

**From:** Cllr Adele Morris <Adele.Morris@southwark.gov.uk>  
**Sent:** Thursday, April 28, 2022 12:26 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 - Southwark Tap and Wine Bar, Railway Arch 80 Scoresby Street

Dear licensing

I would like to object to this application.

This application is in the Borough and Bankside Cumulative Impact Zone, and the applicant has given no reason why this application should be granted as an exception to that. Therefore it should be refused.

In the event of them being able to justify granting an application in a Cumulative Impact Zone, I would like to make the following observations:

The hours applied for exceed those that are recommended for a bar in this area. There is no indication of capacity on the plans. This is a narrow street with residential premises all along one side of it, and not suitable for excessive numbers of rowdy drunken patrons to be leaving the premises, urinating, vomiting and shouting as they go.

It is not clear what the marked out areas are on the mezzanine level on the plans. There appears to be a bi-fold metal screen. This should not be opened during operating hours, as the noise would disturb the residents in the family houses immediately in front of the premises.

There should be no use of the outside area in front of the premises at any time, as this will impact on the family houses in front of the premises.

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:** Thursday, April 14, 2022 6:03 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Oppose application 87157

I would like to lodge an objection to the current licencing application for Arch 80 Scoresby St, London SE1 0XN.

Approving the request for opening and closing times of these premises will impact residents right to decent standard of peace and quiet late at night. as well as exacerbate the problems that we currently face every day, residents are already impacted from the numerous bars and restaurants and other commercial facilities on Scoresby st, Union st and Joan St. There are already multiple wine bar, pubs and restaurants on abs within close proximity to Scoresby Street. As a result of the proliferation of new bars and restaurants Scoresby St is constantly used as a carpark, which literally becomes gridlocked at weekends.

In addition to the numerous bars, there are several makeshift food outlets/café around the corner in Blackfriars Road. There are two other cafes around the corner from Gambia Street in Union Street. There are pubs prominently advertising food within a short distance: on the corner of Nicholson Street/Blackfriars Road; on the corner of Blackfriars Road/the Cut; two in Union Street, close to Gambia Street. A Gordon Ramsay restaurant is on the corner of Union Street/Great Suffolk Street. There are cafes and restaurants galore, on and behind the Cut, as well as the restaurants/cafes within the 8 hotels, which are all located within 200 yards of Scoresby St. Do we really need yet another bar / food outlet in this area? The entertainment licence of this proposed outlet is also a cause for concern because it would be wholly inappropriate and unsuitable in a narrow side road, so close to residences. This proposal will significantly increase the noise level.

The noise from the current restaurants is intrusive on a nightly basis. There is disturbance when people are leaving these premises at a late hour – traffic, car doors banging, loud voices etc gardens abs side alleys littered with rubbish and on numerous occasions used as a makeshift toilet. The noise/nuisance problem will be even worse with an outdoor seating area, especially one the size of the area outside this arch. There still continues to be cases of Rotherham Walk being used as a toilet at night, with people urinating and defecating, with the most recent incident occurring on Saturday 09 April 2022. These incidents have been reported to both Southwark Council and the Police.

Parking. There is already a major problem with parking and deliveries. Scoresby Street is a narrow street and is often blocked with cars parking legally and illegally on both sides of the road, impeding cars and large vehicles using the street. In the evenings and at weekends, people use it as a car park for the local area, often using the residents' bays. This change of use will exacerbate the problem. Further to this, I am a full-time carer who looks after someone who also lives at 16 Rotherham walk. He has complex needs and disabilities and needs access to his car, which is registered as disabled. Southwark council have supplied a disabled parking bay. The disabled parking bay is often used by customers using the restaurants or is

inaccessible due to inconsiderate parking, which means we are unable to park the car in the disable bay.

Their car has been damaged on numerous occasions, resulting in it being off the road for weeks at a time leaving them without transport, which results in him being housebound and isolated. Refuse. Restaurants/cafes generate a significant amount of rubbish. While the applicants will argue they will use the service road at the back of the arches, experience leads me to believe bins will be left on Scoresby Street. If part of these premises, is used as a café, what of the rubbish thrown away?

