

OTHER PERSON A

From: [REDACTED]
Sent: Sunday, August 1, 2021 6:31 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Applications for Premises Licences, Club Registrations, and Reviews
Details for Licence Number: 875108

Dear Sir or Madam,

I am writing to express my concern in relation with to Ponce's Corporation Ltd application for a new premises licence.

I object to the application, mainly due to the third licensing objective: the prevention of public nuisance.

I live in [REDACTED] My flat is on the 16 floor, directly facing the viaduct which houses the arch were this business is located.

I have lived at this address since February 1989: more than 32 years. When I moved in, the arches under this section of the viaduct were used as workshops and warehouses, and those businesses on the whole were active Mon-Fri and closed by 19:00.

Recently, particularly during the warm season, I have been awoken on several occasions by noise associated with late night activity at this location.

The racket at times comes from patrons gathered outside having loud conversations and disputes with raised voices, and also from staff disposing of rubbish (including bottles) after the business is closed to the public.

The sound dynamics of the space mean that even when customers are standing directly next to the viaduct, noise travels across the yard and causes a disturbance to neighbouring residents.

Licensing sub-committees convened by the council have in recent months considered several applications relating to premises in Eagle Yard (aka Maldonado Walk).

Whereas the other premises are shielded from their neighbours by Crossway Church, Corporacion Ponce's premises opens directly onto the servicing yard, so the impact of the behaviour of people leaving the venue is felt directly by residents in Draper House and Wollaston Close (both part of the Draper Estate) and the Strata tower.

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

I am aware that the venue has a chequered licensing compliance record, and that my neighbours called the police on a number of occasions to raise concerns about activity in the bar during the period when COVID-19 lockdown measures were in force.

As neighbours, we have limited confidence that licensing conditions will be adhered to in future.

I am chair of our TRA, the Draper Residents Association, and many of my neighbours have spoken to me of how inconvenienced they are by the noise emanating from crowds entering and exiting these premises, and loitering outside.

I note that the licence being sought is slightly more limited in hours and activities than the licence previously associated with this venue, which is to be welcomed.

However, two obvious points of difference from the previous licence conditions are evident.

The current application:

- Makes no provision for SIA registered door supervisors
- Has no condition requiring customers ordering alcohol to be consuming a substantial table meal

On the SIA point, I would note that whilst the previous licence required door supervisors on Friday and Saturday nights, the rowdiest night at Ponce's in recent years was actually Sunday (as my neighbours will confirm). If that is likely to be the case in future, the council should consider whether Sundays should be treated the same as Fridays and Saturdays when looking at potential conditions.

Given that the current application seems to be more restaurant-oriented than the previous one, I would suggest that a condition requiring substantial table meals might be reasonable here too.

I would ask the council to set suitable conditions on the licence to protect the amenity of residential neighbours. These should include a formal dispersal policy (similar to the requirement on neighbouring licences) which should consider the cumulative impact of dispersing customers from all the venues in Maldonado Walk.

As residents, our primary issue is with the way that customers disperse (or fail to disperse) from the premises, rather than with nuisance from what takes place inside the venue.

For other venues, conditions as to the times at which rubbish can be processed and placed outside have been imposed by the council, and I would ask that this is also considered here.

Please keep me updated on the progress of this application. I would like to attend any sub-committee meeting. If such a meeting is to be held remotely, please ensure that it is hosted on a platform that will work on all operating systems (ie not only accessible to those running Windows on their computers). I would recommend Zoom instead.

Best regards,

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From: [REDACTED]
Sent: Friday, July 30, 2021 3:29 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Corporation Ponce licence application no 875108

Dear officers and councillors

Re Corporation Ponce licence application no 875108.

Ponce's Corporation
Arch 144, Eagle Yard Hampton Street
SE1 6SP

I urge you not to renew the license of the above establishment. It has been a centre for crime and disorder and anti-social behaviour for a number of years and is a blight on the community of draper estate and strata building.

Crime and disorder

On so many numerous occasions, I have seen people taking drugs outside the establishment.

I have witnessed on numerous occasions people leaving the establishment and having verbal arguments while extremely drunk.

I have witnessed on numerous occasions, people completely drunk and completely incapable of walking because of the amount of alcohol they have consumed.

Anti social behaviour

On so many numerous occasions I have been woken up by people, shouting and arguing with each other while leaving the club. (it is a club not a restaurant)

On numerous occasions, I have seen the door man stand by, while people were standing outside smoking and shouting and laughing creating nuisance and anti social behaviour. The door men never intervene to stop this.

On numerous occasions, I have seen men urinating after leaving the club.

