

Other person 1

From: Morris, Adele <Adele.Morris@southwark.gov.uk>
Sent: Friday, January 7, 2022 8:11 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 - Salt Yard, New Hibernia House, Winchester Walk

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

Other person 2

From: [REDACTED]
Sent: Monday, December 20, 2021 12:13 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: application for Premises Licence 876408: objection

I wish to object to the application for Premises Licence 876408
Salt Yard, Winchester Walk

My name [REDACTED]

I live [REDACTED], London SE1 [REDACTED]

My home is about 200 yards from the proposed premises. All around the premises are people's homes: no one can get there or leave there without passing under our homes.

This licence should be refused because this is a cumulative impact zone already seriously troubled by the behaviour of drinkers. Absolutely no mitigation has been offered by this applicant to reduce the impact on residents so the presumption must be to reject it.

This is a 'charcuterie bar' concept that also provides drink without substantial food, according to its website. It applies for outdoor drinking when there is no outdoor space, so the intention is clearly to colonise the public realm under residents' windows. No chairs or tables are shown on the street, but if they have 'outdoor drinking,' what will stop them?

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/Blackfriars. People who have been drinking late at night tend to stand around under residents' window, smoking and loudly talking, shouting and even fighting.
2. Given the narrow streets here, that efficiently transmit noise, I would be woken by bottle disposals in the middle of the night, as the licence stands
3. I would be woken by taxis idling and people shouting into their phones to track down their taxis
4. Where would taxis and Uber wait? They would have to idle as there is no legal parking. This issue has been taken seriously by the Licensing Committee, enough to be the basis for rejecting previous applications
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. Otherwise they would come and talk loudly under my window.
7. Where would people consume off-licence sales? Under my window, probably. There should be no off-sales allowed in such a sensitive site.
8. Why is there no clause to shut the French doors at 10pm? (as with Borough Yards)
9. Why is the soundproofing proposal not visible in the licence?
10. What about slamming doors?
11. I am worried about sports related events bringing noisy, fighting fans to our area
12. I am worried about drinkers queuing in the street, making noise.

It is disappointing that this applicant did not bother to consult residents about how to minimise impact and especially public nuisance. It would have been so easy to do this as their landlord has our contact details.

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

[REDACTED]

LIVING BANKSIDE

18 Great Guildford Street, London, SE1 0FD

T: 020 3488 7293

E: info@livingbankside.org

Email to licensing@southwark.gov.uk

Dear Sirs,

New Hibernia House. Salt Yard 876408

We wish to **object** to this application.

EXECUTIVE SUMMARY OF THE OBJECTION

SITE CONTEXT RELEVANT TO THE FOUR LICENSING OBJECTIVES; LACK OF CONSULTATION

1. Lack of Consultation
2. Site context relevant to the 4 Licensing Objectives
3. Cumulative Impact Zone
4. Servicing; no legal parking for taxis and Ubers: precedents for refusal; Deliveroo bikes
5. Design offers no mitigation for the protection of residents
6. The protection of children from harm.
7. The prevention of crime and disorder
8. Public safety
9. The prevention of public nuisance
10. Off-licence sales after hours consumed where?
11. Numbers not stated
12. Conditions
13. APPENDIXES A Photographs of the affected streets