There is already a significant amount of rubbish from places in the Cut, thrown away in Scoresby Street and into our gardens, which back onto Scoresby Street. Antisocial activity. Since the proliferation of restaurants and cafes opening, on and around Scoresby St, both Rotherham Walk and the side access roads are constantly being used by people to defecate and urinate. This has resulted in regular vermin, as well as flies, not to mention an overwhelming stench that permeates the entire area. Possible change of use. How transparent are the applicants?

Is it possible that once they receive this planning permission, they will find it easier to turn these premises into a club or other establishment, leading to even greater nuisance in the area? This has been the case with one establishment on Scoresby Street. Yours sincerely,

████████████████████

Other person 3

**From:** [REDACTED]  
**Sent:** Saturday, April 16, 2022 11:30 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Licensing application 877157 Scoresby St

I am writing to object to this application for later licensing including live music. This is on the basis of Public harm and child protection from harm.

- 1) Scoresby St is a residential st with family homes and gardens and children's bedrooms facing it.
- 2) hard landscaping with tall railway viaducts means that sound is amplified and directed towards homes
- 3) you will be aware that human speech is a particularly disturbing form of noise
- 4) in terms of precedent, the residential character of the street has been protected in previous applications - e.g. Nandos were not allowed to have an entrance in Scoresby St, other planning applications disallowed outside seating.
- 5) Previously the wine bar has closed relatively early limiting the nuisance though events where large groups gathered outside on the st late at night were not uncommon, due to inadequate provision of security staff at the bar.

The licensing as proposed will mean

- 1) that there will be noise from the venue late into the night creating a nuisance for residents especially children.
- 2) that there will be noise from any seating/standing outside the venue late into the night creating a nuisance for residents especially children.
- 3) drunk people will be leaving the venue noisily late at night
- 4) public urination around the estate is already an issue and this would increase substantially, particularly in Gambia St Park/Marion's way.

In order to avoid this public nuisance and harm to children (who are particularly vulnerable to sleep disturbance) the licensing should

- 1) not allow outside seating or drinking
- 2) restrict the closing time to 11.
- 3) require security to ensure people are not gathering in the st, leaving quietly and not using Gambia St park as a toilet

[REDACTED]  
[REDACTED]

Other person 4

[REDACTED]  
London SE1

[REDACTED]  
Subject: Objection to Licence Application Number 877157

This application made by AD-HOC PUBS Limited  
128 Clapham Manor Street London SW4 6ED  
In respect of Southwark Tap and Wine Bar. Railway Arch 80 Scoresby Street  
London SE1 0XN

My main objection is noise, my property is only about [REDACTED] from railway arch 80. It is inevitable that smokers will continue to go outside throughout the late hours having loud conversations. Residents have experience of this with the previous Blackfriars Wine Bar.

Also residents will now have to contend with what we fear will be loud music.

We all need a good nights sleep to get up and go to work and children to school.

Residents have also had experience of bad drunken behavior in the gardens opposite railway arch 80, during the previous Blackfriars Wine Bar.

You can't pick your customers and we don't want that situation again.

Respectfully yours

[REDACTED] 1st April 2022

Other person 5

**From:** [REDACTED]  
**Sent:** Monday, April 25, 2022 11:10 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** License application 877157 Scoresby St

I am writing to object to this application for later licensing including live music.

This is on the basis of Public Safety, Prevention of Crime & Disorder, Prevention of Public Nuisance and Protection of Children from Harm.

