

Other person 1

**From:** Morris, Adele <Adele.Morris@southwark.gov.uk>

**Sent:** Friday, November 26, 2021 1:47 PM

**To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>; Mills, Dorcas <Dorcas.Mills@SOUTHWARK.GOV.UK>; Noakes, David <David.Noakes@southwark.gov.uk>; Chamberlain, Victor <Victor.Chamberlain@southwark.gov.uk>

**Subject:** RE: New premises application - The Umbrella Project, Basement, 1 Cathedral Street

Dear licensing

I object most strongly to this licence on the following grounds:

This is in the Borough and Bankside Cumulative Impact Policy area. Despite this, since it was introduced some years ago tens of new bars and restaurants have been approved in this area. In the Borough Market area alone, at least 16 new restaurant licences have been approved this year!

The Cumulative Impact Policy was introduced as a way of managing the noise, nuisance and alcohol related ambulance call outs in the area. The introduction of another bar into the centre of this area of activity is against the recommendations in that policy. A bar serves no other purpose than to provide alcohol and will lead to the issues identified in the policy, which specifically gives a presumption to refuse applications for bars.

I would also add that there are hundreds of residents, including children, living in the vicinity of this application and whilst the council seems happy to endorse it as party central, the residents are fed up of all the disturbance, urination, vomiting and general rowdy behaviour that will only be exacerbated by the opening of another drinking establishment.

I therefore ask that this application is refused on the grounds of all four licensing objectives plus the Cumulative Impact Policy.

Best wishes

Councillor Adele Morris  
Borough & Bankside Ward  
Chief Whip, Southwark Liberal Democrat Group  
Vice Chair, Planning Sub Committee A and Licensing Committee

0207 525 4377

Twitter@AdeleLibDem

**From:** [REDACTED]  
**Sent:** Wednesday, December 1, 2021 11:53 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to application for Premises Licence 876202. Umbrella Project, Winchester Walk

Dear Sirs,

I wish to object to the application for Premises Licence 876202. Umbrella Project, Winchester Walk

My name [REDACTED]

I live [REDACTED]

I estimate that my home is about 200 yards from the proposed premises. My bedroom windows are on the street.

This licence should be refused on the following grounds

1. This is a Cumulative Impact Zone
2. This is a purely drinking establishment with no substantial food provided – there is not even a kitchen in the plans: again the presumption is against granting such a licence.
3. The hours are longer than Southwark Policy indicates, particularly Friday and Saturday - 1.30am (and 12.30am other nights.). This means disturbance well into the early hours.

I would personally be affected by this licence in following ways, all of which are in contravention of the Licensing Objective of the Prevention of Public Nuisance:

1. My home is on the route that drinkers departing from these premises would take to view the Illuminated River or walk along the river to Blackfriars. Drinkers issuing from bars have very loud voices and they often linger in Clink Street to have 'animated' discussions, which are transmitted by the narrow streets straight up into my bedroom.
2. My property has been damaged by late night drinkers who have recently forced the locks to our binstore, for example. Bill's Restaurant across the road had its window kicked in by drunks at 2am last week. We also have to deal with vomit, urine and worse from drinkers.
3. I would be woken by bottle disposals in the middle of the night: the topography of these streets means that I can hear bottle disposals from nearby Hawksmoor so this would be no different.
4. I would be woken by taxis idling and people shouting into their phones to track down their taxis. I would also worry that taxis from this establishment would use my street as a turning circle and a waiting place, as would Ubers, being attracted to the prospect of late night drinkers.
5. Why are there no security officers or taxi marshals offered in spite of the late night licence?
6. Where would the smokers go? There should be an internal smoking space.
7. Why is there no soundproofing proposed?

8. What about slamming doors?
9. I am worried about sports related events bringing noisy, fighting fans to our area
10. I am worried about drinkers queuing in the street, making noise.

I am particularly disappointed in this application because I spent time working with the applicants and pointed out all the issues of the area. They have taken zero notice of the problems I pointed out and ignored all the issues about noise, smokers, deliveries and taxis. Their proposed licence fails to show any care towards residents ... unlike those of Pulia, Bill's, Flatiron and even Borough Yards when it comes to the Prevention of Public Nuisance.

I also wish to support the letter of objection put in by Living Bankside.

Signed [REDACTED]

# LIVING BANKSIDE

Email to [licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)

Dear Sirs,

ref: 876202. Umbrella Project, Winchester Walk

I wish to **object** to this application.

## EXECUTIVE SUMMARY OF THE OBJECTION

1. Site context
2. Contemptuous 'consulting'
3. Cumulative Impact Zone
4. Hours longer than Southwark Licencing Policy
5. Servicing vehicles, taxis, Ubers – where???
6. Precedents for refusal
7. The protection of children from harm
8. The prevention of crime and disorder
9. The prevention of public nuisance
10. Conditions
11. APPENDIX A Existing congestion in the streets around this premises

