**Please take my comments in to consideration when deciding if the license should be granted, and if it is indeed granted then please can you consider the residents who have not had a chance to challenge the change of usage and voice their concerns.**

#### **Section 8 - Prevention of Crime**

There has been a number of recent incidents of theft from ground floor properties in the evening around 22:00-23:00. Criminals are climbing over patio fences to steal garden furniture and breaking into bicycle stores to steal expensive push bikes. There is also frequent attempts of people trying to gain access in to the lobby areas of the development and stealing amazon parcels left by delivery drivers. This is despite the property being meters from the Walworth Road Police Station.

As the Manor Place Development is already experiencing crime and disorder it is my firm belief that adding alcohol to the equation, known to reduce inhibitions, will only further exacerbate the issues. Additionally, it is my concern that social drug taking and the associated dealing of drugs will take place more frequently underneath the pedestrian railway arches on Angel Lane.

The application only focuses on prevention of crime within the premises and does not consider it's impact across the residential development

To resolve this I believe the following safety measures should be implemented;

- Having door staff during operating hours
- Limit the sale of alcohol from 2000 hours until closing

- Should the tenant change then the licence given should be automatically terminated and the new owner have to reapply and the previous history of the place be taken into consideration.

### **Section 9 - Public Safety**

I am concerned that due to the alcohol licence there will be people allowed to drink for several hours up until 2300 hours Monday to Saturday and till 2200 hours on Sunday. I fear this can cause issues for people coming in and out of their premises having to go past people who are heavily intoxicated and not aware of their behaviour.

### **Section 10 - Prevention of Public nuisance**

The fact that with this premises the owners can play amplified music until late in the night which as this is a quiet confined area right next to large property complex will mean that the sound travels very far and is amplified already by the confined space. I know this because we already have noise nuisance issues caused by people using the arches to do fitness classes each Sunday morning whereby they are not only shouting but playing amplified music.

This type of behaviour as affected me personally as I work 12 hour shifts and finish at 7am in the mornings on some Sundays so what with travelling back home I only get a few hours sleep before I am woken up by amplified music which goes on for several hours.

### **Section 11 - The Protection of Children From Harm**

This is a residential area with several families who have young children who will be subjected to seeing drunk people being antisocial which not only comes with people swearing but also violent towards each other. Young impressionable children should not have to be subjected to this. I believe there is already enough places for people to go and drink within the local area. Such as The Red Lion pub, The Good Intention pub and also the Wetherspoons in Elephant & Castle.

Kind Regards,

██████████

## OTHER PERSON E

From: [REDACTED]  
Sent: Wednesday, June 30, 2021 2:06 PM  
To: Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
Subject: Re: Licence application 874895 Arch 18, Angel Lane SE17 3FR

Dear Licensing Team,

I wish to make a formal objection to licensing application ref 874895.

I am a resident at [REDACTED]

Myself and my fellow residents was not informed of this either by post or signage around the development so therefore wasn't given the opportunity to voice our concerns.

I now wish to address directly the application for the licence of Arch 18 and will use Southwark council statement of licensing act 2003, Environmental protection act 1990 and the four licensing objections under The prevention of crime and disorder, public safety, the prevention of public nuisance and the prevention of children from harm and give my reasons.

Please take my comments into consideration when deciding if the licence should be granted, and if granted please consider the residents and put restrictions in place.

### \* Section 8 - Prevention of crime:

At Manor place development we are already experiencing many issues this includes thefts of plants, garden furniture, attempted break ins to ground floor flats and People climbing over patio fencing and trying to gain entry into the intercom security doors to get into the main buildings. The following are crime references and logs that have been reported crime ref 3011630/21 and MDRT00750878 and 8983891306 and 3011473/21.

Residents have witnessed drug taking and selling on Angel Lane and Occupation rd, Small groups of men breaking entry into bin stores and sitting inside drinking alcohol and defalcating on the floor, bike thefts from locked units on Angel Lane arches. Unfortunately having Walworth police station metres away from the development does not seem to deter crime.

The application only focuses on prevention of crime within the premises and does not consider its impact across the residential development.

Having a establishment potentially open 7 days a week, 15 hrs a day with intoxicated people will cause a breach of the peace/ affray and physical and verbal abuse to residents and passers by.

### \* Section 9 - Public safety:

At Manor place, Angel Lane where the arches is situated is a private road, therefore we do not have a council sweepers or have street bins . There would be an increase in littering, broken bottles, vomiting, spilt alcohol, outdoor smoking and cigarette butts, loitering and increased urination so this would result in a additional charge to resident services.

### \*Section 10 - Prevention of public nuisance:

Angel Lane is a private road and occupation rd is a council road but also no parking, we already have a problem with illegally parked vehicles causing health and safety with blocking the roads and disabled bollards preventing emergency services getting to our blocks and causing a nuisance with leaving the vehicle hazard lights on all night. This will increase as people will be parking or being dropped off/ picked up, taxis's also adding an existing issue. Deliveries to the establishment such as barrels, cylinders and bottles and bulk refuse blocking road.

Occupation Rd is a NO parking road these rules were set out by Southwark council when permission was given for our residential flats to be built.

Manor place has 3 blocks Danson mews, Angel Lane and occupation rd which all have adapted flats within them which house residents with serious medical conditions and having a bar opposite for such long hours can be draining and have an impact on our Residents mental health.

\*Section 11 - The prevention of children from harm:

We have 2 autistic children that live in occupation rd and have increase sensory to hearing and having amplified music and vibrations and other entertainment this will cause, playing all day 7 days a week will have an detrimental affect on the children . Having a bar opposite a residential building where young children live and can look out there bedroom windows and see and hear people drinking, smoking and swearing is not what I want my child to experience on a daily basis.

Children have to wake early for school and the bar to be closing at 11pm all week is very late.

Also in the planning application under the above topic it states " after 9pm daily all persons Under the age of 18 shall be accompanied by an adult" NO children should be allowed in the bar at any time and this shouldn't be encouraged.

I'm a concern resident and totally against the bar going ahead and have put my concerns above with reasons why.

If the panel agrees that the licence will go ahead please take into consideration that of the residents and add restrictions to the licence.

Restrictions I feel are reasonable are:

\* opening no earlier then 11am closing no later then 8 pm Monday to Saturday and closed Sunday with alcohol sales only permitted on premises during these times.

\* Security guard on the door ( to be covered by the business).

\* bar delivery's during 9-5 Monday - Friday

\* strictly over 18s only permitted on the premises.

\* if the tenant sells/ leaves premises then the licence to automatically terminate and not carry on with new owners.

\* to clean/clear directly outside of the premises.

\* Music only played on the inside of premises with doors closed and within a low safe decibel for a residential development under the noise pollution act.

I would be grateful if you could email me a conformation that you have received my objections.

Kind regards



## OTHER PERSON F

**From:** [REDACTED]  
**Sent:** Monday, June 28, 2021 3:06 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to license application 874895

Southwark licensing team,

Although a local Councillor for [REDACTED] I am submitting this objection as a local resident of Angel Lane, where the application has been made. [REDACTED]  
[REDACTED]

### **Background info.**

Manor Place Depot, comprising of properties along Angel Lane, Danson Mews and Occupation Road is a mixed tenure development let and managed by Notting Hill Genesis Housing Association. The commercial Arches run North to South along Angel Lane within this development.

In line with Southwark Council's planning policy there is a focus within the development on 2,3 and 4 bedroom properties which are most suitable for families, directly addressing the area of acute housing need in the borough. The decision was taken at planning stage by Notting Hill Housing Trust to concentrate the affordable (shared ownership) family sized properties on the ground floor and first floor of Angel Lane, preferring to concentrate market rate properties on the higher floors to increase their value. This is the case in the proximity of Arch 18 where this 08:00-23:00 alcohol license is being pursued, meaning those most affected by this application are those we as a council are trying to serve the most.

The application for an alcohol license came as a shock to many on Angel Lane as the original outline planning permission did not have A4 use as a permission for the arches, giving the right to sell alcohol in bars and public houses etc. Flexible permission was given on the grounds of A1, A2 and A3 use, but not A4. Indeed the freeholder Notting Hill Genesis recently pursued a change of use permission for Arch 18 without consultation with residents. Needless to say this behaviour by a supposed social landlord has not gone down well with residents set to become most affected.

On top of that the Angel Lane/Occupation road area has already been blighted in recent months by theft, burglary and anti-social behaviour, some of which I will mention later, due to the secluded nature of the complex and the empty arches in the middle of the street. It is my view that this situation will only be made worse by a venue supplying alcohol late in to the night.

### **Material considerations.**

Licensing policy states all applications must adhere to the four licensing objectives to be approved;

- 1) Prevention of Crime and Disorder
- 2) Prevention of public nuisance

- 3) Public safety
- 4) protection of children from harm

I lay out objections to this application on all four grounds below.

### **1) Prevention of Crime and Disorder**

In the application Better World Brewing state that use of the on-site CCTV will be used to address any crime and disorder issues. The reality is that the CCTV system mentioned has been completely ineffective at deterring a spate of robberies which have occurred on Angel Lane and Occupation Road. These crimes have been reported to the Local SNT, Local Police and the Freeholder and despite clear CCTV images being captured no follow up policing work has been done. As such the area continues to suffer from burglaries and theft, particularly the ground floor properties which will lay directly adjacent to this premises.

Crime numbers for just some of this reported activity are;  
MDRT00750878  
8983891306  
3011473/21

Although Better World Brewing state a member of staff will be on the premises should crimes need to be reported this will only deal with issues directly on the premises and not the surrounding area. As mentioned in the background info Angel Lane is a secluded side street where ASB is already an issue. I have attached photographs which show the lay out of the street, including the empty arches which are unsighted from any neighbouring side road, making them the ideal spot for crime and disorder. Other types of ASB being experienced by residents are defecation and drug taking in the bin store cupboards, noise nuisance in the arches and littering from small social gatherings.

As local councillors we know the under resourced local police struggle to respond to reports of low level crime across our borough - and it is my view that the secluded nature of Angel Lane coupled with a 23:00 alcohol license will make the ideal combination for an un-policeable location, particularly at night. With that in mind the only way we have to ensure the prevention of crime and disorder is to make sure inappropriate licenses such as this are not granted.

### **2) Prevention of Public Nuisance**

In this section I would like to focus particularly on noise nuisance, as I believe Better World Brewing are capable with the facilities available of avoiding other forms of Public Nuisance. However, when it comes to noise nuisance in this category BWB simply state in their application "no noise from the premises... will emanate from the premises". This assertion in itself, with no stated mitigation tactics, is utterly unserious.