- 1) Scoresby Street is a quiet residential Street with family homes and gardens, living rooms and children's bedrooms facing it.
- 2) hard landscaping with tall railway viaducts means that sound is amplified and directed towards homes
- 3) you will be aware that human speech is a particularly disturbing form of noise
- 4) in terms of precedent, the residential character of the street has been protected in previous applications - e.g. Nandos were not allowed to have an entrance in Scoresby St, other planning applications disallowed outside seating.
- 5) Previously the wine bar closed relatively early and rarely opened on weekends, limiting the nuisance. However there were occasions where large groups gathered outside on the street late at night due to inadequate provision of security staff at the bar leaving broken bottles, rubbish and damage to private property (including cars belonging to neighbours, garden fences and urination on walls of homes)

The licensing as proposed will mean:

- 1) that there will be noise and light pollution from the venue late into the night creating a nuisance for residents, especially children.
- 2) that there will be noise from any people sitting or standing outside the venue late into the night, creating a nuisance for residents, especially children.
- 3) anti-social behaviour, people smoking, drunk people will be leaving the venue noisily late at night, potential damage to property
- 4) public urination around the estate is already an issue and this would increase substantially, particularly in Gambia St Park/Marion's way as well as rubbish and broken bottles.

In order to protect public safety, prevention of crime & disorder and public nuisance and harm to children (who are particularly vulnerable to sleep disturbance) the licensing should:

- 1) not allow outside seating or drinking after 7pm
- 2) restrict the closing time to 11pm
- 3) require security to ensure people are not gathering in the street, encouraging visitors to leave quietly and not gathering/ loitering on Scoresby Street or other areas of the estate including Gambia Street/ Marions Way

[REDACTED]  
[REDACTED]

Other person 6

From: [REDACTED]  
Sent: Monday, April 25, 2022 5:15 PM  
To: Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
Subject: Objection to Licence Application Number 877157

This application made by AD-HOC PUBS Limited 128 Clapham Manor Street,  
London SW4 6ED.  
In respect of Southwark Tap and Wine Bar, Railway Arch 80, Scoresby Street  
London SE1 0XE.

25th April 2022

[REDACTED]  
[REDACTED]  
London SE1

Dear Sir or Madam

Residents of [REDACTED] numbers [REDACTED] live sufficiently close to railway arch 80, to be affected by noise from indoor music and entertainment.  
My property is only approximately [REDACTED] away from railway arch 80.  
Also smokers will continue to go outside through the late hours having loud conversations.

Late closure hours also means late night taxi vehicles and slamming of car doors.  
We all need a good nights sleep to get up and go to work and function properly.

Drunken antisocial behavior was also an experience that we had in the gardens opposite railway arch 80. his was during the previous Blackfriars Wine Bar.

We all have the right to enjoy living in our home, I believe an entertainment and live music venue at railway arch 80, will interfere with that right.

Yours sincerely

[REDACTED]

To,

25<sup>th</sup> April 2022

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

To whomsoever it may concern,

**Re: Objection to a Licensing Application, Licence Number: 877157**

Person lodging the objection: [REDACTED]  
Address: [REDACTED] SE1  
Date of submission of the Objection: 25<sup>th</sup> April 2022  
Application being objected to: License Number 877157

I am writing to object to this application for later licensing including live music. The reasons for this objection are set out below:

This is on the basis of Public Safety, Prevention of Crime & Disorder, Prevention of Public Nuisance and Protection of Children from Harm.

- 1) Scoresby Street is a quiet residential Street with family homes and gardens, living rooms and children's bedrooms facing it.
- 2) Hard landscaping with tall railway viaducts means that sound is amplified and directed towards homes
- 3) You will be aware that human speech is a particularly disturbing form of noise
- 4) In terms of precedent, the residential character of the street has been protected in previous applications - e.g. Nandos were not allowed to have an entrance in Scoresby St, other planning applications disallowed outside seating.
- 5) Previously the wine bar that occupied the same premises, closed relatively early and rarely opened on weekends, thereby limiting the nuisance. However, there were occasions where large groups gathered outside on the street late at night due to inadequate provision of security staff at the bar leaving broken bottles, rubbish and damage to private property (including cars belonging to us and our neighbours, garden fences and urination on walls of homes).