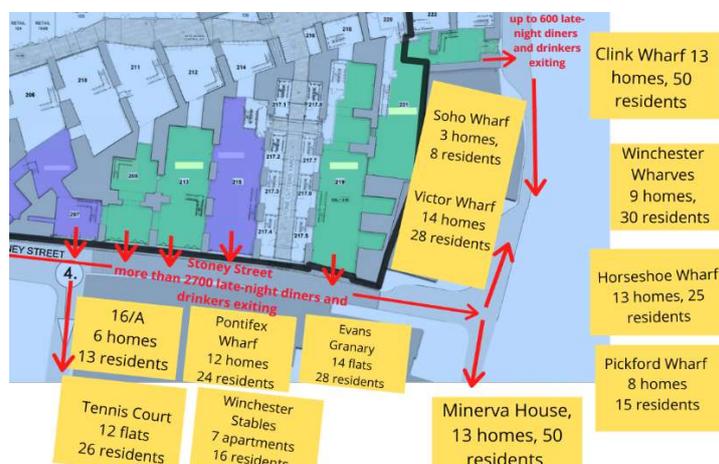
## 1.SITE CONTEXT

The premises are embedded in the middle of a residential community: there is no way the patrons to exit or arrive at the site except past the homes of many residents. The residents live so close to the premises that the voices of patrons would be audible inside their bedrooms, as would be the sound of their taxis, Ubers, mobile phone conversations, conversations while smoking and queuing outside.



The routes for late-night departing drinkers would take them past other residential properties too, depending on if they were going to Blackfriars Station, London Bridge mainline station or walking east or west along the river to continue their evenings.

Here are all the residents that stand to be affected by drinkers from these premises; also their taxis and Ubers.



### **WINCHESTER WALK ZONE**

(16A (6), Tennis Court, Stables	25 homes	55 residents
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### **STONE STREET/PARK ST ZONE**

Pontifex (12), Evans Granary(14)	26 homes	52 residents
Borough Market residents		18 residents

### **CLINK STREET ZONE**

Clink, Soho, Winchester, Horseshoe, Pickfords, Victor Wharves	60 homes	156 residents
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### **MONTAGU CLOSE ZONE**

Montagu Close (Minerva House)	13 homes	50 residents
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## **2. CONTEMPTUOUS TICK BOX CONSULTATION, IGNORING THE VIEWS OF RESIDENTS AND THE CONTEXT OF THE SITE**

It is not really consultation if the applicant then ignores every single issue flagged by the consultees. It is just tick-boxing. That is what has happened here.

The applicant presented their ideas to a resident representative some months ago. Everything was read in detail and the resident responded at length as to why this particular concept of a late-hours bar is absolutely inappropriate on this site and how it would violate the Licensing Objective of the Prevention of Public Nuisance.

The licence proposed is out of conformity with all other licences in the area that restrict noisy bottle collections to hours when residents won't be woken up. As this is a drink-based offering, the bottles would be significant and the noise of bottle disposals is a known cause of distress for residents.

There are no provisions in this licence to stop residents being disturbed at 1.30am by clients leaving after drinking for hours. Other comparable premises, such as Borough Yards, offer SIAs and taxi marshalling.

There is no limit on the number of vertical drinkers. The plan is laid out like a nightclub with bench seating along walls so it is not possible even to estimate the number of drinkers. As there is only one exit, we are surprised that this is not a fire safety issue.

We are also surprised that there is no limit placed on the number of covers, which is the case in all the Borough Yards licences.

## **3. CUMULATIVE IMPACT ZONE**

The application contravenes the provisions of the **Cumulative Impact Zone**. There is a presumption **against** permitting yet another licensed premises unless it can be demonstrated that such new premises will not present an added burden of criminal or antisocial behaviour that draws on the resources of the police and hospitals, as well as sacrificing the amenity of residents, including children and impacting negatively on highways and air quality. Given the super-saturation of bars and restaurants in this area – with another fourteen about to open

metres away at Borough Yards - there is no good reason to allow another large establishment that will empty out drinkers into the narrow residential streets in the early hours.

From the drawings supplied, the applicants plan to offer alcohol to an unstated number of seated individuals and an unstated number of standing drinkers. Why is the number not stated?

Also, there is a presumption of refusal against solely drinking establishments with no substantial food offering. The plan shows no kitchen so there can be no pretence that this is anything but a bar.

There are 56 licensed premises within the Borough Market area already. Of all Southwark's wards, Borough and Bankside has the most licensed premises already – over 250. We are about to suffer the consequences of 14 new licences at Borough Yards. Those licences, however, are reined in by numerous conditions that this licence does not propose.

These tiny residential streets cannot accommodate another influx of drinkers and diners on top of these figures. What this area needs is emphatically not more F&B but retail, fitness or non-intrusive uses that actually offer something to this hard-pressed community.

#### **4. HOURS LONGER THAN SOUTHWARK LICENCING POLICY**

The proposed hours of operation are

11am to 12.30am Monday to Thursday

11am – 1.30am Friday and Saturday

Operation is seven days a week.

Southwark Licencing Policy is against such long hours, for good reasons.

#### **5. SERVICING VEHICLES, TAXIS, UBERS – WHERE?**

The siting of these premises means that it is impossible to avoid violating the Licensing Objective of the Prevention of Public Nuisance from the noise and emissions of vehicles servicing the site even in the early hours.

In this case, the situation is even worse because the applicant has offered absolutely no servicing plan or mitigation, despite the fact that our resident pointed out these issues in 'consultation'.

There is no legal parking in the narrow streets outside.

The applicant prefers not to address this issue but we ask the Licensing Committee to consider the following questions (looking at the images in Appendix A):

Where will deliveries take place? When?

How will they avoid blocking this narrow, busy street? (This same street, Winchester Walk, will shortly become the sole access as well for the single taxi pickup proposed by Borough Yards for its 14 licenced premises – about 100 metres away)

Where will taxis wait without blocking narrow, busy streets that surround the premises?

How will the premises avoid waking residents with noisy bottle disposals, slamming taxi doors, idling engines?