Not only is the applicant applying to run a license until 11pm Monday-Saturday but until 10pm on Sundays. It is impossible for any committee members to sincerely believe that an alcohol premises open until these hours will emanate NO noise from

the premises. Furthermore, the applicant has also applied for the right to host music events under a capacity of 5000 at the premises. To give members some clarity, the front entrance of the premises lies just twenty feet from the closest resident's window and under current covid restrictions (likely to stay in place for some time) all indoor businesses are obliged to provide ventilation in order to make the premises Covid secure. This would mean access doors at both the front and back of the premises will be open whenever staff or customers are present on site, making their assertion that NO noise will emanate from the property simply not credible. If they have a DJ or a band playing and the doors are open, people are drinking, the sound is going to emanate and affect a large number of residents living just half the distance of a football penalty spot away.

On top of this Angel Lane itself, by design, projects sound up and down the street. The road is narrow and surrounded on both sides by high walls, meaning noise carries to affect properties the entire length of the street. The applicant in this case has made no credible attempt to ensure residents of the street will not be affected by the noise from their premises 15 hours a day, 6 days a week (13 hours a day on Sundays). I have attached photographs to this objection to demonstrate the proximity of the premises to nearby resident lots as well as the design of the street generally. Indeed, the street by design was not intended for this type of premises, which is why the outline planning permission did not give A4 use in the commercial spaces here.

### **3) Public Safety**

Although the applicant has given assurances about public safety within the premises neither they, nor the freeholder Notting Hill Genesis, have made any assurances around public safety in proximity of the venue, particularly in reference to hazardous waste.

In particular I make reference to the bottles and cans sold on-site for consumption off-site of the premises. The development already has an issue with litter and street cleaning generally as it is not patrolled by council services and the level of service provided by the freeholder on this issue is poor. In their application no provisions have been made by the applicant to keep the surrounding area clean and swept from dropped cans or broken glasses or bottles as customers come and go, or purchase and consume their products off-site in the surrounding areas or communal garden.

They also make no mention of security or security trained staff who will be employed on site during opening hours. This seems to be a significant oversight given the nature of the application and issues of anti-social behaviour and low level crime in the area.

### **4) Protection of Children from Harm**

In relation to this I again make reference to the proximity of the premises to residential lots, including those of families with children. Although the applicant has again made provision for protection of children from harm within the premises, they have made no reference to children living in properties directly adjacent to this premises. The noise and nature of an alcohol serving premises open at the hours the

applicant seeks will without doubt harm the lived enjoyment of children who are just 20 feet away from a bar that is open 16 hours a day and directly overlooking the premises.

### **Conclusion**

To sum up it is my firm belief that the application for this license is entirely inappropriate given the surrounding residential environment and family make up of those who live here. On-top of this the applicant has laid out little or no mitigating steps to protect local residents from the nature of its business model.

As i have stated the original plans for this new development did not include provision for A4 licensed premises and it did not do so for a reason. That reason being that the peaceful enjoyment of resident's property can and will be affected should a premises of this nature open in these surroundings.

With that in mind I request that the committee reject this proposal.

I have had to attach the photographs via google drive as the file is too big.

Best wishes,

████████████████████  
████████████████  
██████████████  
██████████  
██████████

**OTHER PERSON G**

**From:** [REDACTED]  
**Sent:** Wednesday, June 30, 2021 8:03 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Cc:** [REDACTED]  
**Subject:** Licence Number: 874895

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

To whom it may concern,  
as a local resident, I wish to register my objection to the above Alcohol Licence application on the following specific grounds:

Amplified pre-recorded music and performance music between the hours of 10am and 11pm every day of the week.

This is primarily a residential area of elderly /seriously ill, and families with small children, with gardens and other outside spaces (eg balconies) for private use by the residents.

I will not be able to enjoy the use of said balcony because of the noise pollution, or even open my living room door for air as the music will intrude.

I'm also having a hard time understanding how this sits with Southwark Council's Cleaner Greener Safer policy.

The "best practice" for Alcohol Licences is that all properties within 100m of the application be consulted by letter, which didn't happen.

I avidly await the outcome of this Licence Application.

Best regards,

[REDACTED]  
[REDACTED]

## OTHER PERSON H

**From:** [REDACTED]  
**Sent:** Friday, June 25, 2021 5:00 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to license application 874895 - please confirm receipt of this email

Dear Licensing Team

I wish to make a formal objection to Licensing Application number 874895. [http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4\\_xeHPW6NcZYDs](http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs)

I am a resident of [REDACTED] which is within a 100m radius of the Arch 18 and I along with the other residents of Manor Place Depot were not properly informed of the change of use application. We received no letters and were not given an opportunity to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

I now wish to address directly the application for the license of Arch 18 and will use Southwark Council's own criteria for laid out in the Southwark Statement of Licensing Policy 2021-2026

I would appreciate it if you could please take the comments in to consideration when deciding if the license should be granted and the parameters of the licence.

### **Section 8 - Prevention of Crime**

There has been a number of recent incidents of theft from ground floor properties in the evening around 22:00-00:00 alongside nearly weekly occurrence of people attempting to break in to the lobby areas of the development and stealing amazon parcels. This is despite the property being meters from the Walworth Road Police department.

As the Manor Place Develop is already experiencing crime and disorder it is my firm belief that adding alcohol to the equation, known to reduce inhibitions, will likely only further exacerbate the issues. Additionally, it is my concern that social drug taking and drinking of alcohol, which has already been reported to be taking place in the pedestrian railway arches close to the application site, will likely increase with a bar in close proximity. The application only focuses on prevention of crime within the premises and does not consider its impact across the residential development which surrounds it.

### **Possible resolutions:**

- Require a security guard during operating hours for the premises and immediate surrounding area
- Limit alcohol sale for both on and off premises to 9pm
- Do not grant a license in perpetuity. If the tenant changes, the license should automatically terminate.

•

### **Section 10 - Prevention of Public nuisance**

It is my grave concern that having a bar with a licence in the heart of a residential area will result in smoking outside, thus potentially blocking the pavement to pedestrians and may result in the local residents feeling intimidated by inebriated smokers being in close proximity to them with no alternative routes to take given there is only pavement on one side of Angel Lane. It will also highly likely increase the smell of cigarette smoke entering into bedroom windows adjacent to the site thus being detrimental to resident's health and quality of life. It will also be highly likely that smoking and drinking outside will result in creased rubbish and littering. It is likely to also increase noise pollution and disturbance with customers and music which will be highly detrimental to the resident's quality of life and peace.

Recently the office located in the arches 2 doors away from this premises, which has an identical layout, held an illegal party with drinking and loud music (police crime reference number: 760225042021) and even with their doors and windows shut and the residential doors and windows shut the noise disturbance was excessive and hugely disruptive to all in the opposite residential block.

Littering along Angel Lane is a current issue and given it is a private road there are no council road cleaners servicing the road on which the premises that the licence is being applied for. With the increase of alcohol consumption and probable smoking associated with a bar this is highly likely to increase substantially; which will be at a cost to the residents through their service charge.

#### **Possible resolutions:**

- Require a security guard during operating hours for the premises and immediate surrounding area
- Limit alcohol sale and music for both on and off premises to 9pm
- Provision of litter bins at the cost of the applicant and street cleaning for the immediate area for any rubbish caused directly by people frequenting the premises.

•

I thank you for your time in reading and considering my concerns and taking due consideration when reviewing the licence application.

I would appreciate it if you could confirm receipt of this email.

Yours sincerely,

██████████

**From:** [REDACTED]  
**Sent:** Sunday, June 27, 2021 3:15 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to License Application 874895

27/06/21

Dear Licensing Team

I wish to make a formal objection to Licensing Application number 874895.  
[http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkJASkD4\\_xeHPW6NcZYDs](http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkJASkD4_xeHPW6NcZYDs)

I am a resident of [REDACTED] which is within a 100m radius of the Arch 18 and I along with the other residents of Manor Place Depot were not properly informed of the change of use application.

We received no letters and were not given an opportunity to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

**I now wish to address directly the application for the license of Arch 18 and will use Southwark Council's own criteria for laid out in the Southwark Statement of Licensing Policy 2021-2026**

**Please take the comments in to consideration when deciding if the license should be granted, and if it is granted please consider the residents who have not had a chance to challenge the change of usage and place suitable limits to operation**

#### **Section 10 - Prevention of Public nuisance**

The premises are intended to be open to the public until 11pm, most nights, and, it seems, said premises have no responsibility to contain its patrons within specific areas. My concern therefore, is that this residential street on which I live with my young child will experience exceptional disruption and noisy behaviour potentially all nights of the week - in areas such as our shared garden, the arches directly outside of flat, the street itself.

**Resolution - Limit the areas outside the premises, in which customers are allowed to roam.**

**Resolution - Limit alcohol sale for both on and off premises to 9pm**

**Resolution - Do not all the license in perpetuity. If the tenant changes, the license should automatically terminate.**

#### **Section 11 - The Protection of Children From Harm**

In line with the above, my child's bedroom looks out onto the area in which this proposed establishment will be licensed to serve alcohol until late into the evening. This means that not only will she be kept awake way past the time appropriate for a school night, but will be at risk of witnessing the behaviour of those inebriated from the consumption of too much alcohol. As Section 11 dictates, there is a need to protect children from sexually explicit language and other types of behaviour connected to the effects of alcohol. I understand that we all, to some degree, will witness moments of challenging behaviour - but to have this take place consistently outside one's bedroom window is not OK.

**Resolution - Limit the areas outside the premises, in which customers are allowed to roam.**

**Resolution - Limit alcohol sale for both on and off premises to 9pm**

**Resolution - Do not allow the license in perpetuity. If the tenant changes, the license should automatically terminate.**

Kind regards,



**From:** [REDACTED]  
**Sent:** Monday, June 28, 2021 3:22 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to license application 874895

28th June 2021

Dear Licensing Team

I wish to make a formal objection to Licensing Application number 874895.  
[http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkJASkD4\\_xeHPW6NcZYDs](http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkJASkD4_xeHPW6NcZYDs)

I am a resident of [REDACTED] which is within a 100m radius of the Arch 18 and I along with the other residents of Manor Place Depot were not properly informed of the change of use application.