1. LACK OF CONSULTATION OR ENGAGEMENT WITH AFFECTED RESIDENTS

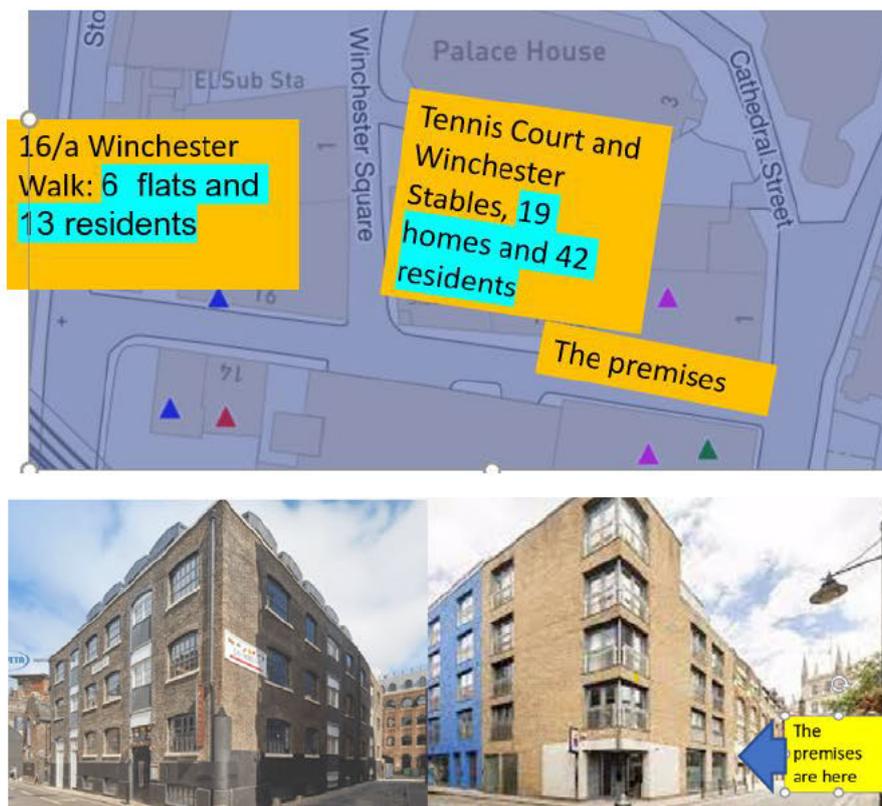
It is notable that this applicant has not offered any consultation with these residential neighbours or any community organisation before putting in the application. If they had, we would have explained the issues about off-licence, outdoor drinking, taxis, Ubers and servicing. As it is, the licence application shows zero consideration towards the many residential neighbours and we therefore ask for it to be rejected on the grounds that it contravenes the Licensing Objective of Preventing Public Nuisance.

This is particularly disappointing as the owner of this site – made aware of our issues as above – previously advised one of our residents (6.6.21) that he would ensure that impacts would be minimised. He also said that residents would be consulted before any new licence was put forward.

Instead this licence has been slipped in during the busy Christmas period without any mitigation or consultation.

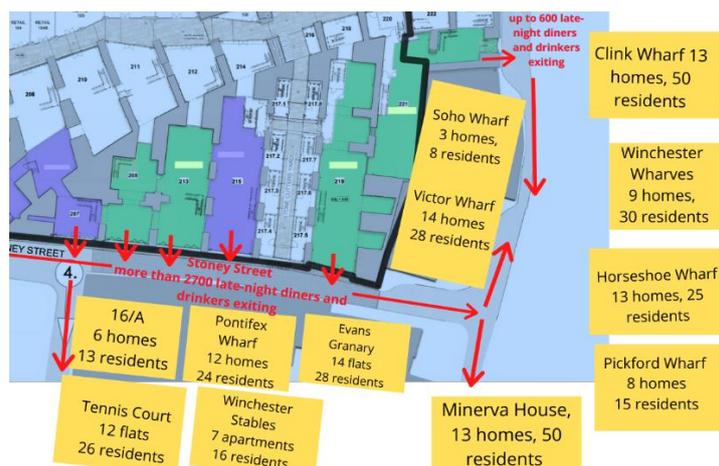
2. SITE CONTEXT RELEVANT TO THE FOUR LICENSING OBJECTIVES;

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 queueing 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

STONEY 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

MONTAGU CLOSE ZONE

Montagu Close (Minerva House) 13 homes 50 residents

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 – there is no good reason to allow another large establishment, especially not with the Umbrella Project proposing a large bar next door, Hawksmoor already operating and 14 extra bars and restaurants about to open in Borough Yards, the biggest ones all being a few metres from these proposed premises.