The residents were recently forced to apply to put Bill's Café just around the corner into Licence Review because of antisocial bottle collections, contrary to the Licencing Objection of the Prevention of Public Nuisance. The result was adding is strict conditions about deliveries and disposals and the control of suppliers. None of these measures are offered in this licence, which leaves the residents exposed to more sleepless nights.

These streets, even before the onset of Borough Yards, are already logjammed to the extent that frustrated drivers will sit with their hands on their horns for up to ten minutes.

So taxis and Ubers will have zero recourse but to circle continuously or wait with idling engines, releasing toxins and noise, (and in summer with the taxi windows open playing loud music) under the bedroom windows of residents, including young children, in Stoney Street, Clink Street, Park Street, Montague Close, Winchester Walk.

## **6. PRECEDENT FOR REFUSAL BASED ON THE UBER/TAXI ISSUE**

In two recent licensing applications within yards of these premises, (App 867078 Lockes Bar; App 867079 Adventure Bar) permission was refused precisely because of this lack of legal parking and stopping-places for taxis and Ubers in an area already saturated with late-night F&B.

LICENSING SUB-COMMITTEE – 24 APRIL 2019

‘Licensing (as a responsible authority) also referred to the premises being situated in the Borough and Bankside cumulative impact policy area and that the applicant had not adequately rebutted the presumption that the premises would contribute to the crime and disorder in the area ...

The applicant here failed to demonstrate how they would not add to the cumulative impact. For example, when questioned, the applicant advised the sub-committee that they would direct taxis and Uber to wait away from residents, on the London Bridge side. However, this is on a red route and little thought was given to knock on effect this would then have on residents. On balance, the representations of the local residents and the responsible authorities were extremely persuasive. The sub-committee believed that the granting of this application would add to the overall cumulative impact of the area and therefore refused this application.’

The new Uber regulations mean that drivers are paid so long as they sit in their taxis. This will encourage Ubers to cluster and wait in areas where they know patrons will emerge at some point.

## **The application contravenes the four key licencing objectives as follows:**

### **7. THE PROTECTION OF CHILDREN FROM HARM**

There are a number of children under the age of ten living within yards of the proposed premises. Most of these children have their bedrooms on the street. Their sleep stands to be disrupted by departing drinkers, as well as by music and elevated voices emanating from these premises.

These children include a new baby born May 2021 just a few metres from these premises.

The World Health Organisation is now reporting on the damage caused to hearing by ‘leisure noise’. Children are particularly vulnerable. The World Health Organisation’s current studies on noise show that disturbed nights have a serious effect on children. Their concentration the next day is compromised. They can develop headaches and permanent hearing problems.

We also wish to draw the committee’s attention to the problem of people fuelled by drink who leave the place where they have spent their money and wander through residential streets, under the windows of apartments with children, and indulge in explicit talk. In licensing terms, the protection of children from harm includes the protection of children from moral, psychological and physical harm: for example, exposure to strong language and sexual expletives, or the sight of drinkers exposing themselves to urinate on their doorsteps.

There is a danger of cars, servicing vans and taxis impacting on and literally with children who are less visible than adults. Day and night, these streets are already full to capacity (Appendix A).

As mentioned, there is no legal place for patrons’ taxis or Ubers to park and turn off their engines. The lungs of children are especially vulnerable to particulates PM2.5 and PM10. As the Committee will be aware, the first

child death from air pollution has recently been recorded in nearby Lewisham. Idling cars release more and more dangerous particulates than those simply driving.

#### **8. THE PREVENTION OF CRIME AND DISORDER**

**Just this week, residents were woken by people kicking in the windows of Bill's Café, which is just around the corner from the proposed premises.**



**This happened at 2am. The longer people drink, the more likely violence like this. There is also the issue that pickpockets and drug-dealers are drawn to areas where late night drinkers are issuing from bars and want to prolong their partying.**

Borough and Bankside is designated a Cumulative Impact Area because of the existing concentration of F&B and its associated issues of alcohol-related crime, injury and nuisance. Some figures from the *Cumulative Impact Area Alcohol Licensing Review A review of crime and anti-social behaviour FY18/19 Regulatory Services; Divisional Analytical and Business Service May 2019*:

Borough and Bankside ... are the highest wards in Southwark for crime.

Rowdy Behaviour & Street Drinking ASB calls: Borough & Bankside CIA has over double the number of calls than the next highest areas of Camberwell.

Alcohol-related ambulance call-outs (2,919 reports): The Borough & Bankside CIA has 25% of the total annual call-out rates. It continues to be notably higher than the other areas.

Alcohol flagged violent crime (322 reports): In FY18/19 the number of alcohol flagged violence reports in Borough & Bankside CIA was 78% higher than the next highest area, Peckham.

Violence with Injury reported crimes (1,144 reports): As mentioned in the introduction, UK studies have suggested that between 25% and 40% of violent crime involves a perpetrator who has been drinking ... Borough & Bankside has the highest volume of VWI (174)

Some information from 'The impact of Alcohol in Southwark Southwark's Joint Strategic Needs Assessment People & Health Intelligence Section Southwark Public Health 13 February 2017'

In Southwark alcohol is a serious problem, more so than in many London boroughs.

Compared to the London region average, Southwark has much higher mortality rates attributable to alcohol overconsumption

Violence against the person is the most frequent alcohol related crime recorded in Southwark

Alcohol was involved in almost 15% of sexual offences and 10% of violent offences in 2015

Official government figures estimate that the average cost of an alcohol-related emergency ambulance/paramedic journey is £321.30. Therefore, in 2014, ambulance call-outs for binge drinking incidents alone cost Southwark almost £480,000.