I was told by another witness that the chef came out of club and urinated outside.

On numerous occasions, I have seen and heard, music emanating from persons cars who have left ponce and getting into their cars parked outside of club. Then, sitting for long periods of time with music on high volume.

Health and safety

On numerous occasions, I have seen men urinating after leaving the club. The area stinks of urine behind Crossways church.

People on the estate fear for their safety when ponce is open because the area has become a centre for crime and anti social behaviour, since ponce was opened.

Protection of children from harm

The constant noise and anti social behaviour from ponce, is making difficult for children to sleep at night.

For the sake of our health and safety and so we can have a peaceful area again, please do not grant this organisation a licence again.

They have got absolutely no respect for the local residents and have made no attempt whatsoever to contact the local community to liaise with us re any problems.

I also urge the committee, see photos of area which show the very close proximity of ponce to residential areas, and consider a saturation policy for immediate area. Strictly limiting licensing hours for this area of Eagle Yard.

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██████████████████
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[REDACTED]

Sunday 1 August 2021

Dear Sir/Madam

Re: licence application 875108

I write in connection with the application by Ponce's Corporation Ltd for a new premises licence.

I object to the application, primarily in connection with the third licensing objective: namely, the prevention of public nuisance.

I live in [REDACTED] My flat is on the first floor, directly opposite the premises which is on the other side of the servicing yard at the rear of the Strata SE1 tower.

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

In recent years - especially during the summer months - I have been disturbed on multiple occasions by noise associated with late night activity at this premises.

The noise sometimes comes from patrons gathered outside having loud conversations and disputes with raised voices, and sometimes from staff dealing with rubbish - including bottles - after the premises has closed.

The acoustic qualities of the space mean that even when customers are standing directly next to the railway arches, noise travels across the yard and causes a disturbance to neighbouring residents.

Licensing sub-committees convened by the council have in recent months considered several applications relating to premises in Eagle Yard (aka Maldonado Walk).

Whereas the other premises are shielded from their neighbours by Crossway Church, Corporacion Ponce's premises opens directly onto the servicing yard, so the impact of the behaviour of people leaving the venue is felt directly by residents in Draper House and Wollaston Close (both part of the Draper Estate) and the Strata tower.

I have been in contact twice (in 2019 and 2020) with the North Walworth councillors regarding the problems with noise from venues under the railway arches, and have made representations on several licensing and planning applications.

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

I am aware that the venue has a chequered licensing compliance record, and that my neighbours called the police on a number of occasions to raise concerns about activity in the bar during the period when COVID-19 lockdown measures were in force.

As neighbours, we have limited confidence that licensing conditions will be adhered to in future.

I note that the licence being sought is slightly more limited in hours and activities than the licence previously associated with this venue, which is to be welcomed.

However, two obvious points of difference from the previous licence conditions are evident.

The current application:

- Makes no provision for SIA registered door supervisors
- Has no condition requiring customers ordering alcohol to be consuming a substantial table meal

On the SIA point, I would note that whilst the previous licence required door supervisors on Friday and Saturday nights, the rowdiest night at Ponce's in recent years was actually Sunday (as my neighbours will confirm). If that is likely to be the case in future, the council should consider whether Sundays should be treated the same as Fridays and Saturdays when looking at potential conditions.

Given that the current application seems to be more restaurant-oriented than the previous one, I would suggest that a condition requiring substantial table meals might be reasonable here too.

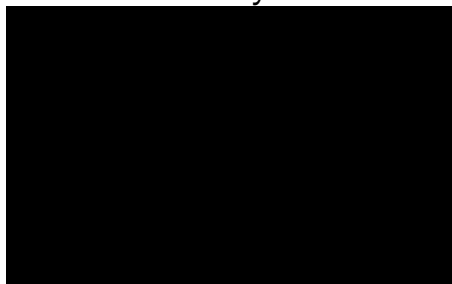
I would ask the council to set suitable conditions on the licence to protect the amenity of residential neighbours. These should include a formal dispersal policy (similar to the requirement on neighbouring licences) which should consider the cumulative impact of dispersing customers from all the venues in Maldonado Walk.

As residents, our primary issue is with the way that customers disperse (or fail to disperse) from the premises, rather than with nuisance from what takes place inside the venue.

For other venues, conditions as to the times at which rubbish can be processed and placed outside have been imposed by the council, and I would ask that this is also considered here.

Please keep me updated on the progress of this application. I would like to attend any sub-committee meeting.