Examination of the plans shows no seating near the tables. Having looked at the Salt Yard 'concept', it appears to be small plates or tapas – or just drinking: 'Circus Salt Yard is perfect for work lunches, celebrations **or simply a lovely glass of cold sherry at the bar.**'

Of all Southwark's wards, Borough and Bankside has the most licensed premises already – over 250. Borough Market has provided the following figures for people coming into the area on Fridays and Saturdays:

Friday daytime, 29 th Nov 2019 (9am – 6pm)	90,863
Saturday daytime (9am – 6pm)	127,191
Friday evening, 29 th Nov (6pm – midnight)	16,082

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-press community.

4.SERVICING; NO LEGAL PARKING FOR TAXIS, UBERS and DELIVEROO BIKES: PRECEDENTS FOR REFUSAL OF LICENCES

There is no servicing plan offered for these premises. There is no legal parking outside.

Where will deliveries take place? When? Deliveries and cleaning, taking place out of hours, would prolong the noisy occupation of the site to the detriment of residents' sleep.

The fact that the premises offer no control on servicing hours contravenes Southwark's policy:

Extract from London Borough of Southwark Technical Guidance for Noise Amended November 2019:

5.8 Noise from Servicing Commercial Uses

Noise from servicing of commercial uses can cause complaints. This is particularly problematic where servicing takes place at night or in the late evenings or early mornings. The following standards apply:

Deliveries or collections to commercial units shall only be between the following hours:
08.00 – 20.00hrs Mon – Sat and 10.00 – 16.00hrs Sundays and Bank Holidays

There is another kind of servicing: the taxis and Ubers of F&B patrons. These would be a problem in streets already logjammed (see APPENDIX A) to the extent that frustrated drivers will sit with their hands on their horns for up to ten minutes.

These premises are surrounded by tiny residential streets with no legal parking spaces for taxis waiting for clients. 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.

Swarms of noisy Deliveroo bikes can be added to the taxis circling, waiting, revving in the narrow streets where there is no legal parking.

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.'

In this case, the situation is so much worse because of the volume of F&B patrons (and therefore taxis) involved and the number of residents including children in very close proximity.

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.

5. Design offers no mitigation for the protection of residents

The design shows three or four large pairs of French windows or doors opening out onto the street directly under residents' windows.

Outdoor drinking is proposed right under residents' windows: '**Late night refreshment - indoors and outdoors**' – until midnight seven nights a week. If the red line shows the licensable area ...and none of this is outside ... why are they applying for outdoor drinking?

Although the plan mentions soundproofing, there is no soundproofing possible in this case to protect residential amenity. There is nothing to stop and everything to encourage drinkers taking their alcohol and cigarettes outside through the large double doors to stand in the street under residents' homes.

In a site as sensitive as this, there should be double doors with inner lobbies to protect the residents from noise and **there should be no outdoor drinking** as any such drinking would entail colonising the public realm. There should also be no colonising of the street by chairs that would inevitably be moved from their places and set on the footpath, forcing pedestrians into the narrow, busy road.

The application contravenes the four key licencing objectives as follows:

6. 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 in May 2021 immediately above 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. Idling cars release more and more dangerous particulates than those simply driving.

7. THE PREVENTION OF CRIME AND DISORDER

Just last 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 alcohol¹. 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 massive new influx of drinkers to this troubled Cumulative Impact Zone. And yet this application, and the 15 others lodged with it, would do exactly that.

Most nights in this area, there is already shouting, screaming, singing and dancing 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.

¹ NHS Statistics on Alcohol, England 2019, published 5.2.19



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.

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.

8. PUBLIC SAFETY

In the case of emergencies, customers from these premises would be forced out into a narrow footpath. An emergency could result in crushing and blocking of escape routes or people being thrust off the pavement into oncoming vehicular traffic, also intensified by the increased F&B needs for taxis and Ubers.

There are already too many premises for public safety to be upheld. The onus needs to be on the applicant to show how and why they would not be adding to this serious safety problem.

8. 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 large premises 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.

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 of those carrying away the beer and wine he/she has sold to them. The licensee takes no responsibility for the bottles and cans left in the residential streets.