In 2017/18 there were 338,000 estimated admissions where the main reason for admission to hospital was attributable to alcohol<sup>1</sup>. In August 2017 the London Ambulance Service revealed which London boroughs see the highest number of alcohol-related incidents: Southwark was in the top five. Figures show that, in Southwark, over 6,650 people were treated by ambulance crews after drinking too in August (2016). In Southwark that year there were 3,051 recorded incidents.

It would be unconscionable to draw a new influx of drinkers to this troubled Cumulative Impact Zone. And yet this application would do exactly that.

Most nights in this area, there is already shouting, screaming, singing from drunks who have spent their money at existing licenced premises. On weekend nights, and after sports matches, there are often fights, including glassings. Most of us have witnessed **indecent exposure**, in the form of patrons using our front doors as urinals as they continue drinking off-licence supplies when premises close. Many of us have needed to step over vomit outside our front doors the next morning and clean up the stinking result. We have to pick up the empty bottles and cartoons from off-licence sales from our doorsteps and window-sill. We need to do this, because of the danger of vermin.



*litter in Clink St including wine bottles and beer cans 21.3.21*

The proposed premises are just steps and yards from residents homes, including Montague Close's river viewing point, a square that is a known trouble spot for **drunken behaviour, drug dealing, rough sleeping and violence**. F&B patrons walking to London Bridge station, particularly the overland trains, will be directed by their phones to walk along Montague Close.

In this Cumulative Impact Zone, the alcohol-related problems are already grave. In the summer of 2020, Southwark Council was forced by the behaviour of F & B patrons to pressure and steam clean the urine and vomit from these very streets every Monday morning. This is an expense that was borne not by the licensed premises but by the Council.

<sup>1</sup> NHS Statistics on Alcohol, England 2019, published 5.2.19

It is in the context of this real, lived experience of crime and disorder, and the prospect a large new premises selling alcohol on our doorsteps, that we must object strenuously to this new licence.

### **9. THE PREVENTION OF PUBLIC NUISANCE**

According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, it is the responsibility of the licencing officers to take into account the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises, which may be disproportionate and unreasonable. We believe that this purely drinking establishment, with late hours, would have a disproportionate effect on those living and working nearby.

The amenity of residents in this area is already compromised by a saturation of licenced premises. People coming out of bars have their voices elevated by drink. The canyon-like nature of these streets efficiently transmits noise up to our bedrooms – including the bedrooms of young children and babies in this area. Meanwhile, the arch of the bridge in Stoney Street provides an excellent sound chamber where drunks or even merry people like to test their voices, by yodelling, for example.

As the premises propose no limit on deliveries and disposals, it leaves the neighbourhood vulnerable to distressing noise nuisance from bottle collections and deliveries by suppliers at all hours of the night and day.

Southwark Council cannot enforce on this kind of disturbance: it is labelled ‘transient noise’. A resident whose children are woken by revellers – even those settling in for a private party - under the bedroom window will get short shrift from Southwark’s noise team. With no enforcement possible, the prevention of this kind of noise cannot be ‘conditioned’ into any licence. The licensee takes no responsibility for the behaviour once they have profitably sold the alcohol

This is a bar, arranged in the plan to look like a nightclub, so loud music is presumably a part of the ‘vibe’. There is absolutely no provision for limiting the sound of the unhealthy bass-beat escaping from the bar.

### **10 CONDITIONS**

We sincerely hope that this licence is denied for all the above reasons. The very last thing we want in this neighbourhood is another late-night bar.

But if the Licensing Committee is minded to grant it, then the following conditions would be vital to the protection of the amenity of the residential neighbours and therefore supporting the Licensing Objective of the Prevention of Public Nuisance. These are very similar to the conditions that Borough Yards was obliged to accept for its 14 new licences/Bill’s Restaurant has accepted in Conciliation for Licence Review.

- Closing time midnight
- No opening on Sunday to give residents respite
- Deliveries and disposals to be between 8am and 8pm Monday to Saturday and 10 – 4pm on Sundays and public holidays – to be in conformity with Southwark’s Technical Policy on Noise and also with the nearby licences at Pulia, Bill’s and Hawksmoor
- No bottles to be carried outside after 9pm. No bottles to be left outside overnight where disposal companies can reach them - to prevent wildcat collections
- No suppliers or disposal agents to have keys or key fobs or codes, as this is the only way to prevent antisocial bottle disposals and deliveries
- No music audible from outside. Soundproofing insulation to be installed to ensure there is no breakout of music from the premises even when the doors open to repeatedly admit or let out the patrons
- Airlock door mechanism to prevent slamming doors disturbing residents

- A dispersal policy agreed in conjunction with the licence and one SIA every night from 10pm onwards to ensure that residents are not disturbed by clients
- A taxi marshalling service to be provided by the premises
- No off-licence sales to be specified. They are not requested but it needs to be specified that they will not be requested
- No football-related events and large sports screens that would attract notoriously difficult football clubs; No block bookings by sports fans
- A smoking area inside the premises to prevent the street being colonised by noisy sociable smokers. No smoking to be allowed under residents' windows
- A Covid Risk assessment of the design
- No queueing to be allowed in the street: a sign to that effect and staff to enforce this throughout hours of operation.
- Cleaners to come under staff supervision to stop noise and music breakout
- Airlock door mechanisms to avoid repeated slamming
- A mediated consultation with residents about management of antisocial noise and colonisation of their doorsteps and music/voice breakout
- A manned 24 hour number to be available to residents troubled by noise from departing patrons or wildcat deliveries/disposals.