We received no letters and were not given an opportunity to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

**I now wish to address directly the application for the license of Arch 18 and will use Southwark Council's own criteria for laid out in the Southwark Statement of Licensing Policy 2021-2026**

**Please take the comments in to consideration when deciding if the license should be granted, and if it is granted please consider the residents who have not had a chance to challenge the change of usage and place suitable limits to operation**

**[The section below is where you will write out your specific concerns and then put your proposed resolution in a clear and concise manner. I have completed one section to give you an example. Free to review the licensing policy to get some guidance <https://www.southwark.gov.uk/assets/attach/7473/Statement-of-Licensing-Policy-2021-to-2026-FINAL.pdf>]**

#### **Section 8 - Prevention of Crime**

Safety is a big concern for all the residentials around here, especially for the evening. We see too many thefts stealing plants, furnitures and even someone breaking into the lobby parcels, which is definitely unacceptable. Please be aware that our properties are such as meters away from the police station.

Undoubtedly, the open of the bar/taproom can increase the crime rate. Drunk people may go to others' patio or climb over the fence, which will make people living in the area feel dangerous.

Potential solution, I suggest a security guard is needed during the operation hours and I think limit the alcohol sale till only 8:30 p.m., which can help decrease the jump of the crime rate.

### **Section 9 - Public Safety**

Opening the bar undoubtedly will cause the concern of public safety. People who get drunk will shout, cry and even fight. That is very terrible. Hope the council can help consider it.

Solution: I suggest council increase the policy around our area especially at night and force the bar owner to hire safety guard to keep the public safety.

### **Section 10 - Prevention of Public nuisance**

As mentioned in section 9, drunk people will shout, cry and fight, which causes public nuisance for the whole area, especially at night. In addition, the throw out is unavoidable, which is quite dirty and disgusting.

Solution: please limit the alcohol sale till 8:30 p.m.  
please force the bar to clean the outside area of the bar of 500m.

### **Section 11 - The Protection of Children from Harm**

Lots of people living in the area raise their kids. The shout, cry and fight may shock the kids, which can cause unrecoverable mental health. I hope the council can think about it deeply.

Solution: please limit the alcohol sale till 8:30 p.m.  
hire a guard

When you receive my email, please give me confirmation.

Kind regards,



**From:** [REDACTED]  
**Sent:** Sunday, June 27, 2021 7:10 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to license application 874895

June 23 2021

Dear Licensing Team

I would like to make a formal objection to Licensing Application number 874895.  
[http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4\\_xeHPW6NcZYDs](http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs)

I am a resident of [REDACTED] which is within a 100m radius of the Arch 18 and I along with the other residents of Manor Place Depot were not properly informed of the change of use application.

We received no letters and were not given an opportunity to voice our concerns. As such a formal complaint has been logged with the Southwark planning department.

**I would like to voice my concerns the application for the license of Arch 18 in particular, leaning on the criteria laid out in Southwark Council's Statement of Licensing Policy 2021-2026.**

I hope that the following comments from a resident who will be directly impacted by these changes are taken into consideration when a decision on granting a license is taken. You must also consider the voices of all the residents that do not get a chance to challenge the change of usage because they have not been appropriately informed that a change of any sort has occurred.

**Section 8 - Prevention of Crime**

Our development is sadly very frequently targeted by thefts. I have personally witnessed thieves climbing into ground floor terraces and stealing plant pots and other furniture. A few months ago, there was an organised theft of bikes from the bike stores, taking thousands of pounds worth of equipment across the block. There are people often trying to get access into the building, and if they do they steal packages from the post room. I have also seen people taking intravenous drugs right on our doorstep, leaving dangerous paraphernalia behind. If challenged, some of these people go on the offensive and start threatening the residence. I have personally witnessed this as well and it was very scary.

On top of the immediate damages suffered by these offences, it makes me and other residents feel very unsafe in our homes. There is nothing worth than seeing your home being torn apart and be powerless to stop it. I believe that the license granted for Arch

18 will exacerbate this behaviour. It will be much easier for the criminals to get lost in the crowd with the increased footfall of incapacitated individuals on our doorsteps due to the alcohol license.

I plead you to help us protect our homes and help make this place safer for all residents.

The application in question currently only focuses on the prevention of crime within the premises. It does not consider the impact this will have across our residential development.

**Resolution** - *Do not hold the license in perpetuity. If the tenant changes, the license should automatically terminate.*

**Resolution** - *Require additional contribution in the form of security guards for the whole development during opening hours of the premises, in addition to requiring security guards on premise doors during operating hours.*

**Resolution** - *Shorten the opening times of the premises in Arch 18, and ensure all activity takes place inside the premises only (not outside in front of the Arch and/or on the residential street directly opposite our flats).*

### **Section 9 - Public Safety**

Licence holders have a responsibility to ensure the safety of those using their premises. However, there is no mention of the safety of those who actually live on the street and have nowhere else to hide. As described above, public safety is a huge concern for the residents and we are concerned that more accidents, injury and other immediate harm will be happened as a direct result of the application being approved for Arch 18.

Due to a lack of bins throughout the development, including on Angel Lane and Occupation Road, there is already a significant amount of waste. I believe that the new establishment planned to open in Arch 18 (assuming their license is approved) will lead to an increase in the number of dangerous rubbish being loitered around our development - including broken glass bottles, beer cans, cigarette butts, rotten food from old takeaway bags, sharp objects (broken forks and knives). This rubbish is immediately on our doorstep as we open the front door and poses a significant risk to residents, including children as well as dogs.

Angel Lane is a private road and not a council owned property. In the case of an injury due to a drunken fall or anything else, the residents' collective insurance/liability is at risk, which will have a negative impact on our service charges. The tenants of Arch 18 would in this case have no obligation to cover these costs.

**Resolution** - *Require the tenants to contribute to the daily cleaning on Angel Lane and the communal areas of the development*

**Resolution** - *Do not allow operation as an off license*

**Resolution** - *Do not hold the license in perpetuity. If the tenant changes, the license should automatically terminate.*

**Resolution** - *Require additional contribution in the form of security guards for the whole development during opening hours of the premises, in addition to requiring security guards on premise doors during operating hours.*

**Resolution** - *Shorten the opening times of the premises in Arch 18, and ensure all activity takes place inside the premises only (not outside in front of the Arch and/or on the residential street directly opposite our flats).*

### **Section 10 - Prevention of Public Nuisance**

Although the license for Arch 18 may state that no music is to be heard outside the property, that will be impossible. Following a professional assessment from one of my ground floor neighbours (who is a professional sound engineer), the conclusion is that for Arch 18 to achieve this would require almost 24" of sound isolation across its entire frontage and what can be considered an airlock for the entrance. This would be incredibly expensive and therefore we have no doubt it would not be installed by the tenants.

To put it simply - all residents on the ground, first and higher floors would be able to clearly hear the noise (whether that's music, chatter or drunken shouting) coming from Arch 18.

We bought our flats as homes and worry about the negative effect this would have on our lives.

Most residents on Angel Lane have flats with bedrooms facing the arches, and the noise will be heard and will keep residents awake at night, as well as disturb our days as many of us continue to work from home and spend the majority of our time at home. The flats facing Angel Lane's layout is also designed so that the smaller second bedroom (which is primarily used for kids bedrooms) faces the Arches. My partner and I purchased this flat so that we could have a home to grow our family, as did many of our neighbours, and this level of noise would be unbearable for anyone, especially children, who would be the ones closest to the noise.

This is only considering noise which is generated directly from within the premises. When you consider drunken customers shouting in the streets, the issue becomes significantly larger.

Public urination next to and underneath the arches is already an issue, which will be exacerbated by drunken customers in need of a place to relieve themselves on the way home from Arch 18 or after a smoke break, or whilst using the communal gardens in our development to drink.

At the time of me purchasing my home on Angel Lane, this kind of public nuisance was not a concern. It is absolutely heart-breaking that the council would take the decision to allow this constant disturbance without any consultation with the residents after most of the properties have been filled.

**Resolution** - *Do not allow operation as an off license*

**Resolution** - Insist on significant soundproofing to be installed on the premises frontage, and for all doors to be kept closed at all times, with no external seating or guests lingering in front of the premises

**Resolution** - Require additional contribution in the form of security guards for the whole development during opening hours of the premises, in addition to requiring security guards on premise doors during operating hours.

**Resolution** - Shorten the opening times of the premises in Arch 18, and ensure all activity takes place inside the premises only (not outside in front of the Arch and/or on the residential street directly opposite our flats).

### **Section 11 - The Protection of Children From Harm**

There are disproportionately more young families on Angel Lane, compared to the flats in Danson Mews (the other section of the Manor Place Depot development), partially due to the fact that there are shared ownership properties available on Angel Lane. My flat is one such property, my partner and I bought it in order to have a home for our growing family.

As mentioned before, the smaller bedrooms all face the arches, and due to the short distance from our flats to the arches, sound carries clearly onto our terraces and through open windows.

I cannot stress this enough - it is abundantly clear that a drinking establishment of any type (and especially the tenants who require such licensing) has absolutely no place within a residential development such as Manor Place Depot.

Drunken customers will undoubtedly use strong language, cursing and shouting at each other at all times of the night and day, within earshot of children with their bedroom windows open (or simply out on the terrace). Customers stepping out of the premises to smoke cigarettes will lead to smoke flowing in to children's bedrooms, and I do not have to explain the harm this will cause to our children's health.

As mentioned earlier in this email, I strongly believe direct harm to children will come from broken glass bottles and cigarette butts left throughout the development. Children will easily hurt themselves on such objects while simply playing on the terrace of their own home, or while walking out of the building, playing in the communal areas etc.

**Resolution** - Do not allow operation as an off license

**Resolution** - Require additional contribution in the form of security guards for the whole development during opening hours of the premises, in addition to requiring security guards on premise doors during operating hours.

**Resolution** - Shorten the opening times of the premises in Arch 18, and ensure all activity takes place inside the premises only (not outside in front of the Arch and/or on the residential street directly opposite our flats).

**Resolution** - Do not allow - under any circumstances - loitering or smoking in front of the property

Thank you for taking the time to consider my concern regarding the license application for Arch 18. If you would like to get in touch to discuss any of this further, you can reach me at [REDACTED]

Kind regards,

[REDACTED]

## OTHER PERSON L

28<sup>th</sup> June 2021

Dear Licensing Team,

I would like to make a formal objection to Licensing Application number 874895.  
[http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4\\_xeHPW6NcZYDs](http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs)

**I would much appreciate a formal reply confirming you've received this email.**

I am a resident of [REDACTED] which is within a 100m radius of the Arch 18. I along with many other residents of Manor Place Depot were not properly informed of the change of use application.