Yours sincerely



OTHER PERSON D

From: [REDACTED]
Sent: Tuesday, July 27, 2021 2:41 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: 875108

Dear sir/madam,
I would like to object to the above application on the following grounds.
These premises have caused me and my fellow residents endless trouble.
The owners/management have no respect for the community or the law.
During two lockdowns this venue regularly held large scale raves and we had to call the police out to close them down, then they would do the very same thing the next night. I believe we had to call the police around 8 times in around 2 weeks.
This venue was supposed to be a restaurant but I can assure the committee it is just a cover for a nightclub.
The patrons stand outside shouting , cars pull up with loud music .
They have been regular fights with constant screaming from patrons.
The venue draws in patrons that make the residents feel unsafe.
On their big party night they employ a security guard outside, in practice restaurants don't have security on the door.
Not that it does any good because the security just play around with the patrons, it is just a show.

Yours sincerely

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

From: [REDACTED]
Sent: Friday, July 30, 2021 9:08 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: objection to license no. 875108

Friday 30th July 2021

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

To whom it may concern,

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

Ponce's Corporation
Arch 144, Eagle Yard Hampton Street
SE1 6SP
Licence number: 875108

The reasons are as follows:

prevention of crime and disorder and public safety

At present, the 100m pedestrian walk has already four or five premises licensed to sell alcohol with live and or recorded music. Similar premises next to the applicant's venue have been attracting considerable amount of people, causing nuisance (for example shouting outside my window) and when Ponce was operating last time, many residents had to endure spontaneous parties outside their windows or at worst, loud fights. These gatherings often happened and still happen after closing hours, with the knowledge of the premises' management and despite conditions that should prevent this from happening. Several reports have been filed by local residents to the noise team as well as the police and anti-social behaviour team.

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

prevention of public nuisance

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

Furthermore, I'm concerned about the section of prevention of public nuisance in the application. This is what it entails:

'Deliveries and Rubbish Collection to be done by the recommended times from the Council. Signage asking to our Customers do respect our neighbours when they leave the premises or smoking will be displayed. Deliveries and Rubbish collection to be done within the times by the local Authority'.

To me, these are lax conditions, for instance, no condition is set to a limit of people smoking outside, no condition of limiting the amount of people inside the premises, no condition of having security at the door (only two doors down, there was a stabbing recently) and no condition asking the premises to keep a record of complaints and incidents. The posters advising people to leave considerably are just not enough as historically this venue has caused many incidents of public nuisance in the past. I'm also concerned about the late opening on a Sunday: people have a right to rest and be ready to function on a Monday morning (I have to get up at 6 am, for example). Closing at 11 pm on a Sunday means people dispersing loudly until 11:30/midnight and that 's not good enough.

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

Your sincerely,

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OTHER PERSON F

From: [REDACTED]
Sent: Monday, August 2, 2021 1:36 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: [REDACTED]
Subject: Ref license application 875108

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Monday 2nd August 2021

Dear Sir/Madam

Re: licence application 875108

I write in connection with the application by Ponce's Corporation Ltd for a new premises licence.

I object to the application, primarily in connection with the third licensing objective: namely, the prevention of public nuisance.

I live in Draper House, and live on the other side of the establishment.

Whilst I cannot say I am directly affected by the noise and antisocial behaviour from the premises in question, as Vice Chair of the resident association, I have been affected by late night requests for advice in our WhatsApp group on what to do about such situations and have followed up such events with emails to the relevant bodies on behalf of my neighbours. I have also taken it upon myself on two occasions to go downstairs to see what is being reported. On occasions when asked I have always advised residents to call the police and to keep a diary of dates, times and activity and if possible photos or videos.

The following are things that have been reported.

Patrons gathered outside either smoking or not during the evenings having loud conversations and sometimes arguments.

Draper and Strata House are built in a way that appears to create a situation that amplifies sound and whilst the noise may sound reasonable on ground level it sounds much louder from the flats higher up in Draper House. Since Covid, it has no longer been possible for residents to get the noise team into their properties to assess the noise level which has added to their frustrations.

Whereas the other premises are shielded from their neighbours by Crossway Church, Corporation Ponce's premises opens directly onto the servicing yard, so the impact of the behaviour of people leaving the venue is felt directly by residents in Draper House and Wollaston Close (both part of the Draper Estate) and the Strata tower.

Last year, I was in contact with local police ward officers, Southwark's license team and the police's license team for assistance. All were very helpful in what they could do. The police advised residents to call the police when necessary.

Since last summer residents from the Draper Estate and Strata have been working together and responding to the problems caused by customers at the Maldonado Walk venues, most notably Corporacion Ponce.

I am aware that the venue has a chequered licensing compliance record, and that my neighbours called the police on a number of occasions to raise concerns about activity in the bar during the period when COVID-19 lockdown measures were in force.