When this comes to Committee, I would welcome the opportunity to present a PowerPoint objection online or in person, or for one of our residents to do this on our behalf.

**Amir Eden**

**Living Bankside**

**APPENDIX A: CONGESTION OF STREETS SURROUNDING THESE PREMISES**



CLINK STREET



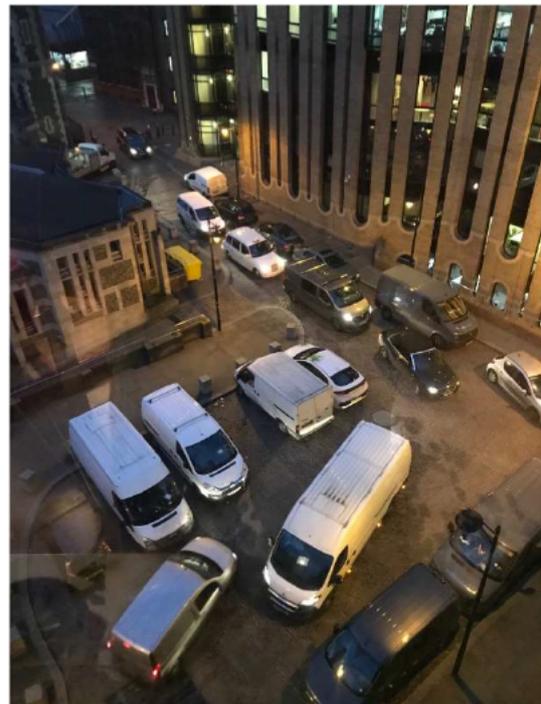
WINCHESTER WALK



STONEY STREET



STONEY STREET



MONTAGUE CLOSE

[REDACTED]  
[REDACTED], LONDON SE1 9FE  
[REDACTED]

To licensing@southwark.gov.uk

2 December 2021

Dear Sir or Madam

We have been alerted to an application for **Premises Licence 876202. Umbrella Project, Winchester Walk** and we wish to **object** to it. We are local residents.

Our grounds for objection include the following:

The area is within a Cumulative Impact Zone. The application contravenes Southwark's licensing objective 'The prevention of Public Nuisance'.

The establishment is for the consumption of alcohol. There is no indication that substantial food will be provided. Therefore, the application is contrary to Southwark's existing plans regarding alcohol sales and crime prevention in the zone.

The licence application is for hours that are longer than Southwark's Policy require, especially at weekends. Local residents would, therefore, be subject to noise nuisance and anti-social behaviour (the inevitable consequences of alcohol consumption) at hours when we can reasonably expect to be left in peace to sleep.

Our home is on a narrow street, so that the canyon-effect of buildings amplify the sound. Departing drinkers from nearby Winchester Walk heading for the Thames Path or railway would cause noise nuisance and other anti-social behaviour.

Those unable to hold their drink would (as already occurs) add to the problems of urination and vomiting in our doorways. Their shouting, singing and even raised voices disturb our sleep and our peace. Legislation supposedly provides that we may have 'quiet enjoyment' of our homes. This application would deny us that.

The sound of smashed bottles and emptying of bottle bins already disturbs us – this application would add to that nuisance.

We have seen nothing in the application that attempts to mitigate the inevitable nuisance and antisocial behaviour that would be the consequence of more licensed premises.

We are worried about sports related events bringing noisy, fighting fans to our area and do not wish to worry about drinkers queuing in the street, making noise, and behaving badly at any time, but especially not when our young grandchildren visit and stay overnight.

Please keep us informed of developments with this application and please acknowledge receipt of our objection.

Other person 5

**From:** [REDACTED]  
**Sent:** Thursday, December 2, 2021 12:23 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Premises Licence 876202.

We strongly object to Premises Licence 876202. Umbrella Project, Winchester Walk

The number of licensed premises in the immediate area around our home in Montague Close is at a level that ensures that there are regular late night / early morning disturbances. Noisy and drunken punters leaving the various bars and restaurants gravitate to the riverside location in Cathedral Square which is immediately in front of my home. There are already enough bars in the area so please no more licensing approvals.

If this really is a Cumulative Impact Zone then this license application must be rejected.

We live less than 100 M of the proposed new bar and we are well aware that more taxis in the narrow streets, more urination and vomiting, loud shouting will ensure we face few peaceful undisturbed nights.

Please reject this licensing application.

[REDACTED]

[REDACTED]

[REDACTED],

Southwark

Other person 6

**From:** [REDACTED]  
**Sent:** Wednesday, December 8, 2021 5:54 PM  
**To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>  
**Subject:** OBJECTION: licence 876202

Dear Sir/ Madam

I am writing to OBJECT to Premises Licence 876202 (Umbrella Project, Winchester Walk).

My grounds of objection are that drinkers leaving these premises at 1.30pm would lead to increased noise (disturbing sleep) and anti- social behaviour (such as late night drinkers urinating or vomiting on my doorstep). My home is 200 metres from Winchester Walk. We already suffer from such behaviour, which will be significantly increased if the application were granted, especially since the licence relates to a purely drinking establishment, without substantial food being served.

I note that the area is a Cumulative Impact Zone and the proposed hours are longer than set out by Southwark Policy.