The only way to prevent nuisance of this kind is to stop licensing bars and restaurants in this Cumulative Impact Zone.

9. OFF-LICENCE SALES MUST BE EXCLUDED FROM LICENCE

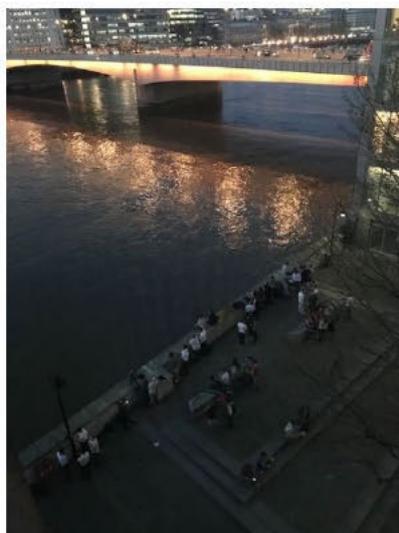
The applicants want to sell alcohol for consumption off the premises until 11.45 or midnight seven days a week.

After hours, off-sales drinks would be taken for consumption under the homes of residents in the early hours.



Off-licence sales - these drinkers are seated in front of the entrance to the residential apartments at Evans Granary, just round the corner from these premises. When they leave, they will leave their bottles and other litter.

Drinkers will even break the necks of bottles if they want to keep drinking, especially with a lovely view of the Illuminated River at Cathedral Square ... under the bedrooms of residents including children. The picture below shows people with off-licence wine and beer at Cathedral Square.



late night drinkers with off-licence alcohol - immediately under the residents of Minerva House

Are the applicants going to send staff to Cathedral Square to tell their patrons to stop upsetting residents and waking up children? Are they going to interrupt a parting patron who prefers to urinate in the arch in front of Pickford's Wharf rather than queue up for a toilet inside?

Are the applicants going to clean up the bottles and cans they sold drinkers like these, also under Minerva House?



Off-licence sales cannot be provided by these premises without causing serious public nuisance and compromising public safety, and must be removed from any licence granted.

10. numbers not stated

From the drawings supplied, the applicants plan to offer alcohol an unstated number of standing drinkers. Why is the number not specified and limited? Or do these premises count on being able to spill their clients out into the street under residents homes?

11. 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 establishment sending people out into these residential streets when we and our children are trying to sleep, or more noisy drinkers colonising the crowded pavements.

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 11pm
- No outdoor drinking in the licence
- No alcohol to be served without substantial food
- - No colonisation of the footpath and public realm by drinkers or smokers from the premises
- No offsales in the licence
- No opening on Sunday to give residents respite

- A limit on the number of people to be inside the premises at any time
- Soundproofing demonstrated to be in conformance with Southwark technical policies to include testing inside residents' homes.
- French doors to be shut at 10pm.
- 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 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.

APPENDIX A: CONGESTION OF STREETS BEFORE THE 16 new LICENCED PREMISES PROPOSED, INCLUDING THIS ONE



CLINK STREET



WINCHESTER WALK



STONEY STREET



STONEY STREET



MONTAGUE CLOSE

Other person 4

From: >
Sent: Tuesday, December 21, 2021 11:17 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection

To the licensing board,

I wish to object to the application for Premises License 876408
Salt Yard, Winchester Walk

My name is SE1 [REDACTED]

My home is around the corner from the proposed premises.

This license should be refused on the following grounds because this is a cumulative impact zone already troubled with the behavior of drinkers.

I would personally be affected by this license in following ways, all of which are in contravention of the Licensing Objective of the Prevention of Public Nuisance: My home is on the route that drinkers departing from these premises would take to get to London Bridge tube station. My property has been damaged by late night drinks who have vomited on my doorstep, done poos in the corner near my front door that I have had to clean up the next day. I would be woken by taxis idling and people shouting into their phones to track down their ubers . I am 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? Why are there no security officers or taxi marshals offered in spite of the late night license?