We have received no letters and were not given an opportunity at any point to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

I also wish to directly address the application for the license of Arch 18, and will use Southwark Council's own criteria laid out in the Southwark Statement of Licensing Policy 2021-2026.

Please take my comments into consideration when deciding if the license should be granted, and if it is granted please consider us - the residents who have not had a chance to challenge the change of usage and place suitable limits to operation, and whose quality of life will deteriorate if this licencing application is successful.

### **Section 8 - Prevention of Crime**

There have been multiple reports of crime and thefts from neighbours ground floor flats.

Break ins to our Bike store and bikes stolen.

Parcel thefts from communal postal areas.

Bringing more late-night drinking establishments will increase anti social behaviour in addition to make it harder to identify and report suspicious activity and potential thefts.

Just a few examples of recent crime ref numbers on Angel Lane.

MDRT00750878

3011473/21

3011630/21

**Resolution** - Do not hold the license in perpetuity. If the tenant changes, the license should automatically terminate.

**Resolution** - provide security to ensure customer volume compliance and to prevent anti-social behaviour from 8PM until close.

**Resolution** - Shorten the opening times of the premises in Arch 18, and ensure all

*activity takes place inside the premises only (not outside in front of the Arch and/or on the residential street directly opposite our flats).*

### **Section 9 - Public Safety**

Angel Lane is a private road so any damage will be met by the lease holders. Alcohol in a glass bottle will increase the risk of breakages. With a 4 Year old child this poses a safety risk as well

**Resolution** - *Require the tenants to contribute to the daily cleaning on Angel Lane and the communal areas of the development*

**Resolution** - *Do not hold the license in perpetuity. If the tenant changes, the license should automatically terminate.*

**Resolution** *provide security to ensure customer volume compliance and to prevent anti-social behaviour from 8PM until close.*

**Resolution** - *Shorten the opening times of the premises in Arch 18 and ensure no external seating or activities permitted*

### **Section 10 - Prevention of Public nuisance**

The license for Arch 18 has stated that there will be no noise leakage from the unit. This will be almost impossible due to opening and closing of the door and sound leakage will occur.

I have a 4-year-old son and his bedroom window is in ear shot and any music/noise or increased late footfall will impact his sleep.

We already have anti-social behaviour with all of the Uber eats and just eat drivers using the Arches as shelter and places to eat drink and smoke. Add this to the numerous drunk people who potentially urinate and create an unhygienic area in which my 4-year-old plays and walks through to Nursery every day. In addition there



are regular homeless people camping there (photo attached)

**Resolution** – *Do not permit smoking of any kind outside Arch 18 or anywhere on Angel Lane.*

**Resolution** – *Professional soundproofing to be installed on the premises frontage, and for all doors to be kept closed at all times, with no external seating or guests*

**Resolution** - Shorten the opening times of the premises in Arch 18 to 8-9PM as 11PM is excessive for the location.

**Section 11 - The Protection of Children From Harm**

My 4-Year-old son has his bedroom facing Angel Lane regularly with his window open.

Any additional noise due to increased later footfall will impact on his sleep and health. Potential additional smoking will permeate into his room again affect his health.

There will be additional potential for breakages from an establishing serving via glass bottles this will increase the risk to my son and other families. He uses Angel Lane daily to go to and from Nursery.

**Resolution** - Require additional contribution in the form of security guards for the whole development during opening hours of the premises, in addition to requiring security guards on premise doors during operating hours.

**Resolution** - Shorten the opening times of the premises in Arch 18, and ensure all activity takes place inside the premises only

**Resolution** - or smoking in front of the property

**Resolution** - Require the tenants to contribute to the daily cleaning on Angel Lane and the communal areas of the development including under the Arches

Please feel free to contact me on [REDACTED] if you have any questions or would like to discuss this matter in more detail.

Kind regards

[REDACTED]

## OTHER PERSON M

**From:** [REDACTED]  
**Sent:** Tuesday, June 22, 2021 5:16 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection: License 874895

Dear Sir/ Madam,

Ref license application 874895 Arch 18, Angel Lane SE17 3FR

I wish to make a formal objection to Licensing Application number 874895.  
[http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4\\_xeHPW6NcZYDs](http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs)

I am a resident of [REDACTED] which is well within a 100m radius of the Arch 18. I along with the other residents of Manor Place Depot were not properly informed of the change of use application.

I received no letter and was not given an opportunity to voice my concerns. As such a formal complaint has been lodged with the Southwark planning department.

**I also wish to address directly the application for the license of Arch 18 and will use Southwark Council's own criteria for laid out in the Southwark Statement of Licensing Policy 2021-2026**

**Please take the comments in to consideration when deciding if the license should be granted, and if it is granted please consider the residents who have not had a chance to challenge the change of usage and place suitable limits to operation**

### **Section 8 - Prevention of Crime**

There have been a number of incidences of theft in and around the development, with planters and garden furniture being stolen from the residents and the marketing suite. We have sent footage of the culprits using trolleys stolen from Morrisons to execute the thefts and anti social behaviour. I believe that driving more pedestrian traffic to this residential area will result in this activity increasing.

I note this behaviour increasing despite the proximity of Walworth Police Station on Manor Place. We have residents' footage of deliveries being stolen from lobbies of buildings and outside people's homes. There have been incidents of people urinating against and under the railway arches.

The areas under the arches are slowly becoming established as quiet areas away from the main road where illegal activity can be undertaken with discretion. It is my view that introducing a premises serving alcohol late into the evening in the heart of a residential development will only exacerbate anti-social behaviour, drug dealing and theft.

Whilst the operator undertakes in its application to prevent crime in the premises, it is my view that all this will do is further increase the likelihood of antisocial and criminal

activity being pushed to the nearby railway arches and communal gardens of Manor Place.

In light of this I would request that the operator undertakes to supply a security guard during hours of operation and for a period after closing. I would further request that alcohol is not offered for sale after 9pm. I request that should the tenant change that the license would automatically be terminated.

My suggested resolution would be the operation of security and reduced hours for the sale of alcohol.

### **Section 9 - Public Safety**

Injecting a licensed premises into the heart of a residential area will increase the likelihood of drunkenness and raucous behaviour, particularly late at night. The front windows facing the premises might be liable to smashing. Southwark itself has identified that the impact of alcohol increases during the course of the day and is particularly evident in the late evening and early hours of the morning, especially at weekends. Assaults with injury are noted to be prevalent in the Walworth Road area so it strikes me that having a late night licensed bar on a quiet residential street away from the main drag is not something a responsible local authority would endorse.

I note that within an easy commute of Angel Lane, there are plenty of licensed establishments either on main roads which are set up to cope with high volumes of drinkers - on Walworth Road itself or nearby Elephant Park which is far more set up to manage the presence of licensed establishments. The residential units I believe do not start until the fourth floor and the architecture is such that the noise naturally dissipates and is not funnelled upwards.

I am concerned that late night exit from the bar will lead to increased litter, cigarette ends, empty bottles and beer cans - and Angel Lane does not enjoy the benefits of municipal cleaning as it is a private road. Such detritus will present danger to the children who are regularly present on Angel Lane where they live early in the mornings.

I know that elsewhere, signage has been suggested as a way of addressing these concerns, I also know it is largely ineffective and if anything exacerbates the issue due to the contrary nature of intoxicated patrons.

My suggested resolution would be a restriction on the sale of alcohol after a certain earlier time - like 7pm.

### **Section 10 - Prevention of Public nuisance**

I am not sure what the proposed business intends to be? It purports to be a bottle shop yet the plans clearly outline a bar area far larger than the shop, multiple toilets for mixed sex use, and a bar area dominating the interior. Those leaving licensed premises late at night are not known for their considerate behaviour. The building is directly opposite 114 residential units, the ground floor units house families with young children.

In April of this year, Grey Moth - a film business who reside in a neighbouring Arch - had a staff party to celebrate the Oscars, and although there were only a handful of people there the noise was clearly heard and disturbing to many local residents despite all the doors being closed. It was a one off, and no-one here is unreasonable so no complaints were required or made. The nature of the architecture in Angel Lane means that noise will necessarily reverberate up the buildings in a relatively narrow road, and the bedroom of my flat and those of many of my neighbours face directly onto Angel Lane.

Historically I personally have had issues with sleep and it genuinely terrifies me that a bar would be making noise until 11-11.30pm on 6 nights of the week. I leave my home each morning at 7am to cycle across London to Highbury and would not want to do so after poor sleep. I believe my mental health would be adversely affected by the disturbance.

I strongly object to the presence of a late night licensed premises that is so close to my apartment that I cannot see how it would be possible for me to retain quiet enjoyment home while it is in operation and has its patrons departing after 11pm when I have been in bed for an hour, with the windows open in the warmer months.

My suggested resolution would be mandatory security and the restriction of sale of alcohol after 7pm. I would also suggest a restriction on the permission to provide music and entertainment and would strongly suggest that the environmental health department is asked to assess the premises' soundproofing and also to carry out testing at times of operation to ensure that the noise emanating from the premises is such that it does not disturb the local residents.

### **Section 11 - The Protection of Children From Harm**

Again, late night revellers leaving this business would be noisy and disruptive, and the many children living in the development, many of which are directly adjacent to Arch 18, would be unable to be fresh and alert for school the next day if woken up by drunken behaviour.

I would suggest as a resolution that the business undertakes to carry out thorough cleaning of Angel Lane, and the arches after trading

Had the local residents been properly consulted, and had engagement been important to Notting Hill Genesis, then maybe the dynamic would have been more positive but sadly it seems that the process has been managed extremely poorly. It feels like the intention has been purposely hidden from residents, and that despite assurances from NHG that the units in the arches would be mixed use with no alcohol licenses, we have come to this.

I am very keen to see a varied mix of retail units or facilities - but this type of license is very far from what was outlined when the development was sold. It seems that NHG's struggle to get tenants in a timescale to suit has led to them reneging on their promises, not engaging with the residents, and compromising the paradigm they originally pitched to the buyers.

Thanks for your consideration.

Yours faithfully,

[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**Sent:** Tuesday, June 22, 2021 6:39 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objections to application 874895

Dear Licensing Service

I wish to make a formal objection to the application number 874895 [http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?syste\\_mkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4\\_xeHPW6NcZYDs](http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?syste_mkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs) .