The licensing as proposed will mean:

- 1) that there will be significant noise and light pollution from the venue late into the night creating a nuisance for residents, especially children.
- 2) that there will be noise from any people sitting or standing outside the venue late into the night, creating a nuisance for residents, especially children.
- 3) anti-social behaviour, people smoking, drunk people will be leaving the venue noisily late at night, potential damage to property.
- 4) public urination around the estate is already an issue and this would increase substantially, particularly in Gambia St Park/Marion's way as well as rubbish and broken bottles.

In order to protect public safety, prevention of crime & disorder and public nuisance and harm to children (who are particularly vulnerable to sleep disturbance) the licensing should:

- 1) not allow outside seating or drinking after 7pm
- 2) restrict the closing time to 11pm
- 3) require security to ensure people are not gathering in the street, encouraging visitors to leave quietly and not gathering/ loitering on Scoresby Street or other areas of the estate including Gambia Street/ Marions Way.

Please do not hesitate to contact me should you have any questions on the above.



Other person 8

**From:** [REDACTED]  
**Sent:** Monday, April 25, 2022 5:57 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to licence number: 877157

To whom it may concern;

I am writing to object to this application for to the increased licencing proposals at Railway Arch 80 Scoresby Street

This is on the basis of Public Safety, Prevention of Crime & Disorder, Prevention of Public Nuisance and Protection of Children from Harm.

- 1) Scoresby Street is a quiet residential Street with family homes and gardens, living rooms and children's bedrooms facing it.
- 2) hard landscaping with tall railway viaducts means that sound is amplified and directed towards homes, human speech being a particularly disturbing form of noise
- 3) in terms of precedent, the residential character of the street has been protected in previous applications - e.g. Nandos were not allowed to have an entrance in Scoresby St, other planning applications disallowed outside seating.
- 4) Previously the wine bar closed relatively early and rarely opened on weekends, limiting the nuisance. However there were occasions where large groups gathered outside on the street late at night due to inadequate provision of security staff at the bar leaving broken bottles, rubbish and damage to private property (including residents cars, garden fences and urination on walls of homes).

The licensing as proposed will mean:

- 1) that there will be noise and light pollution from the venue late into the night creating a nuisance for residents, especially children.
- 2) that there will be noise from any people sitting or standing outside the venue late into the night, creating a nuisance for residents, especially children.
- 3) anti-social behaviour, people smoking, drunk people will be leaving the venue noisily late at night, potential damage to property
- 4) Application is for live music, this would increase the noise for a sustained period of time from the venue
- 4) public urination around the estate is already an issue and this would increase substantationally, particularly in Gambia St Park/Marion's way as well as rubbish and broken bottles. Note there is a children's playground very close to this proposed bar

In order to protect public safety, prevention of crime & disorder and public nuisance and harm to children (who are particularly vulnerable to sleep disturbance) the licensing should:

- 1) not allow outside seating or drinking after 7pm
- 2) restrict the closing time to 11pm during the week and no opening on the weekend (or at least reduced hours).
- 3) require security to ensure people are not gathering in the street, encouraging visitors to leave quietly and not gathering/ loitering on Scoresby Street or other areas of the estate including Gambia Street/ Marions Way

- 4) ensure that there are adequate toilet facilities on the premises (previously these were limited which resulted in customer using the neighbouring streets)
- 5) either no permit for live music or that it must finish by 9pm at night.

Yours Sincerely

[Redacted signature block]

Other person 9



Licensing Service  
Hub 1  
3rd Floor  
160 Tooley Street  
London  
SE1 2QH

25 April 2022

Dear Sirs

Re: **Premises Licence Southwark Tap & Wine Bar**  
**80 Scoresby Street. SE1 0XN**  
**Licence No: 877157**

I object to the application for a new Premises Licence made by Ad-Hoc Pubs Limited in respect of the above premises on the following grounds.

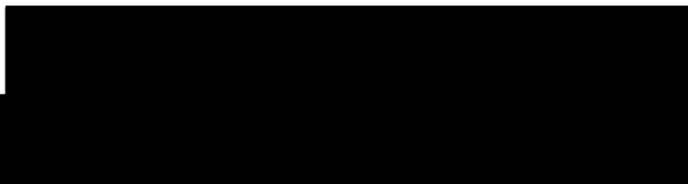
I live in a house in close proximity to this drinking establishment. I have lived here for over  This is a residential area consisting of more than 30 houses occupied by families that include the elderly and young children, some with special needs. The Council has recently obtained planning permission for a further development of social housing to be built on the car park. There is a playground for young children. The houses are intersected by narrow alleys.