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

Signed

[REDACTED]

Other person 5

From: [REDACTED]
Sent: Tuesday, December 21, 2021 10:00 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Application for Premises Licence 876408 - OBJECTION

Dear Licencing Team,

I wish to object to the application for Premises Licence 876408 at Salt Yard, Winchester Walk

I live at [REDACTED], SE1 [REDACTED] and my home is [REDACTED] 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. I would be woken by bottle disposal noise that travels around the whole area in the middle of the night, as the licence stands
2. 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 to become a toilet at night is increased and this licence must not be allowed to make matters worse.
3. Smokers will wander into Winchester Square, dropping litter, making noise and disturbing everyone in the local area as they disperse in the early hours of the morning.
4. Off-licence sales, must be banned in such a sensitive area
5. Please ensure that the doors are not allowed to be open past 10pm in the evening to reduce the noise levels.

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

Regards

[REDACTED]

Other person 6

[REDACTED]
[REDACTED]

To licensing@southwark.gov.uk

21 December 2021

Dear Sir or Madam

We have been alerted to an application for **Premises Licence, 876408, Salt Yard, 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 but limited food. The application is thus contrary to Southwark's existing plans regarding alcohol sales and crime prevention in the zone.

The licence application is for hours that, for local residents would result in noise nuisance and anti-social behaviour (the inevitable consequences of alcohol consumption) at hours when we expect to be left in peace to sleep. We already suffer greatly from both.

Our home is on a narrow street, so that the canyon-effect of buildings amplify 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. Winchester Walk and the area to the south of it is largely residential and the quality of life for residents in recent years has deteriorated because of the grant of many licenses. We do not need more: the area is already too-well served with restaurants, bars and public houses.

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 noise and other nuisance, including antisocial behaviour, that would be the consequence of more licensed premises. Hours must be strictly limited and sound-proofing must be made a condition of any use of the space.

There is no outdoor space other than the narrow footway in a narrow street, already busy with vehicular traffic. The mix of people and traffic will pose a risk of injury. We are worried about sports-related events bringing noisy, fighting fans to our area and do not wish to have 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.

Yours truly,

[REDACTED]

Other person 7

From: [REDACTED]
Sent: Tuesday, December 21, 2021 9:31 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: OBJECTION Premises Licence 876408

We object to the application for Premises Licence 876408 Salt Yard, Winchester Walk. This application must be rejected because there are already far too many bars in such a small and congested area and the impact of any new license will make the situation with vandalism, loud noise, bottle removal in the middle of the night, vomiting, urination that much worse. Surely there must be an end to the number of bars that can operate reasonably in such a small!!

Our apartment is [REDACTED] away from the proposed premises and directly on the route from the proposed bar to the river. There are no security staff around at night, no one controls busy traffic in a noisy environment which can only disturb our sleep. Sadly there are no toilets available for the late night revellers in and around Cathedral Square.

We are already concerned by the increased number of bars as a result of the Borough Yards project and adding still more in the same area more can only make all of the related issues and problems for residents still worse.

Please reject this application.

[REDACTED]
[REDACTED]
[REDACTED]
Southwark
[REDACTED]

Other person 8

From: [REDACTED]
Sent: Wednesday, December 22, 2021 3:25 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Salt Yard licence application 876408

First of all, season's greetings. I hope you have a peaceful and enjoyable break over the holidays.

Before then however I regret that I have to object to the application for Premises Licence 876408 for Salt Yard, Winchester Walk. I note the relevant details for my wife and myself below.

[REDACTED]
[REDACTED] Our home is less than
[REDACTED] from the proposed premises as the crow flies.

This licence should be refused on a number of grounds some of which I mention below but particularly because this is a cumulative impact zone already troubled with the anti-social behaviour of drinkers.