I am a resident within 100m of the site, from the Manor Place Depot [REDACTED] [REDACTED] Unfortunately residents were not properly informed of the change of use ( letters were not received by residents within 100m ) and we were not given the appropriate opportunity to voice our concerns about the change of use as part of that application.

I now wish to address directly the application for the license of Arch 18 and will use Southwark Council's own criteria for laid out in the Southwark Statement of Licensing Policy 2021-2026

Under the change of use they have been restricted to:

- restricted opening times, o Monday - Friday: 4pm - 11pm o Saturday: Noon - 11pm o Sunday: Noon - 10pm
- no outdoor seating areas or use of external area
- no operational features such as amplified sound.

I now turn my attention to the licence application for the arch. Using your criteria for an objection:

#### **Prevention of crime and disorder**

There have been a number of recent incidents in the development, that were reported to the police, including bikes being stolen at night, as well as furniture and plants from the flats on the ground floor, and people trespassing in the buildings. The application only looks at the internal requirements of the premises and does not mention anything about the Manor Place Depot site as a whole and the fact that it is on a private property (so we can't put bins outside because of safety issues) and quite isolated from the main road which could encourage loitering and trespassing which could distress the residents (all the recent thefts have already distressed the residents especially with the police not having enough resources to be assigned to those crimes)

Resolution – do not allow an off site licence.

Resolution – do not allow the licence in perpetuity, if the tenant changes the licence should cease.

Resolution – limit the operating hours to 9pm.

Resolution – require a security guard during opening hours.

### **Prevention of public nuisance**

The noise study didn't take into account customers leaving the premises noisily and disturbing residents. With the opening hours as they are, residents will be disturbed beyond 11pm each night as customers leave the venue via Angel Lane & Danson Mews. Nearly all resident bedrooms face Angel Lane/Danson Mews so we will be unfairly impacted by this one commercial unit.

As mentioned above in the first point, litter is also another major issue on the road as it is open to the public we already have smashed bottles and cans left on the road each night as people cut through, and used needles have been found as well.

Having a off site licence will no doubt increase litter issues across the development and as already mentioned we do not have bins on the property for safety issues.

Also there are a lot of toddlers in the residence and one of the green space is open to everyone so there is an increased risks of injuries for kids because of broken glass or needles. Also since we are on a private road, we do not get the road sweepers, we just have our residence cleaners and they will not be picking the litter caused by the bar. The residents will also face an increase of service charges for the litter that would be caused by the bar.

Resolution – do not allow an off site licence.

Resolution – do not allow the licence in perpetuity, if the tenant changes the licence should cease.

Resolution – limit the operating hours to 9pm.

Resolution – require a security guard during opening hours.

### **Protection of children from harm**

As mentioned above, broken glass, needles could cause injuries to the kids of the development when using the green areas that can be accessed by the public. Also, since bedrooms in the development face the private road, kids could witness drunken behaviour because of the bar from their bedroom windows or being kept awake because of the noise.

Resolution – do not allow an off site licence.

Resolution – do not allow the licence in perpetuity, if the tenant changes the licence should cease.

Resolution – limit the operating hours to 9pm.

Resolution – require a security guard during opening hours.

Please take these comments on board before deciding if the licence can be granted, and if it is granted please take these comments on board to limit the licence with the residents in mind.

Regards,

██████████

## OTHER PERSON O

**From:** [REDACTED]  
**Sent:** Wednesday, June 23, 2021 7:47 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Cc:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>; [REDACTED]  
[REDACTED]

**Subject:** Objection to license application 874895

Wednesday, June 23rd 2021

Dear Licensing Team

I wish to make a formal objection to Licensing Application number 874895.  
[http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4\\_xeHPW6NcZYDs](http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs)

My name is [REDACTED] and I am a resident of [REDACTED] which is within a 100m radius of the Arch 18 and I along with the other residents of Manor Place Depot were not properly informed of the change of use application.

We received no letters and were not given an opportunity to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

I now wish to address directly the application for the license of Arch 18 and will use Southwark Council's own criteria for laid out in the Southwark Statement of Licensing Policy 2021-2026.

Please take my comments in to consideration when deciding if the license should be granted, and if it is granted please consider the residents who have not had a chance to challenge the change of usage and place suitable limits to operation.

### **Prevention of Public nuisance**

As a woman who was often victim of abuse during night outs in the past, having a business with a somehow unlimited alcohol licence does not make me feel safe, something that I should definitely feel within my building. The police is somehow not-existent and never came out when reporting crimes in the area so having men potentially drunk to have access to my patio (I am on the ground floor) makes me feel threatened.

Music: I am sure that you agree with me that having a business with also a licence to blast music from 12-23:00 every single day of the week on your doorstep is not ideal, we all have to work (most of us also work from home) and have children to take care for and having a DJ, or groups of drunken people shouting and singing outside the bedroom is not something I would like to experience as I don't want my sleep to be disrupted.

I am a resident on Angel Lane on the ground floor and I am extremely concerned of the drunken people roaming on the street. This would mean that there would be people

under the influence potentially peeing/vomiting after a night out either on my doorstep and maybe on my patio.

The bar has somewhat no obligation to have cleaners on the ground and the would mean an increase in our service charge.

### **Prevention of Crime**

There has been number of incidents on Angel Lane lately like bike thefts, burglaries etc. and the last thing we want to do is to drag any extra unnecessary attention to our development. Granting an alcohol licence to a business on the grounds would mean to have more people under the influence of alcohol and consequently recreational drugs as it often happens around bars and pubs. The arches of Angel Lane are also known to attract many drug dealers already (also in the middle of the day), having party people and using the communal gardens of Danson Mews would just potentially increase the presence of drug dealers in the development.

### **The Protection of Children From Harm**

A pub/bar would drag more people under the influence of alcohol and drugs and this would prevent us from sending our children quietly to play in the communal gardens that we are paying the maintenance for. We would risk to expose them to indecencies such as people peeing in the arches, harm of broken glass bottles left on the grounds by the customers of the bars. It goes without saying, that there would also be an increase of drug dealers and more potential children abusers and this is something that I do not wish to expose my children to.

Moreover, having music blasting every day of the week will disrupt our and children's sleep which is a mandatory side in the development of a child.

### **Resolution**

Ideally there will not be any alcohol licence granted since Manor Place Depot is a private residential area.

If the alcohol licence is however granted I would like this to be taken into consideration:

1) I request that the bar employs a security guard during operating hours to prevent people from drinking outside the bar, one security guard stationed on Angel Lane who can make sure that no one drinks/take drugs under the arches and one security guard in Danson Mews who prevents customers of the bar to use our communal gardens and to prevent to put residents at risk.

2) The owners of the bar also need to employ at least two cleaners to take care of the mess that their customers will potentially leave on Angel Lane (including washing any wee/vomit away!), the arches and the communal gardens of Danson Mews.

3) Since we do not benefit of the council services of sweeping and cleaning as Angel Lane is a private road, Southwark Council needs to step in and make sure that our areas and roads are cleaned at all times, exactly as the council ones.

4) Limit alcohol sale for both on and off premises to 6pm.

5) Limit music licence to 6pm.

6) Do not grant all the license in perpetuity. If the tenant changes, the license should automatically terminate.

I hope that Southwark Council will take into consideration the will and the safety of its residents.

I look forward to hearing back from you soon,

Best

████████████████████

## OTHER PERSON P

**From:** [REDACTED]  
**Sent:** Thursday, June 24, 2021 9:51 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to license application 874895

24<sup>th</sup> June 2021

Dear Licensing Team

I wish to make a formal objection to Licensing Application number 874895.  
[http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHR04tcwCGMnwQNx5nrdVkaSkD4\\_xeHPW6NcZYDs](http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHR04tcwCGMnwQNx5nrdVkaSkD4_xeHPW6NcZYDs)

I am a resident of [REDACTED] which is within a 100m radius of the Arch 18 and I along with the other residents of Manor Place Depot were not properly informed of the change of use application.

We received no letters and were not given an opportunity to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

### **Section 8 - Prevention of Crime**

There has been a number of recent incidents of theft from ground floor properties in the evening around 22:00-23:00. Criminals are climbing over patio fences to steal garden furniture and plant pots. There is also a nearly weekly occurrence of people attempting to break in to the lobby areas of the development and stealing amazon parcels. This is despite the property being meters from the Walworth Road Police department.

As the Manor Place Develop is already experiencing crime and disorder it is my firm belief that adding alcohol to the equation, known to reduce inhibitions, will only further exacerbate the issues. Additionally, it is my concern that social drug taking and the associated dealing of drugs will take place more frequently underneath the pedestrian railway arches on Angel Lane.

The application only focuses on prevention of crime within the premises and does not consider it's impact across the residential development

**Resolution - Require a security guard during operating hours**

**Resolution - Limit alcohol sale for both on and off premises to 9pm**

**Resolution - Do not all the license in perpetuity. If the tenant changes, the license should automatically terminate.**

### **Section 9 - Public Safety**

**Section 10 - Prevention of Public nuisance**

**Section 11 - The Protection of Children From Harm**

Regards,



## OTHER PERSON Q

**From:** [REDACTED]  
**Sent:** 26 June 2021 12:00  
**To:** [Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)  
**Cc:** [licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk); [REDACTED]  
[REDACTED]

**Subject:** Objection to license application 874895

Saturday, June 26th 2021

Dear Licensing Team

I wish to make a formal objection to Licensing Application number 874895.  
[http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4\\_xeHPW6NcZYDs](http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs)

My name is [REDACTED] and I am the owner [REDACTED] [REDACTED] which is within a 100m radius of the Arch 18 and I along with the other residents of Manor Place Depot were not properly informed of the change of use application.

We received no letters and were not given an opportunity to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

I now wish to address directly the application for the license of Arch 18 and will use Southwark Council's own criteria for laid out in the Southwark Statement of Licensing Policy 2021-2026.

Please take my comments in to consideration when deciding if the license should be granted, and if it is granted please consider the residents who have not had a chance to challenge the change of usage and place suitable limits to operation.