Kind regards

[REDACTED]  
[REDACTED]  
Clink Street  
London SE1 [REDACTED]

Other person 7

**From:** [REDACTED]  
**Sent:** Wednesday, December 8, 2021 7:16 PM  
**To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>  
**Subject:** Objection to the application for Premises Licence 876202. Umbrella Project, Winchester Walk

I wish to object to the application for Premises Licence 876202. Umbrella Project, Winchester Walk

My name [REDACTED]

I [REDACTED] London SE1 [REDACTED]

My home is approx. [REDACTED] from the proposed premises.

This licence should be refused on the following grounds

1. This is a Cumulative Impact Zone
2. This is a purely drinking establishment with no substantial food provided – there is not even a kitchen in the plans: again the presumption is against granting such a licence.
3. The hours are longer than Southwark Policy indicates, particularly Friday and Saturday - 1.30am (and 12.30am other nights.). This means disturbance well into the early hours.

I would personally be affected by this licence in following ways, all of which are in contravention of the Licensing Objective of the Prevention of Public Nuisance:

1. I live in Clink St round the corner from Winchester Walk, and many revellers pass by my door daily. At night they are intolerably loud, often fighting, and I find it increasingly stressful when I have to face them.
2. Access to my garage would be blocked by taxis leaving these premises

I also wish to support Living Bankside's letter of objection.

[REDACTED]

**From:** [REDACTED]  
**Sent:** Thursday, December 9, 2021 1:30 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to Premises Licence 876202, Umbrella Project, Winchester Walk

Dear Sir or Madam,

I [REDACTED] on Clink Street: [REDACTED] Clink Street London SE1 9DL. It is located just down the road from Winchester Walk.

I am afraid I have to object to *yet another* premises licence in the neighbourhood. We have been floored recently by the entire re-focussing of the Borough Yards project into mostly F&B, away from retail.

This is a “Cumulative Impact Zone” as you well know. We cannot keep ignoring this fact and adding to the burdens to the residents of vast numbers of drinkers.

It seems that this latest proposal is just a bar. More booze and more drinkers, and all that comes with that.

Also the proposed hours are too long and against Southwark Policy. Closing time of 1:30 means excessive drunken foot traffic on Clink Street/Stoney Street/Winchester Walk which is very disturbing to all residences.

It isn't hard to see that we would be personally affected by this project: we know first hand that people leaving drinking establishments late at night make a lot of noise and are inclined to do very anti social things: urinating, vomiting, screaming, fighting. I can reasonably assume that people leaving this bar late will likely pass directly under my window if they are heading anywhere along the river. And I am very concerned about the cumulative impact when Borough Yards comes online. These licenses were approved in my opinion without due consideration for residents concerns — simply because the developer had a change of heart in light of Covid. Needless to say I think it is wrong to add to that massive effect now before we even have direct evidence of what the effect will actually be.

I also support the letter of objection submitted by Living Bankside.

Thank you for your consideration.

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

Other person 9

**From:** [REDACTED]  
**Sent:** Thursday, December 9, 2021 7:30 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Premises Licence 876202, Umbrella Project, Winchester Walk SE1

My name [REDACTED]. I live at [REDACTED], Clink St, SE1 9DG. My home is [REDACTED] from the proposed premises.

This licence should be refused on the following grounds:

1. This is a Cumulative Impact Zone
2. There is no kitchen in the plan, implying that this is a drinking only establishment with no substantial food provided.
3. As the hours applied for are longer than Southwark Policy allows, 12.30am 5 nights a week but 1.30am on Friday and Saturday, there will be disturbance to residents through the night.

If this late licence is granted I will be negatively impacted in the following ways, all of which are in contravention of the the Licensing Objective of the Prevention of Public Nuisance,

When Borough Yards opens with multiple bars and restaurants, our street will become a parking lot and turning circle for Ubers and taxis headed for the one taxi point proposed for Stoney Street. There does not seem to be a provision for marshalls or security staff to monitor the exodus late at night.

We will be woken by drinkers leaving into the early hours. The entrance to my home is already used by passing drunks as a latrine and repository for bottles, and permanent staining of the Yorkstone slabs from urine and vomit is the result (please note that the Council does not clean it and the unpleasant/expensive task is down to me).

Thank you for your consideration.

[REDACTED]  
[REDACTED]  
Clink St,  
London SE1 [REDACTED]

Other person 10

Email to [licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)

I wish to object to the application for Premises Licence 876202. Umbrella Project, Winchester Walk

My name [REDACTED], and I live at [REDACTED] in London. I live on the same street as the proposed business and, while having businesses in the neighbourhood is a good thing, it is important that the businesses are also good neighbours and respect the fact that people do live in the area.

Regarding the licence, I believe that it should be refused on the following grounds unless certain areas are properly addressed, specifically:

4. This is a Cumulative Impact Zone
5. This is a purely drinking establishment with no substantial food provided – there is not even a kitchen in the plans: again the presumption is against granting such a licence.
6. The hours are longer than Southwark Policy indicates, particularly Friday and Saturday - 1.30am (and 12.30am other nights.). This means disturbance well into the early hours.