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:

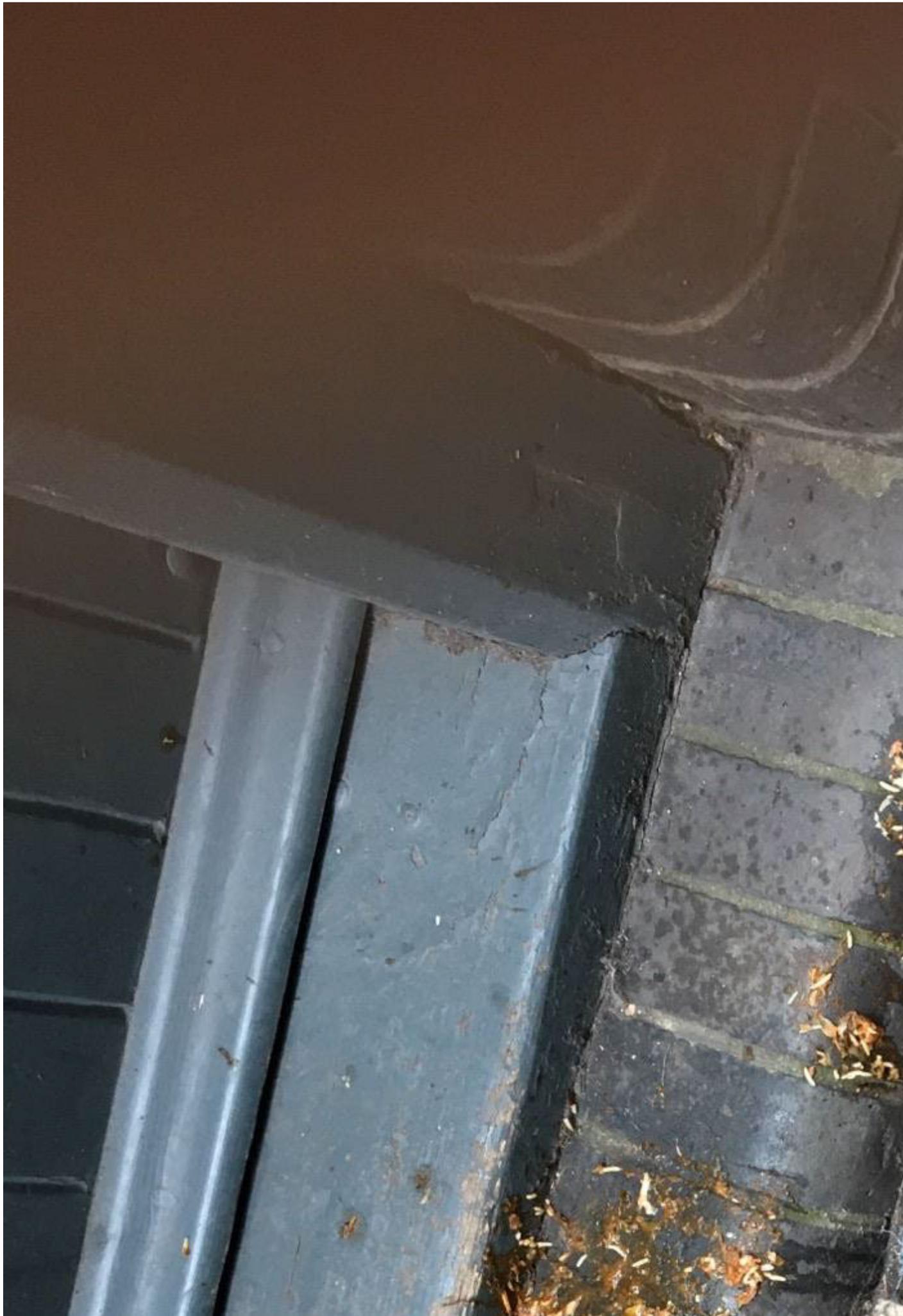
1. Our property has been damaged by late night drinkers who have vomited on our doorstep, urinated in my garage entrances, and smashed my dry riser among other things
2. We would be woken by bottle disposals in the middle of the night, as the licence stands
3. I would almost certainly be woken by taxis 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.