### **Prevention of Public nuisance**

Over the past month we've had a rise of people coming around to drink under the arches, expose themselves to others while drunk with nothing done by local authorities. This past week a neighbour found human feces on the floor of one of the refuse stores and shared that information on our Facebook group. Another resident commented that he found three drunken people in that room earlier. Drunken people that do not live here. I have attached screenshots you can have a look for yourselves. Antisocial behaviour mostly from people under the influence is rising in the area. Now we're announced that a bar will open with unlimited license to sell alcohol for indoor consumption and to take away. Where will the people buying a pack of beers go? Looks like they already started to make themselves at home in our communal areas that we pay maintenance for. Our refuse stores, bike stores and park. The rubbish outsiders already leave now increased our service charge significantly. Notting Hill Genesis has done nothing about it and neither did the local authorities. I cannot fathom how worse

things will become once a bar opens here. All with no obligation to hire cleaners nor security for the area around the bar the only the only gain we get is an increase in drunken people roaming around our flats. I live on the ground floor and have no will to spend the next years of my life hoping that I don't have to fight off drunks trying to get onto my property by jumping over the fence even for a laugh.

## **Prevention of Crime**

Over the past few months, on top of the raise in anti-social behaviours around our building, some crimes were committed and we are lucky that nothing happened to us recently. Yet we did come face to face with thieves as we caught them stealing plants from the marketing suite which we pay for through our service charge. Other neighbours were not so lucky. We heard reports of burglaries, bike thefts from communal areas and while Notting Hill Genesis keeps promising they will investigate and get back to us with CCTV footage they never do. This reached the point where some neighbours believe the CCTV set around the building is fake and only there to make us feel safer while nothing can be done when crime actually happens. Drug dealers already let themselves in under the arches selling drugs in the middle of the day in front of our homes. Police doesn't do anything and I doubt they will do anything more until maybe someone gets stabbed. We all know that if there is a bar more drug dealers will come around to build up their clientele now that they know the CCTV is pointless and the police toothless. This situation made me start looking for buyers to sell the property as I do not intend to remain here and watch a place I hoped to be a home turning into a nightmare.

## **Resolution**

Ideally there will not be any alcohol licence granted since Manor Place Depot is a private residential area.

If the alcohol licence is however granted I would like this to be taken into consideration:

- 1) I request that the bar employs a security guard during operating hours to prevent people from drinking outside the bar, one security guard stationed on Angel Lane who can make sure that no one drinks/take drugs under the arches and one security guard in Danson Mews who prevents customers of the bar to use our communal gardens and to prevent to put residents at risk.
- 2) The owners of the bar also need to employ at least two cleaners to take care of the mess that their customers will potentially leave on Angel Lane (including washing any wee/vomit away!), the arches and the communal gardens of Danson Mews.
- 3) Since we do not benefit of the council services of sweeping and cleaning as Angel Lane is a private road, Southwark Council needs to step in and make sure that our areas and roads are cleaned at all times, exactly as the council ones.
- 4) Limit alcohol sale for both on and off premises to 6pm.
- 5) Limit music licence to 6pm.

6) Do not grant all the license in perpetuity. If the tenant changes, the license should automatically terminate.

I hope that Southwark Council will take into consideration the will and the safety of its residents.

I look forward to hearing back from you soon,

Best regards

[REDACTED]

**From:** [REDACTED]  
**Sent:** Saturday, June 26, 2021 12:03 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Cc:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>;  
[licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk), [REDACTED]

[REDACTED]

[REDACTED] application 874895

Please find attached the screenshots mentioned in the previous email.



Residences of the Manor (Place Depot) ...

Yesterday at 00:06 · 🌐

A human poo found in the 3 Danson / 7 Angel bins. I heard this also happened in 9/11 Angel lane bin store.

Took a load of rubbish out at 7pm and the bins were placed nicely and no issue. Came back at 11:30 and took round 2 of rubbish out, the bins were blocking doors and the human poo was there along with a wipe to show they'd at least cleaned their ass.

Apparently when this happened in 9/11 Angel there was a door broken, and people were shooting up in there, but all doors were secured when I went in to this bin room tonight. Please make sure the doors are shut behind you and keep note of who may follow you in.



I walked in and there were 3 drunks sitting in there drinking. I politely asked them to leave and they said they would - concerning.

We pay all of this service charge, but not sure what it's actually for?

NHG need to up their game.

1 d Like Reply

4 

 security I think is the number one issue for so many of us. The plant thefts and other thefts and me as a single woman if I had walked into three men in our bin store would have not felt safe on my own

Best regards,



**OTHER PERSON R**

**From:** [REDACTED]  
**Sent:** Monday, June 28, 2021 3:51 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to license application 874895

Monday 28/06/2021

Dear Licensing Team,

I wish to make a formal objection to Licensing Application number 874895.  
[http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4\\_xeHPW6NcZYDs](http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs)

I am a resident of [REDACTED] which is within a 100m radius of the Arch 18 and I along with the other residents of Manor Place Depot were not properly informed of the change of use application. I am an NHS healthcare worker, like many of my neighbours at Manor Place Depot, and value enormously the right to rest to be fresh for work every day (including week ends).

As a female, I feel scared and vulnerable to return home after work when I have a late shift. We have been experiencing an increasing number of burglaries and drug users and dealers in the arches. Selling alcohol will only increase this and will put us at higher risk. The fact that establishments are not required to have security is really worrying.

I hope this will be re-considering.  
Many thanks for listening to our concerns,

[REDACTED]

## OTHER PERSON S

**From:** [REDACTED]  
**Sent:** Wednesday, June 23, 2021 1:23 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to license application 874895

Dear Licensing Team

I wish to make a formal objection to Licensing Application number 874895. [http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4\\_xeHPW6NcZYDs](http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs)

I am a resident of [REDACTED] which is within a 100m radius of Arch 18 premises and I along with the other residents of Manor Place Depot were not informed of the change of use application.

We received no letters and were not given an opportunity to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

**I now wish to address directly the application for the license of Arch 18 and will use Southwark Council's own criteria for laid out in the Southwark Statement of Licensing Policy 2021-2026]**

**Please take the comments in to consideration when deciding if the license should be granted, and if it is granted please consider the residents who have not had a chance to challenge the change of usage.**

### **Section 10 - Prevention of Public nuisance**

If the licence were to go ahead until 11pm most days of the week, it could bring noise and crowds to a narrow lane blocked from traffic. Apartments on the ground floor could suffer inconveniences as a consequence of such.

Best regards,

[REDACTED]

## OTHER PERSON T

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

29 June 2021

Southwark Council  
Regulatory Services  
VIA EMAIL: [licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)

**OBJECTION TO:**

Applications for Premises Licence (874895)  
Arch 18  
Angel Lane  
London SE17 3FR

Dear Southwark Council,

I am writing in objection of the above application for licence for consumption of alcohol on the premises. My specific aspects of concern are:

- The days and hours of operation are likely to cause nuisance. The application relates to a location in the immediate surroundings of residential housing and the families should be allowed to live and sleep in an environment without noise and nuisance. All the arches cutting through Manor Place Depot and in the middle of these residences should be occupied by family friendly operations only.
- The applicant is making a commitment to only one person being on premises during hours of operation. This does not reflect an understanding of the risk for disorder and the locality. The residences at Manor Place Depot are experiencing theft, drug use, attempted break ins and public nuisance and a venue selling alcohol in late evenings is unlikely to have any positive impact on this, but only to make the matter worse.

As a healthcare professional, I would also ask that the council consider the public health and population health management initiatives by South East London CCG and King's Health Partners, which are aimed at reduction of alcohol consumption, including Southwark where there are high rates of alcohol-related morbidity and mortality.

Sincerely,

[REDACTED]

## OTHER PERSON U

I am writing to object to the licensing application No.: 874895 by Better World Brewing Ltd  
for: Arch 18 Angel Lane, London, SE17 3FR, Southwark

### 1. Context –

The change of Use (LBS Registered Number\_ 21/AP/0987) was granted without an non-exhaustive consultation from residents in 100m radius or non-exhaustive considerations on crime, disorder or H&S for the southernmost Arch 18 of the development adjacent to Penrose Street and the Morrison's supermarket. The arch is accessed from Angel Lane, originally granted planning permission in March 2016 (ref: 15/AP/1062) to be in flexible use falling within Use Classes A1-A3, B1, D1 and/or D2. The original planning permission was considered adequate on the bases that there are numerous ground floor residents and consideration of considerable crime and disorder.

Due to the non-exhaustive consultation with residents in the 100m radius, the MPD Resident Association is currently have an open complaint with Southwark Council for lack of appropriate procedures and no adhering to the process.

Furthermore, Manor Place Depot (MPD) development was originally mainly residential with a quiet Angel Lane commercial suits.

The majority of commercial unit and trade with food and drink being concentrated in the Elephant Park development where no residential properties are situated on the ground floor.

In conclusion I and many residents that live next to the Arch 18 believe that the alcohol licence will create an increase of crime and disorder, lack of public safety, nuisance and danger to children.

My flat is in the block right opposite the Arch 18 – and I have not been consulted by Southwark Council at all.

The block opposite the Arch 18 is block 11 Angel Lane SE17 3FH, I'm the resident [REDACTED] Southwark Council did not write to me, neither did the Notting Hill Commercial Properties Limited.

Objections under:

### **The prevention of crime and disorder**

The area of North Walworth is one of the worst area for crime and disorder within Southwark and entire London.

Domestic Violence, Violence and Sexual Offences, Lack of Public Order, Drugs, Burglary, Theft from the Person, Shoplifting, Anti-Social Behaviour are all high. Crimes are registered within 100m of the request license application for SE17 3FR, and most scaringly some even in the 20m radius under the bridge that is adjoined to Arch18. Unfortunately, even with the proximity of Walworth Police station (approximately 120m) all those crimes are not in decline whatsoever.

