

**From:** OTHER PERSONS 1 & 2

**Sent:** Monday, May 30, 2022 10:03 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Cc:** Ali, Jasmine <[Jasmine.Ali@southwark.gov.uk](mailto:Jasmine.Ali@southwark.gov.uk)>; Dobson, Esme <[Esme.Dobson@southwark.gov.uk](mailto:Esme.Dobson@southwark.gov.uk)>; Tomlinson, Chloe <[Chloe.Tomlinson@southwark.gov.uk](mailto:Chloe.Tomlinson@southwark.gov.uk)>

**Subject:** Representation: Premises Licence applications - 877534 & 877630

To whom it may concern,

We are writing to object to the following Premises Licence applications:

- 877534 (Bradfield Domino Association)
- 877630 (Elim House Community Association)

Both licence applications relate to the same property – 86 Bellenden Road (Elim House Day Centre), which, according to its website, provides ‘day centre facilities, advice, support, community care and activities for Southwark’s elderly Caribbean community’. We are objecting to both applications on the grounds they will create a public nuisance (Licencing Act 2003, 4(2)(c)).

For the last two years, the Elim House Day Centre has increasingly been used to host private parties and events. These parties and events have sometimes gone on until the early hours of the morning; have involved loud, amplified music; have blocked the road in front of the Day Centre; and have created noise and disruption as attendees depart. Complaints have been made to Southwark Council regarding the noise, leading to the Noise & Nuisance Team attending. Despite a recent meeting between local residents and the management of the Day Centre, at which the Day Centre management made a number of commitments (see attached), events continue to be disruptive and poorly managed.

If successful, the two applications together would allow alcohol to be served at the Day Centre between:

- 11am – 11pm – Mon to Weds
- 11am – 10.30pm – Thurs
- 11am – 1am – Fri
- 11am – 2am – Sat

This would be completely inappropriate in a quiet, residential area - particularly given the failure of the management to demonstrate their ability to host existing events responsibly. We are copying this email to the Councillors for Rye Lane.

Yours faithfully,

30/05/2022

**ELIM HOUSE ELDERLY DAY CENTRE:  
NEWSLETTER/NOTICE BOARD: March 2022**



**ELIM HOUSE ELDERLY DAY CENTRE  
Greetings from All at the Day Centre**

**NOTES OF MEETING HEALD WITH THE CENTRE NEIGHBOURS  
Wednesday, 2 March 2022.**

**It was noted, the Domino Tournaments can finish at 01:30 hours.  
All other evening events must finish by 23:00 hours.**

***The following was agreed;***

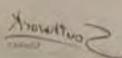
- a) The Day Centre must notify residents of all events, where it is likely there will be more noise and more attendees than the regular daily attendance at the Centre, in particular evening. This must include the time the event must finish (Music must be turned OFF).
- b) All speaker box must be situated on the right of the hall,
- c) The Centre must supervise door entry, people leaving the Centre so as the stop Centre Users standing about in the street and on the pavement way out front of Centre.
- d) The Centre must put up notice in the Centre advising Centre Users to leave the Centre and the vicinity of the Centre quietly, in particular after evening events.
- e) The Centre to must advice and direct Centre Users with cars to off street parking on other side streets and the Tower Car Park.

**If you wish to contact the Centre at any time these are the best contact numbers: [REDACTED]; (the Centre Day Time [REDACTED])**

**Planned Events; 11<sup>th</sup> March 2022; Elderly People Evening Out: 9 pm finish  
12 March 2022: 90<sup>th</sup> Birthday Celebration: 11pm Finish  
19 March 2022: 70<sup>th</sup> Birthday Celebration: 12:00 midnight finish.**



power to  
change  
business in  
community  
hands



**From: OTHER PERSON 3**

**Sent:** Friday, June 3, 2022 5:55 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** Representation / objection to 877630

Dear Sir or Madam,

I wish to object against the application licence number **877630** for sale of alcohol on premises submitted by Elim House Community Association Southwark of 86 Bellenden Road, SE15 4RQ. The plaque above the front door however says Elim House Senior Citizens Activity Centre. I have an interest in this application that is greater than the general public because I reside directly opposite this location ( Bellenden Road SE15 5BH).