As neighbours, we have limited confidence that licensing conditions will be adhered to in future.

I note that the licence being sought is slightly more limited in hours and activities than the licence previously associated with this venue, which is to be welcomed.

However, two obvious points of difference from the previous licence conditions are evident.

The current application:

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- Makes no provision for SIA registered door supervisors
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- Has no condition requiring customers ordering alcohol to be consuming a substantial table meal
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On the SIA point, I would note that whilst the previous licence required door supervisors on Friday and Saturday nights, the rowdiest night at Ponce's in recent years was actually Sunday (as my neighbours will confirm). If that is likely to be the case in future, the council should consider whether Sundays should be treated the same as Fridays and Saturdays when looking at potential conditions.

Given that the current application seems to be more restaurant-oriented than the previous one, I would suggest that a condition requiring substantial table meals might be reasonable here too.

I would ask the council to set suitable conditions on the licence to protect the amenity of residential neighbours. These should include a formal dispersal policy (similar to the requirement on neighbouring licences) which should consider the cumulative impact of dispersing customers from all the venues in Maldonado Walk.

As residents, our primary issue is with the way that customers disperse (or fail to disperse) from the premises, rather than with nuisance from what takes place inside the venue.

For other venues, conditions as to the times at which rubbish can be processed and placed outside have been imposed by the council, and I would ask that this is also considered here.

Yours sincerely

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OTHER PERSON G

From: [REDACTED]
Sent: Monday, August 2, 2021 9:14 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: objection licence application 875108

Dear Sir/Madam

Re: licence application 875108

I write in connection with the application by Ponce's Corporation Ltd for a new premises licence.

I object to the application, primarily in connection with the third licensing objective: namely, the prevention of public nuisance.

I live in Strata. My flat is on the 6th floor, directly with windows to the premises on the left and service yard in front.

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

In recent years - especially during the summer months - I have been disturbed on multiple occasions by noise associated with late night activity at this premises.

The noise sometimes comes from patrons gathered outside having loud conversations and disputes with raised voices, urinating and sometimes from staff dealing with rubbish - including bottles - after the premises has closed or in early hours of the morning outside of agreed hrs of collection.

The acoustic qualities of the space mean that even when customers are standing directly next to the railway arches, noise travels across the yard and causes a disturbance to neighbouring residents.

Licensing sub-committees convened by the council have in recent months considered several applications relating to premises in Eagle Yard (aka Maldonado Walk).

Whereas the other premises are shielded from their neighbours by Crossway Church, Corporacion Ponce's premises opens directly onto the servicing yard, so the impact of the behaviour of people leaving the venue is felt directly by residents in Draper House and Wollaston Close (both part of the Draper Estate) and the Strata tower.

I have been in contact multiple times with the North Walworth councillors regarding the problems with noise from venues under the railway arches, and have made representations on several licensing and planning applications.

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

I am aware that the venue has a chequered licensing compliance record, and that my neighbours called the police on a number of occasions to raise concerns about activity in the bar during the period when COVID-19 lockdown measures were in force.

As neighbours, we have limited confidence that licensing conditions will be adhered to in future.

I note that the licence being sought is slightly more limited in hours and activities than the licence previously associated with this venue, which is to be welcomed.

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On the SIA point, I would note that whilst the previous licence required door supervisors on Friday and Saturday nights, the rowdiest night at Ponce's in recent years was actually Sunday (as my neighbours will confirm). If that is likely to be the case in future, the council should consider whether Sundays should be treated the same as Fridays and Saturdays when looking at potential conditions.

Given that the current application seems to be more restaurant-oriented than the previous one, I would suggest that a condition requiring substantial table meals might be reasonable here too.

I would ask the council to set suitable conditions on the licence to protect the amenity of residential neighbours. These should include a formal dispersal policy (similar to the requirement on neighbouring licences) which should consider the cumulative impact of dispersing customers from all the venues in Maldonado Walk.

As residents, our primary issue is with the way that customers disperse (or fail to disperse) from the premises, rather than with nuisance from what takes place inside the venue.

For other venues, conditions as to the times at which rubbish can be processed and placed outside have been imposed by the council, and I would ask that this is also considered here.

I would also like to make you aware that the sound system of the venue was upgraded, we could witness that during the weekend licencing that was granted by the council. The venue kept their doors open till the late hrs of the night and noise was bouncing around the yard.

We also had youth gathering around premises we didnt have before with alcohol and drugs being consumed around the premises and behind the church

Please keep me updated on the progress of this application. I would like to attend any sub-committee meeting.

Best wishes

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