As a resident living in the block opposite to the Arch18, I am very concerned that alcohol and music venue will increase the number of Crime and Disorders

FURTHER INFO:

- <https://crimerate.co.uk/london/southwark?postcode=SE173FH>
- <https://www.streetcheck.co.uk/crime/se173fg>
- <https://crystalroof.co.uk/report/postcode/SE173FH/affluence?tab=deprivation>
- <https://www.met.police.uk/a/your-area/met/southwark/north-walworth/?tab=StatsAndPreventionAdvice>
- <https://www.mylondon.news/news/south-london-news/most-dangerous-places-southwark-according-17488794>

#### **Proposed Resolution:**

- **do not allow an off-site licence, in accordance with planning permission not allowing any activities outside the dwelling**
- **do not allow the licence in perpetuity, if the tenant changes the licence should cease.**
- **limit the operating hours to**
  - **Wednesday - Friday: 4pm - 9pm**
  - **Saturday: Noon - 9pm**
  - **Sunday: Noon - 9pm**
- **require a provision for security guard during opening hours and 1 hour after closer**
- **require a provision for CCTV with police access**
- **Sensor lighting for prevention of crime, with measures to tackle light pollution**
- **'wind down time' from 8:30pm to 9pm when no alcohol can be served or music played**
- **lowered volume of music for final 1 hour**
- **text and radio pager communications for staff and direct links to the police**
- **crime prevention notices displayed prominently**
- **responsible drinks promotions prominently**
- **no alteration to layout of premises allowed, including no more seating at any time**

#### **Ensuring public safety**

As well as high crime rates that present a real problem, so its public safety as there are concerns of fire and access of fire brigade and ambulances to the immediate area due to very narrow streets. The delivery of goods to Arch 18 can limit access to emergency services, and due to the narrow Penrose Street and Angel Lane, as well as the adjoining bridge, the emergency services will have access issues. Furthermore, there is no clear assembly point in case of fire – and due to the overall design and structures in the surrounding areas there are no real possibilities to create one in the area without conflicting with GP surgery, Manor Place Depot or Matara Mews SE17 3DW all in 100m radius.

#### **Proposed Resolution:**

- **do not allow an off-site licence, in accordance with planning permission**
- **do not allow any activities outside the dwelling**
- **do not allow the licence in perpetuity, if the tenant changes the licence should cease.**

- **limit the operating hours to, in combination with planning permission granted**
  - **Wednesday - Friday: 4pm - 9pm**
  - **Saturday: Noon - 9pm**
  - **Sunday: Noon - 9pm**
- **limit delivery times to quieter times:**
  - **Monday - Friday: 6am-8am and 2pm to 4pm only**
- **clear safety procedures approved by fire brigade**
- **Annual Fire Inspection by on outraged body**
- **emergency exits procedures and safety point**
- **do not allowing live music or amplified music for crowds greater than 30 customers and limiting times when they can take place i.e., do not allow it during public holidays and weekends**
- **capacity limits to maximum of 30 customers at any time**
- **no outside drinking allowed (in accordance with planning permissions)**
- **require a provision for security guard during opening hours that is also a**
- **require a provision for a fire marshal**
- **require a provision for CCTV with police access**
- **text and radio pager communications for staff and direct links to the police**
- **yearly sprinklers check and fire prevention malignance**
- **fire prevention notices displayed and fire retardant regularly applied**
- **no alteration to layout of premises allowed, including no more seating**

### **The prevention of nuisance**

1. Noise pollution will be an issue for many residents of Manor Place Depot Site, especially those on ground floor and those closes to Arch 18. As my block is the closes to Arch 18, I believe that the officer did not sufficiently considering noise pollution to residential properties. Noise traveling upwards and proximity to residential flats has not been considered with sufficient rigor. It will be impossible to stop noise from the dwelling and the noise from the spill-out with people gathering in front of the bar (even if officially is not permitted or encouraged). Loitering customers exiting or entering the Arch 18 will gather and likely to result in noise and other forms of public nuisance (i.e. street urination, rough sleeping, begging, other antisocial behaviour) to the residents right opposite the which is my block and I will be affected as well as residents on ground floor. The nearby The Tankard Pub with SE17 1JL has spill-out constantly even to the point that are cussing accidents and antisocial behaviour. In a residential area where families and residents with small children require to be protected from noise and nuisance it is not appropriate to have a dwelling as a bar open until 11pm. I'm not happy that will be a bar at all but if alterations to opening times were made to close at 9pm, I believe that it would be more manageable.
2. Manor Place Depot also has squatters loitering and homeless people sleeping under the arches and in our block corridors. Residents have tried to help the homeless people so far but a bar will increase footfall and increase the number of rough sleepers to the development that will cause antisocial behaviour that is associated with drug and alcohol abuse, mental health

problems, violent behaviour etc. As residents I believe we should be protected for such troubles at our doorsteps.

3. Furthermore, this area has historically suffered from a high degree of litter and other forms of nuisance such as street urination, rough sleeping, begging, petty crimes and other antisocial behaviour. I as a resident would like to avoid this increasing and getting out of hand.

**Proposed Resolution:**

- **do not allow an off-site licence, in accordance with planning permission**
- **do not allow any activities outside the dwelling**
- **do not allow the licence in perpetuity, if the tenant changes the licence should cease.**
- **limit the operating hours to, in combination with planning permission granted**
  - **Wednesday - Friday: 4pm - 9pm**
  - **Saturday: Noon - 9pm**
  - **Sunday: Noon - 9pm**
- **limit delivery times to quieter times:**
  - **Monday - Friday: 6am-8am and 2pm to 4pm only**
- **do not allowing live music or amplified music for crowds greater than 30 customers and limiting times when they can take place i.e., do not allow this during public holidays and weekends**
- **require a provision for security guard during opening hours and 1 hour after closer so to disperse any loitering or lingering customers**
- **'wind down time' from 8:30pm to 9pm when no alcohol can be served or music played**
- **lowered volume of music for final 1 hour**
- **cleaner employed to check clean inside and outside area for litter and any other nuisance i.e. urination**
- **capacity limits to maximum of 30 customers at any time**
- **no outside drinking allowed (in accordance with planning permissions)**
- **no alteration to layout of premises allowed, including no more seating**

The protection of children from harm

1. Crime in the area was not considered at all. Unfortunately, Arch 18 is next to the bridge that has had several violence, drugs and sexual crime reported, including sexual abuse. Having a bar next to a point where criminal activities and antisocial behaviour are already existing its promoting and encouraging rather than discouraging/stopping such behaviour. It is widely agreed that alcohol lowers inhibitions and it's a factor that contributes to 40% of all violent crimes. Manor place Depot being a residential community with residents on the ground floor, makes those residents venerable to attacks and most probable target for antisocial behaviour. There are already reported cases of theft, looting, stealing etc. to the Metropolitan Police, a bar will be causing further spotlight to the development making residents unsafe.
2. Moreover, sale of drugs has been reported next to the Arch 18 and under the bridge on numerous occasions. The area has already a high footfall of people

due to the proximity to Morrison's and Morrison's Carpark that is and has been a loitering area for sex workers and drug workers. It will only increase with a bar and drinking establishment next to it. I believe that this is not an appropriate position for a bar just next to a block of flats that has residents on ground floor. When planning permission has been originally granted for the entire Manor Place Development, I believe it was correctly planned to exclude drinking establishments to guard the local area and residents in the immediate proximity. As such I believe that this change was never supposed to be approved.

<https://moderngov.southwark.gov.uk/documents/s85367/Appendix%20Southwark%20Public%20Health%20Approach%20to%20Serious%20Youth%20Violence.pdf>

3. Moreover, in the area has been recorded an increase of Domestic-Violence directly linked to alcohol abuse that directly and indirectly affects children.

Additional references

- a) <https://www.southwarknews.co.uk/news/sharp-rise-in-domestic-abuse-cases-since-the-lockdown-came-into-force/>
- b) Southwark Council - Violence Against Women and Girls Strategy 2019-2024
- c) <https://www.londoncouncils.gov.uk/our-key-themes/crime-and-public-protection/sexual-and-domestic-violence-including-vawg/case-studies-5>

#### **Proposed Resolution:**

**A) – do not grant a licence at all**

**OR**

**B)**

- do not allow an off-site licence, in accordance with planning permission
- do not allow any activities outside the dwelling
- do not allow the licence in perpetuity, if the tenant changes the licence should cease.
- limit the operating hours to, in combination with planning permission granted
  - Wednesday - Friday: 4pm - 9pm
  - Saturday: Noon - 9pm
  - Sunday: Noon - 9pm
- not serving intoxicated customers
- only 25 and over allowed in and as customers
- dark blacken or obstructed windows – not allowing visibility of drinkers from outside
- require a provision for security guard during opening hours and 1 hour after closer so to disperse customers or remove intoxicated customers
- e a provision for CCTV with police access
- Sensor lighting for prevention of crime, with measures to tackle light pollution
- 'wind down time' from 8:30pm to 9pm when no alcohol can be served or music played
- lowered volume of music for final 1 hour

- **text and radio pager communications for staff and direct links to the police**
- **crime prevention notices displayed prominently**
- **responsible drinks promotions prominently**
- **no alteration to layout of premises allowed, including no more seating at any time**

Many thanks

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

## OTHER PERSON V

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

License number: 874895

URL:

[http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR1JDNsnBgoTx-KVnUzStZ3aEUQ\\_nOZJAYD5hNZRK4i7I3DTNYSZPxskw0](http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR1JDNsnBgoTx-KVnUzStZ3aEUQ_nOZJAYD5hNZRK4i7I3DTNYSZPxskw0)

Dear Sir or Madam,

I am writing with regards to the planning application 874895.

Firstly, I live within 100m of this development and I was not sent any letters in the post about this license application. I was also not consulted in regards to this first application which I did not have the opportunity to object to: <https://planning.org.uk/app/54/QQDRI5KBM8400> again no letters were sent to my letter box.

[This](#) was the original application for change of license to allow class E use for drinking establishments.

With your criteria for objection, here is my objection to both licenses:

### **Prevention of crime and disorder**

I have been a victim of multiple thefts in recent months, firstly of a bicycle on Angel Lane and high value plants. By opening a bar you are encouraging unsavoury individuals to be in an area that is supposed to be family friendly. We already are suffering with high rates of crime, my partner having witnessed a woman being threatened verbally and physically abused close to the arches. We don't want drunk individuals behaving antisocially close to our home.

## **Protection of children from harm and public nuisance**

When me and my partner start a family, our child's bedroom will be on the Angel lane side. We would not feel safe knowing that there is a bar with potentially unsavoury individuals close to where we live. We also do not like the fact that the bar will be open until 11pm, children need their sleep and so having noise every night does not lead us to believe that we are living in a family friendly area.

There are many other areas where there are no ground floor flats such as elephant park for drinking establishments to exist. We do not believe that the pros of opening a drinking establishment outweigh the negatives.

Other residents have voiced their concerns that their children will be living in an unsafe area where their children are at risk. This is not the type of establishment Southwark council should be encouraging in what is supposed to be a residential area. Walworth road with an abundance of shops is the ideal location for drinking establishments, not Angel Lane that is residential.

In conclusion, we believe the initial license was given without proper consultation therefore we want the opportunity to object to the license that has already been granted. We strongly oppose the second license and would like for it to be revoked. We believe that giving the license offers no material benefit to the residents and the local community and increases the risk of further antisocial behaviour.