I object to this application on the following grounds:

**Objection 1:  
Rowdy behaviour**

The parties/ events held by the premises goes late into the evening throughout the week. The noise level is highly disruptive and the premises also has a sound system which could be heard quite distinctly through double glazed windows. The base of the music induces anxiety when played late at night until early morning. I believe this is put in their back garden occasionally. If this application is granted I have cause for concern that this issue would only escalate.

**Objection 2:  
Large groups congregating**

The events held by the premises attract large gatherings and the attendees of the premises' events tend to congregate outside when they arrive and prior to them leaving the premise, further disturbing the residential street. If this application is granted I have cause for concern that this issue would only escalate.

**Objection 3:  
Endangering cyclists & pedestrians**

Illegal parking along double yellow lines throughout the evening (up to 10 cars) severely endangering cyclists who are then fighting with cars to use the same lane. Faced with an oncoming car the cyclists would have to go onto the pavement and pose a threat to pedestrians due to the reactive nature of missing the cars. Please see illustrative photo 1 taken 28/05/22 at c.8pm and illustrative photo 2 taken 03/06/22 at c.1pm.

If this application is granted I have cause for concern that this issue would only escalate.

**Objection 4:  
Out of character with the surrounding area.**

This stretch of Bellenden Road is a fundamentally residential area. The only other business in the immediate area is a restaurant which closes promptly by 10pm. Elim Centre is increasingly behaving like a bar and or nightclub (loud music, people drinking and smoking) and this would only increase the mismatch with the street's character.

If this application is granted I have cause for concern that this issue would only escalate.

**Objection 5:  
Lack of alignment with the community.**

Elim does not engage with or attempt to explain likely noisy events with the local community. The majority of visitors are driving to the venue which indicates they are not local and are not representative of the immediate community. If this application is granted I have cause for concern this that issue would only escalate.

**Objection 6:  
Lack of confidence in management.**

Given the above and the lack of engagement by Elim I do not believe the management are suitable to operate a licensed premises. A separate application has also been submitted by Bradfield Domino Association requesting different opening hours which is an attempt to evade scrutiny (as the organisations are functionally the same) (see reference 877534).

**Objection 7:  
Lack of appropriate age management processes.**

I have observed young individuals congregating outside the venue drinking alcohol already. I do not believe Elim House is capable of managing age verification processes.

If this application is granted I have concern for the safety of young people.

Regards







**From: OTHER PERSONS 4&5**

**Sent:** Saturday, June 4, 2022 9:06 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Cc:** Ali, Jasmine <[Jasmine.Ali@southwark.gov.uk](mailto:Jasmine.Ali@southwark.gov.uk)>; Tomlinson, Chloe <[Chloe.Tomlinson@southwark.gov.uk](mailto:Chloe.Tomlinson@southwark.gov.uk)>; Dobson, Esme <[Esme.Dobson@southwark.gov.uk](mailto:Esme.Dobson@southwark.gov.uk)>

**Subject:** Objection to application by Elim House Community Association Southwark (877630)

Dear Southwark Licensing,

Details

and

Bellenden Road

and

4 June 2022

Objection to application by Elim House Community Association Southwark (877630)

Objection

We object to the above applicant and object to application 877630 because of the nuisance that it will cause us and the surrounding area. Our concerns are the same as those outlined for our objection to the Bradfield Domino Association application (877534), who also applied for a licence at 86 Bellenden Road. These concerns are based on experience from events held frequently at 86 Bellenden Road, many of which were unlicensed. It is difficult to separate which events were held by the Bradfield Domino Association and which were held by Elim House Community Association, and the permissions requested by both applicants will result in broadly similar nuisance effects, therefore we will list the same concerns in both objections.

In short, we believe that granting both applications will exacerbate the below issues by allowing events 7 days per week. This application, combined with 877534, requests that Elim House is open for events 1100-2300 Sunday to Thursday, 1100-0100 Friday and 1100-0200 Saturday. This is unacceptable in a residential area.