I would personally be affected by this licence in following ways, all of which are in contravention of the Licensing Objective of the Prevention of Public Nuisance:

11. My home is directly on the route that drinkers departing from these premises would take to both the London Bridge tube station and to access the river. We have already seen instances of people vomiting, breaking glass, urinating and littering (to include cigarette butts) around the building and unless proper safeguards are in place this will only make it worse.
12. Bottle disposals are incredibly disruptive to rest and need to take place in daylight hours. Other businesses have violated this and have been subject to licence reviews and other actions.
13. Congregating Ubers and taxis on the narrow, already congested streets.
14. In addition to the litter, smokers can often congregate under nearby windows, creating noise and smoke that can get into other people's homes.

I also wish to support the letter of objection put in by Living Bankside.

Sincerely,

[REDACTED]

Other person 11

**From:** [REDACTED]  
**Sent:** Friday, December 10, 2021 6:38 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:**

Dear Sir/Madam,

876202. Umbrella Project, Winchester Walk

My name is [REDACTED]

My address is [REDACTED] Clink street, London SE1 9DL

My home is [REDACTED] from the proposed premises.

This licence should be refused on the following grounds:

1. This is a Cumulative Impact Zone
2. This is a purely drinking establishment with no substantial food provided – there is not even a kitchen in the plans: again the presumption is against granting such a licence.
3. The hours are longer than Southwark Policy indicates, particularly Friday and Saturday - 1.30am (and 12.30am other nights.). This means disturbance well into the early hours.

I would personally be affected by this licence in following ways, all of which are in contravention of the Licensing Objective of the Prevention of Public Nuisance:

PLEASE CHOOSE A COUPLE OF THESE AND ADAPT

1. My home is on the route that drinkers departing from these premises would take to London Bridge/the River/ to view the Illuminated River/Blackfriars. People who have been drinking late at night make a lot of noise.
2. My property has been damaged by late night drinkers anti social behavior.
3. I would be woken by bottle disposals in the middle of the night, as the licence stands
4. I would be woken by taxis idling and people shouting into their phones to track down their taxis.
5. Children would be woken by drinkers leaving late at night.
6. Access to my home would be blocked by taxis from these premises.

7. We are already worried about what will happen when Borough Yards opens all its bars and restaurants. All the taxis and Ubers would need to use this same narrow street to get to the one taxi point proposed in Stoney Street. How can this work?
8. Why are there no security officers or taxi marshals offered in spite of the late night licence?
9. Where would the smokers go? There should be an internal smoking space. Otherwise they would come and talk loudly under my window.
10. Why is there no soundproofing proposed?
11. What about slamming doors?
12. I am worried about sports related events bringing noisy, fighting fans to our area.
13. I am worried about drinkers queuing in the street, making noise

I also wish to support the letter of objection put in by Living Bankside.

Yours sincerely,

██████████  
██  
██

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

By Email to [licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)

I would like to lodge an objection to the application for Premises Licence 876202.  
Umbrella Project, Winchester Walk

My home is a short walk from the premises and is on the natural route from there to the river. I am already subject considerable nuisance from existing licensed premises from noise and people urinating and vomiting in the entrance to my garage. The noise is a particular nuisance as the railway arch over this part of Clink Street acts as an amplifier of any noise on the street.

The proposal is for a drinking license with extended hours to which I particularly object as this indicates the intended market for the premises is a younger demographic with an increased propensity to create nuisance in the neighbourhood. This also increases the likelihood of it attracting large numbers of late night drinkers after sports events

The extended hours are inconsistent with Southwark current policy and is particularly inappropriate in an already over-stressed Cumulative Impact Zone. This proposal will add to the likelihood of adverse impacts resulting from the very large number of licenses granted to premises in the Borough Yards.

Should a license in any case be granted it should not be conditioned on closure by 11.30pm.

For these reasons, I also wish to support the letter of objection put in by Living Bankside.

Yours faithfully,

[REDACTED]

**From:** [REDACTED]  
**Sent:** Tuesday, December 21, 2021 10:21 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Application for Premises Licence 876202 Umbrella Project, Winchester Walk- OBJECTION

Dear Licencing Team,

I wish to object to the application for Premises Licence 876202 for the Umbrella Project, Winchester Walk

I live at [REDACTED], and my home is 60 metres from the proposed premises.

I wish to object to this licence and believe it should be refused as this is a cumulative impact zone already troubled with the behaviour of drinkers and noise.

My concerns are listed below, all of which are in contravention of the Licensing Objective of the Prevention of Public Nuisance:

1. This is purely a drinking establishment with no food apparently being provided. The presumption must be to refuse this application
2. The closing time hours run very late into the night and would create unnecessary noise, litter and anti social behaviour.
3. The residents will be woken by bottle disposal noise that travels around the whole area in the middle of the night, as the licence stands.
4. Borough Yards with its new multiple licences will already be increasing the level of late night noise, litter, and anti-social behaviour. Granting this licence is just going to make it even worse. The potential for Winchester Square and the to become a toilet at night is increased and this licence must not be allowed to make matters worse.
5. Smokers will wander into Winchester Square, dropping litter, making noise and disturbing everyone in the local area as the disperse in the early hours of the morning.
6. Off-licence sales, must be banned in such a sensitive area
7. If there are sporting events on, this will become a magnet for drinkers and all the problems for the residents that they will bring with them

I also wish to support the letter of objection from Living Bankside.

Regards

[REDACTED]

**From:** [REDACTED]  
**Sent:** Wednesday, December 22, 2021 11:40 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Fwd: Planning Objection

I wish to object to the application for Premises Licence 876202. Umbrella Project,  
Winchester Walk  
My name is  
I live at

Dear Southwark Council

I want to object to the application for **Premises Licence, 876202 The Umbrella, Winchester Walk**

I live in [REDACTED] Clink Street just a few hundred yards from Salt Yard and typically a popular route for drinkers on their way into or out of the Borough Market area.