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

Signed [REDACTED]

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]



Other person 9

Email to licensing@southwark.gov.uk

I wish to object to the application for Premises Licence 876408

Salt Yard, Winchester Walk

My name [REDACTED] [REDACTED] 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:

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 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.
2. Bottle disposals are incredibly disruptive to rest and need to take place in daylight ours. Other businesses have violated this and have been subject to licence reviews and other actions.
3. Congregating Ubers and taxis on the narrow, already congested streets.
4. 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 10

From: [REDACTED]
Sent: Wednesday, December 22, 2021 12:47 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Re: Planning Objection

On 22 Dec 2021, at 11:37, [REDACTED] wrote:

Dear Southwark Council

We have been informed there's an application for **Premises Licence, 876408, Salt Yard, Winchester Walk** and we would like to **object** to it.

We live in [REDACTED], 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



Other person 11

From: Andrew Nunn <andrew.nunn@southwark.anglican.org>
Sent: Thursday, December 23, 2021 5:17 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: Justine Horseman Sewell <Justine.HorsemanSewell@southwark.anglican.org>
Subject: Application number 876408

Licence number: 876408
Trading name and address: Salt Yard
Ground Floor, New Hibernia House Winchester Walk
SE1 9AG
Ward: Borough and Bankside
Applicant Name: Tortelli Ltd

On behalf of the Chapter of Southwark Cathedral I would like to register an objection to the above named application.

The basis of the objection is that the application mentions

Late night refreshment - indoors and outdoors

The premises does not have outside space so my conclusion is that this will be on the narrow pavement on Winchester Walk. This will prove dangerous to pedestrians. That road is in constant use as the only route around the market. Having to step into the road – it is also a cycle route – will be potentially disastrous.

My other concern is for my parishioners living on Winchester Walk of whom there are 60. This will be yet more outside noise in an already noisy area because of bars and restaurants. The attitude may be – already noisy, more noise can't hurt – but it does to the detriment of the quality of life in a uniquely mixed area.

On these grounds I object to a license being given for the consumption of alcohol outside. I have no objection to the restaurant or internal consumption.

Yours faithfully

Andrew Nunn

The Very Revd Andrew Nunn
Dean

Southwark Cathedral
London Bridge
London SE1 9DA

Telephone: 020 7367 6727

Email: andrew.nunn@southwark.anglican.org

Web: www.southwarkcathedral.org.uk

Twitter: [@deansouthwark](https://twitter.com/deansouthwark)

Blogs: [Living God](#) : [General Synod](#) : [Camino](#) : [In the Steps of St Paul](#) : [Sabbatical Thoughts](#)

Other person 12

From: [REDACTED]
Sent: Thursday, December 30, 2021 11:17 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: OBJECTION: licence 876408

Dear Sir/ Madam

I am writing to OBJECT to Premises Licence 876202 (Salt Yard, Winchester Walk).

My grounds of objection are based on the fact that granting the application would be in breach of the Licensing Objective of the Prevention of Public Nuisance.

Drinkers leaving these premises at a late hour 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. The area is a cumulative impact zone and we already suffer from such behaviour, which will be significantly increased if the application was granted.

Kind regards

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

Other person 13

From: [REDACTED]
Sent: Sunday, January 2, 2022 4:51 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to licence application 876408

My name is [REDACTED] [REDACTED] is about [REDACTED] from the proposed site. I OBJECT to licence application 876408 (Salt Yard, Winchester Walk) on the following grounds:

1. This is a Cumulative Impact Zone.
2. I will be negatively impacted in the following ways, all of which are in contravention of 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 marshals 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]
[REDACTED]
[REDACTED]

Other person 14

From: [REDACTED]
Sent: Wednesday, January 12, 2022 8:14 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to Licence application 876408

Hi

I would like to register my objection to the application by Tortelli to set up a premises serving alcohol late in the evening on Winchester Walk.

I live in [REDACTED] [REDACTED] and am often kept up by people who are drinking long in the evening outside the rake pub despite the pub only being allowed open up until 10.20pm (people will often linger around after close and purchase alcohol from an off Licence). I have complained numerous times to borough market itself as well as yourselves (the council) and nothing seems to be done about it.

I'm concerned that this new planning application will only exacerbate this problem and encourage more drinkers to gather there long in to the evenings.

What are the next steps on this appeals process please?

Thanks

[REDACTED]