Our objections are as such:

1. Noise
  - Music from these events is often very loud and is played late into the night (very often past midnight)
  - People attending events congregate outside, on the premises and down the road, drinking, smoking and talking loudly
  - People leaving the event late at night talk loudly and make a lot of noise late at night and early in the morning
  - The building is not fit for purpose as a late-night venue as there are single glazed windows on the roof and thin walls, which provide little acoustic protection. Also,

in the summer the community centre open windows during events, which increases noise impacts at neighbouring properties.

- We can hear all these above noises in our home, this adversely impacts our family sleep
2. Impacts to road, cycle lane and footpath
    - People attending events park down Bellenden Road on the road and the footpath. The road is narrow, one way, has double yellow lines and a cycle lane that forms part of the Southwark spine
    - The large number of parked cars cause traffic jams and through traffic to honk and drive on the footpath/in the cycle lane. This results in nuisance and endangers cyclists and pedestrians.
    - The combination of event attendees congregating on the footpath and cars parked on the footpath prevent pedestrians using the footpath, particularly those in wheelchairs or with prams etc
  3. Organisational capacity
    - As stated above, the Applicant frequently holds unlicensed events at the property, therefore we do not believe they have a good track record of abiding by rules and conditions when operating events
    - Promises made by the Applicant to neighbours regarding the above nuisance issues are not kept
    - While the Applicant does a great job providing a service to the elderly, our experience suggests they are not equipped to operate late night events in such a way that minimises nuisance experienced by the wider community
  4. Cumulative effects
    - In addition to this application (877630), the Bradfield Domino Association have also applied for licence (877534) at the same property, but for longer hours (1am on a Friday and 2am on a Saturday). Granting both applications will increase the frequency of late-night events and exacerbate the above issues
  5. Usage is inconsistent with surrounding area
    - The area surrounding the community centre is residential and the application seeks to use the community centre as something akin to a pub/late night venue. This is an inappropriate usage for a building in a residential area labelled as a Senior Citizen Activity Centre

Please note, we have copied the Councillors for the Rye Lane Ward.

Regards,

**From: OTHER PERSON 6**

**Sent:** Thursday, June 16, 2022 1:07 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** Application for a premises licence - Elim House Community Association

**Importance:** High

Hello,

I write to you as a resident of Bellenden Road, SE15 and very close neighbour of Elim House.

I wish to complain in the strongest terms about the application for a supply of alcohol licence at Elim House, which I understand is for every day of the week from 11am to 10.30pm.

Parties at Elim House have been a misery for residents for well over a decade now, despite regular meetings between us and the association manager,

I wish to complain in the strongest terms about:

1. Loud noise from partygoers congregating outside the venue and from people leaving the venue which continues until at least 2:30AM and sometimes much later. People congregate outside the venue during the parties which is disruptive. However the real issue comes later when party goers leave. There is a continued trend, despite constant requests for this to stop, of guests lingering and being very loud, often over a period of hours. There are often idling cars and coaches and the constant beeping of horns. The disruption continues well into the early hours with the clean-up of the venue, often with shouting up and down the street and the loud deposit of bottles in the recycling bin. I need to stress that this is a regular occurrence throughout the year often with multiple parties over a weekend.

2. As well as residents being kept awake after these events finish, the residents of Lyndhurst Way behind the venue are affected during the course of the parties by loud music and noise from guests.

3. Cars parked illegally on the street on double yellow lines and/or the pavements. This leads to congestion and forcing vehicles to drive on the pavements and in the cycle lane, endangering cyclists coming in the opposite direction. Access for the less abled is critically affected and on many occasions blocked entirely. Access for the emergency services to St James' Church is regally blocked too.

I have attached images of typical parking scenes. Party goers are generally abusive when asked if they could park somewhere safer.

4. Cars parked illegally outside the venue along Bellenden Road posing a danger for cyclists as cars are forced to use the cycle lane. Cyclist then mount the pavements and are a danger to residents and their children.

Local residents are in dialogue with the license holder who repeatedly makes promises to reduce disruption and then fails to deliver on those promises. These parties are very disruptive and cause stress and anxiety for residents living close to Elim House. There are often weekends when there will be parties over consecutive nights and the resulting loss of sleep which is a huge issue for many residents.