Our grounds for objection are mainly to do with the likely anti social consequences of granting yet another license for alcohol consumption in an area which is already plagued. By drunken nuisance behaviour including urination and vomiting in public, fighting and very loud singing, shouting and screaming. I know this as my bedroom window opens onto Clink Street at first floor level.

The number of drinkers in the area is about to explode anyway due to the changing nature of Borough Yard which has morphed from a primarily retail development to what will largely be a food and drink mall.

As I understand it the proposed establishment is for the consumption of alcohol but limited food. The application therefore seems to contravene Southwark's existing plans regarding alcohol sales and crime prevention in the zone.

If a licence of any sort is to be granted please ensure that hours are strictly limited and sound-proofing should be made a condition of any use of the space. There should also be rules about hours of delivery and rubbish management are strictly prescribed - especially bottle collection which is incredibly noisy.

Please keep us informed of developments with this application and please acknowledge receipt of our objection.

Best wishes

[REDACTED]

[REDACTED]  
[REDACTED]

From: [REDACTED]  
Sent: Wednesday, December 22, 2021 3:34 PM  
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>  
Subject: Umbrella Project licence application 876202

Season's greetings. I trust you have an enjoyable and peaceful time over the holidays.

Before then I wish to register my objection to the application for Premises Licence 876202. Umbrella Project, Winchester Walk. I note the details for my wife and myself below.

Names: [REDACTED]  
[REDACTED]

Our home is less than 200 yards from the proposed premises as the crow flies.

In my view this licence should be refused on the following grounds :

1. This is a Cumulative Impact Zone which is already suffering from anti-social behaviour by drinkers.
2. This is a purely drinking establishment with no substantial food provided - there is not even a kitchen in the plans.
3. The hours are longer than Southwark Policy indicates, particularly Friday and Saturday - 1.30am (and 12.30am other nights.). This means disturbance well into the early hours.

I would personally be affected by this licence in following ways, all of which are in contravention of the Licensing Objective of the Prevention of Public Nuisance:

1. Our property has been damaged by late night drinkers who have vomited on our doorstep, urinated in our garage entrances, and smashed our dry riser among other things
2. We would be woken by bottle disposals in the middle of the night, as the licence stands
3. We would almost certainly be woken by taxis idling and people shouting into their phones to track down their taxis
4. Access to our garage could be blocked by taxis from these premises
5. We are already worried about what will happen when Borough Yards opens all its bars and restaurants. All the taxis and Ubers would need to use this same narrow street to get to the one taxi point proposed in Stoney Street.

We also wish to support the letter of objection put in by Living Bankside.

Signed

[REDACTED]

My earlier correspondence refers. I attach a photo of our front doorstep this morning.



**From:** [REDACTED]  
**Sent:** Wednesday, December 22, 2021 9:32 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** opposition to Premises Licence 876202: Umbrella Project, Winchester Walk

We wish to object to the application for Premises Licence 876202. Umbrella Project, Winchester Walk

[REDACTED]  
We live [REDACTED] Stoney Street

Our home is less than 20 metres from the proposed premises.

This licence should be refused on the following grounds

1. This is a Cumulative Impact Zone
2. This is a purely drinking establishment with no substantial food provided – there is not even a kitchen in the plans: again the presumption is against granting such a licence.
3. The hours are longer than Southwark Policy indicates, particularly Friday and Saturday - 1.30am (and 12.30am other nights.). This means disturbance well into the early hours.
4. Every single new premise in the area has been a bar or a restaurant with all the nuisances that come with them (see below). The neighbourhood is slowly turning into party town like Leicester square or Shoreditch. We think it's unacceptable for existing and new residents.

We would personally be affected by this licence in following ways, all of which are in contravention of the Licensing Objective of the Prevention of Public Nuisance:

1. Our home is on the route that drinkers departing from these premises would take to the River and Blackfriars. People who have been drinking late at night around borough market already make a lot of noise (notwithstanding the 6 new bars and restaurants approved with borough yards which was originally planned as a retail development). My property has already been damaged by late night (and afternoon) drinkers who have vomited and urinated on my doorstep and around the building. It is inevitable that smokers and drinkers will end up speaking loudly, shouting, fighting, urinating in Winchester square and Stoney street, right under the windows of our bedrooms.
2. We would be woken up by bottle disposals and refuse collections. Even when licenses impose strict hours, refuse/bottles collection companies completely disregard the contracts they have with restaurants. We recently put in a license review application with Bill's for exactly that reason and the

night time bottles collections lasted 3 months! We have similar problems with Hawksmoor, Nando's and the Old Thameside Inn. There are 6 restaurants between clink street and Winchester Walk, they all use different refuse collection companies for bins and for bottles. The road is an incessant procession of loud rubbish lorries at all hours of the day or night including Saturdays and Sundays.

3. I am worried about all the taxis and Ubers coming to the area. They would need to use this same narrow street which are clearly not designed for traffic. The area should be pedestrianised and made "Resident and delivery access only". We already suffer from people speaking loudly late at night while waiting for Ubers and others on the phone to Uber drivers trying to find their way around the narrow streets.

4. Lastly, restaurants and bars come with ventilation systems and exhausts which contribute to already high ambient noise.

We also wish to support the letter of objection put in by Living Bankside.

[REDACTED]

[REDACTED]

[REDACTED]