Yours sincerely,

██████████

## OTHER PERSON W

**From:** [REDACTED]  
**Sent:** Wednesday, June 23, 2021 11:11 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to license application 874895

23rd June 2021

Dear Licensing Team

I wish to make a formal objection to Licensing Application number 874895.  
[http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4\\_xeHPW6NcZYDs](http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs)

I am a resident of [REDACTED] which is within a 100m radius of Arch 18, Angel Lane and I along with the other residents of Manor Place Depot were not properly informed of the change of use application.

We received no letters and were not given an opportunity to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

I now wish to address directly the application for the license of Arch 18 and will use Southwark Council's own criteria laid out in the Southwark Statement of Licensing Policy 2021-2026.

Please take these comments in to consideration when deciding if the license should be granted, and if it is granted please consider the residents who have not had a chance to challenge the change of usage and place suitable limits to operation

(A formal reply confirming receipt would be appreciated)

### **Section 8 - Prevention of Crime**

There has been a number of recent incidents of theft from ground floor properties in the evening around 22:00-23:00. Criminals are climbing over patio fences to steal garden furniture and plant pots. There is also a nearly weekly occurrence of people attempting to break in to the lobby areas of the development and stealing amazon parcels. This is despite the property being meters from the Walworth Road Police department.

As the Manor Place Develop is already experiencing crime and disorder it is my firm belief that adding alcohol to the equation, known to reduce inhibitions, will only further exacerbate the issues. Additionally, it is my concern that social drug taking and the associated dealing of drugs will take place more frequently underneath the pedestrian railway arches on Angel Lane.

The application only focuses on prevention of crime within the premises and does not consider it's impact across the residential development

**Resolution - Require a security guard during operating hours at the premises doors and an additional contribution to the security of the whole development during opening hours**

**Resolution - Limit alcohol sale for both on and off premises to 9pm**

**Resolution - Do not all the license in perpetuity. If the tenant changes, the license should automatically terminate.**

### **Section 9 - Public Safety**

There are no bins on the development due to security concerns around the railway arches. Glass Bottles, Beer Cans and Cigarette butts will be thrown in bushes and left on the floor. If one of these bottles breaks it is then a significant risk to the children of young families living on the development

Additionally, Angel Lane is a private road and not a council owned property. If there is an injury due to a drunken fall or a child injuring themselves the residents and our collective insurance/liability is at risk. This will have a negative impact upon our service charges with no obligation upon the tenants of Arch 18 to contribute to the costs.

**Resolution - Require a security guard during operating hours at the premises doors and an additional contribution to the security of the whole development during opening hours**

**Resolution - Require the tenants to contribute to the daily cleaning on Angel Lane and the communal areas of the development**

**Resolution - Do not allow operation as an off license**

**Resolution - Limit alcohol sale for both on and off premises to 9pm**

**Resolution - Do not all the license in perpetuity. If the tenant changes, the license should automatically terminate.**

### **Section 10 - Prevention of Public nuisance**

I work as a record producer and professional sound engineer. I can assure you that although the license may state that not music is to be heard outside the property, that is IMPOSSIBLE. A 12db reduction in sound is perceived as half volume to the human ear and a 24db volume drop (75%) reduction is the bare minimum required by a recording studio looking to be a responsible member of the community,.

For Arch 18 to achieve this will require almost 24" of sound isolation across it's entire frontage and what is pretty much an airlock for the entrance. This will be prohibitively expensive and therefore will not be installed by the tenants.

I personally own the equipment to monitor the noise levels coming from the property and will be checking daily and compiling a diary to present tot he Licensing Team if an unrestricted alcohol license is granted.

That is only considering noise generated directly from within the premises. When you consider drunken customers shouting in the streets the issue is significantly compounded.

Almost all residents on Angel Lane have bedrooms facing the arches and the noise will be heard and will keep residents awake at night.

Finally, public urination in the pedestrian railway arches is already an issue and will once be exacerbated by drunken customers looking for a place to relieve themselves on the way home, or whilst using the communal gardens to drink.

There is also a very real concern that urination and littering will take place against the ground floor patio bushes and railings. For the record my wife and I have one of these properties and will be the very first to complain to the premises and the Licensing Department if this happens.

**Resolution - Insist on significant soundproofing be installed on the premises frontage**

**Resolution - Limit alcohol sale for both on and off premises to 9pm**

**Resolution - Do not allow operation as an off license**

**Resolution - Require a security guard during operating hours at the premises doors and an additional contribution to the security of the whole development during opening hours**

### **Section 11 - The Protection of Children From Harm**

280 of section 11 states *"The licensing objective of the protection of children from harm includes the protection of children from moral psychological and physical harm. This includes not only protecting children from the harms associated with alcohol but also wider harms such as exposure to strong language and sexual expletives "*

There are disproportionately more young families on Angel Lane compared to the Danson Mews section of the development due to the prevalence of shared ownership properties.

As time progresses this will only increase as couples decide to start families, something my wife and I are considering.

For almost all properties on Angel Lane the smaller bedrooms, typically a child's room, face the railway arches.

It is impossible to believe that drunken adults will not shout expletives at one another, albeit in a jovial manner, within earshot of children with their bedroom windows open. Additionally drinkers stepping out of the premises to smoke cigarettes will lead to smoke flowing in to children's bedrooms

A drinking establishment of any type has no place on a residential development such as Manor Place, especially one with an unrestricted license. Flowing 12:00 - 23:00 drinking.

Finally, it is my belief that people purchasing alcohol for consumption off license, will lead to drinkers congregating and therefore littering in the communal garden area of the development. Children should not have to play in an environment where broken bottles and crushed cans may be found in the bushes.

One would assume that provision of bins might help mitigate this (at the licensees expense) however due to the developments close proximity to the railway arches they're not allowed for security reasons.

**Resolution - Limit alcohol sale for both on and off premises to 9pm**

**Resolution - Do not allow operation as an off license**

**Resolution - Require a security guard during operating hours at the premises doors and an additional contribution to the security of the whole development during opening hours**

**Resolution - Do not allow under any circumstances loitering in front of the property for smoking**

████████████████████

████████████████

██

████████████████████████████████████

**OTHER PERSON X**

**From:** [REDACTED]  
**Sent:** Friday, June 25, 2021 11:12 AM  
**To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>  
**Subject:** Licensing Service Email Objection

Subject : Objection to license application 874895

25th June 2021

Dear Licensing Team

I wish to make a formal objection to Licensing Application number 874895.  
[http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4\\_xeHPW6NcZYDs](http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs)

I am a resident of [REDACTED] which is within a 100m radius of the Arch 18 and I along with the other residents of Manor Place Depot were not properly informed of the change of use application.

We received no letters and were not given an opportunity to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

**I'd like to list my direct objections for the license of ARCH 18 - using Southwark Councils own criteria as laid out in its Licensing Policy 2021-2026 as a template. Please take the comments in to consideration when deciding if the license should be granted, and if it is granted please consider the residents who have not had a chance to challenge the change of usage and place suitable limits to operation.**

#### **Section 8 - Prevention of Crime**

I have witnessed drug deals happening in the arches and around the development in the 18 months I have been living here. There has also been theft of parcels from the lobby's. As the Manor Place Develop is already experiencing crime and disorder it is my firm belief that having drunk/under the influence people in the area will add to the problem. Apparently the application only focuses on prevention of crime within the premises and does not consider it's impact across the residential development

**Resolution - Require a security guard during operating hours**  
**Resolution - Limit alcohol sale for both on and off premises to 9pm**

**Resolution - Do not all the license in perpetuity. If the tenant changes, the license should automatically terminate.**

### **Section 9 - Public Safety**

That the Taproom is in the end arch by the busy road (and at the junction of the Morrisons store access) - and that is the consumers spill out onto the roadside this will pose risk to both the customers (especially if under the influence of alcohol)the public in trying to use the pavements/angel lane road.

### **Section 10 - Prevention of Public nuisance**

"This Authority expects Applicants for premises licences and club premises certificates to have made relevant enquiries about the local area before submitting their application."

This has not been performed for this application. I have received no communication from the leaseholders or the applicants. Manor Place is a residential development, set away from the main street of shops and services etc. It is quiet and peaceful in the evenings and nights - part of the reason I moved here. Therefore the impact of an out of hours venue will have more impact on our lives; noise, increase in people traffic etc.

- will there be regular patrols of the boundary?
- How will they control any disturbance? Further - will the consumers be limited to inside the premises only?
- if the consumers migrate to under the arches - how will this be managed?
- what is the maximum capacity set for inside and outside the venue?
- are they going to soundproof the venue? I work shifts including night shifts for the NHS - this type of venue always affects the out of hours rest period.

There is already a litter issue on angel lane - there are copious amounts of it in the flower beds, from spillage after the refuse collection, and no public bins available.

- who will arrange the clear up operations?

I hope my issues will be taken into consideration, and I look forward to hearing your reply.

Yours sincerely,

████████████████████

**From:** [REDACTED]  
**Sent:** Monday, June 28, 2021 4:08 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Support to license application 874895

28/07/2021

Dear Licensing Team,

I'm emailing in regards to Licensing Application number 874895.  
[http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4\\_xeHPW6NcZYDs](http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs)

I am a resident of [REDACTED] which is within a 100m radius of Arch 18, and I along with the other residents of Manor Place Depot were not properly informed of the change of use application, which is worrying. We received no letters and were not given an opportunity to voice our concerns.

I'm all for the applicants opening a bar/bottle shop on my street, and think it will be great for the area. I'm also excited to be able to support a small, London based business. However I have a couple of concerns, which are listed below, based on Southwark Council's criteria laid out in the Southwark Statement of Licensing Policy.

**Section 7 - Hours of operation**

As the shop/bar is very close to neighbouring flats, I feel that 11pm closing every night of the week is excessive. I'm a customer of similar businesses within Southwark and can't think of any that close after 10pm, especially during the week.

**Suggested resolution** - Limit alcohol sale for both on and off premises to 10pm, based on the arch's proximity to the flats on Angel Lane.

**Section 10 - Prevention of Public nuisance** I'm concerned that once the licence is granted, and Better World Brewing leave Arch 18, any new tenant could, in theory, open a night-club, which is absolutely what Angel Lane doesn't need.

**Suggested resolution** - Better World Brewing leave Arch 18, the license should automatically terminate.

Many thanks,

[REDACTED]