In the past I have been disturbed by noise emanating from the drinking establishment at 80 Scoresby Street and by nuisance caused by patrons as they leave. Late night drinkers present a hazard particularly in view of the narrow walkways that characterise the estate. I am alarmed to find that it is now proposed to open the premises on every day of the week and past midnight on three days. In the past, so far as I can recall, the premises were only open on weekdays and were usually closed by about 10 pm.

Drug users and vagrants congregate under the arch next to the premises. The addition of late night drinkers will serve to increase antisocial behaviour in the area. I am alarmed to find that the applicant who, so far as I am aware, has no experience of running licensed premises is proposing to open premises for such long hours and that it is proposed to have entertainment. This sounds rather as if something like a nightclub is intended.

I respectfully request that if any licence is granted it should be limited to weekdays and not extend beyond 10.30 pm and that if entertainment is to be provided there should be adequate sound insulation and sound limiting equipment installed.

Yours faithfully



Other person10

**From:** [REDACTED]  
**Sent:** Tuesday, April 26, 2022 4:51 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Licence Number: 877157

I would like to protest against the increase in licensing hours for the wine bar.

This is a residential area and will create a nuisance with the noise meaning our young children will be unable to sleep.

Please acknowledge this e-mail

Thank you.

[REDACTED]

[REDACTED]

To,

26<sup>th</sup> April 2022

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

To whomsoever it may concern,

**Re: Objection to a Licensing Application, Licence Number: 877157**

Person lodging the objection: [REDACTED]  
Address: [REDACTED] London SE1  
Date of submission of the Objection: 26<sup>th</sup> April 2022  
Application being objected to: License Number 877157

I am writing to object to this application for later licensing including live music. The reasons for this objection are set out below:

This is on the basis of Public Safety, Prevention of Crime & Disorder, Prevention of Public Nuisance and Protection of Children from Harm.

- 1) Scoresby Street is a quiet residential Street with family homes and gardens, living rooms and children's bedrooms facing it.
- 2) Hard landscaping with tall railway viaducts means that sound is amplified and directed towards homes
- 3) You will be aware that human speech is a particularly disturbing form of noise
- 4) In terms of precedent, the residential character of the street has been protected in previous applications - e.g. Nandos were not allowed to have an entrance in Scoresby St, other planning applications disallowed outside seating.
- 5) Previously the wine bar that occupied the same premises, closed relatively early and rarely opened on weekends, thereby limiting the nuisance. However, there were occasions where large groups gathered outside on the street late at night due to inadequate provision of security staff at the bar leaving broken bottles, rubbish and damage to private property (including cars belonging to us and our neighbours, garden fences and urination on walls of homes).

The licensing as proposed will mean:

- 1) that there will be significant noise and light pollution from the venue late into the night creating a nuisance for residents, especially children.
- 2) that there will be noise from any people sitting or standing outside the venue late into the night, creating a nuisance for residents, especially children.
- 3) anti-social behaviour, people smoking, drunk people will be leaving the venue noisily late at night, potential damage to property.
- 4) public urination around the estate is already an issue and this would increase substantially, particularly in Gambia St Park/Marion's way as well as rubbish and broken bottles.

In order to protect public safety, prevention of crime & disorder and public nuisance and harm to children (who are particularly vulnerable to sleep disturbance) the licensing should:

- 1) not allow outside seating or drinking after 7pm
- 2) restrict the closing time to 11pm
- 3) require security to ensure people are not gathering in the street, encouraging visitors to leave quietly and not gathering/ loitering on Scoresby Street or other areas of the estate including Gambia Street/ Marions Way.

Please do not hesitate to contact me should you have any questions on the above.