As well as the images attached I have numerous video clips taken over many years of the disruption which I am very happy to share with you.

We have suffered years of disruption, lost sleep, and stress. If this was a pub, it would have lost its licence years ago!

I look forward to hearing from you soon.

With best wishes,























**From: OTHER PERSON 7**

**Sent:** Thursday, June 16, 2022 6:48 PM

**To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>

**Subject:** Elim house license application 877630

I would like to object to the possible granting of a license to Elim House (application no 877630) under the grounds of public nuisance.

1. This section of road is entirely residential apart from a community day centre for the elderly, it is not appropriate to have a licensed premises here. The noise would be very disturbing for residents.

2. Although the license area shows doors between the area and the external doors, in practice whenever there have been social events at Elim house, people have congregated in the walled outdoor area and this has created a nuisance, both by the noise (in a quiet residential section) and by drinks/cans/bottles occasionally left in the street.

3. At all Elim House social events a number of cars park habitually on the double yellow lines on Bellenden Rd. This causes a potentially dangerous situation for cyclists using the contra flow as it pushes traffic onto this. It also adds to the noise in the street as people leave the event.

I hope you consider these points and do not grant a license.

**From: OTHER PERSON 8**

**Sent:** Friday, June 17, 2022 10:25 AM

**To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>

**Subject:** License application Elim House, Bellenden Road, SE15

Hello,

I write to you as a resident of Bellenden Road, SE15 and close neighbour to Elim House.

I wish to strongly object to Elim House's license application as events and late-night parties cause serious disturbance to residents and negatively affect the communities that live on or near to Bellenden Road. Police have been called to the venue on several occasions in the past, due to antisocial behaviour. The noise team have also been called to the venue to deal with noise from events.

This is not a new problem and has been happening for years as the venue is granted temporary licenses for events at weekends. Some examples of the negative impacts are:

1. Loud noise from partygoers congregating outside the venue and from people leaving the venue which continues until at least 2:30AM and sometimes later. Also, noise from idling vehicles, taxis, and coaches and emptying bottles into bins while events are breaking down.

3. Cars parked illegally on the street on double yellow lines leading to congestion and forcing vehicles to drive on the pavements whilst also blocking access for the emergency services to St James' Church. This poses a real danger to the safety of families and children using Bellenden Road.

4. Cars parked illegally outside the venue along Bellenden Road posing a danger for cyclists as cars are forced to use the cycle lane.

Residents have been in repeated dialogue with manager of the venue, and temporary license holder for weekend parties, who makes promises to reduce disruption and noise and then fails to deliver on those promises.

These parties are very disruptive and cause stress and anxiety for residents living close to Elim House. My concern is that if the venue is granted a license, then the disruption will happen every night of the week rather than just at weekends.

We have suffered years of disruption, lost sleep, and stress. I look forward to hearing from you soon.

With best wishes,

**From: OTHER PERSON 9**

**Sent:** Tuesday, June 21, 2022 1:14 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** Objection to application for License - 877630

To whom it may concern,

I am writing to lodge my objection to License number 877630, trading name: Elim House Community Association.

My full name is . My address is , Bellenden Road, London, SE15 4RQ

My email address is

And the date is Tuesday, June 22nd, 2022

The proposed licence will grant the right to sell alcohol ON the premises from 1100-2230 Monday-Sunday.

I live a few doors down from the venue (Elim House is at number 86 Bellenden Road, I am at number ). There have been many events held there over the past five years, at which alcohol has been served and these have gone on very late. The noise has been a problem (there are many households in the immediate vicinity where small children live) and I think that some local residents complained and Elim House held a meeting for them. However, the bigger problem I think is the traffic violation that takes place every single time an evening event, with alcohol, is held at Elim House. This part of Bellenden Road is very narrow - it is a one way system for a single line of traffic. There is also a cycle lane. When an evening event is held at Elim House, cars are always parked illegally on the double yellow lines and over the cycle lane. I want to be clear that this only happens when there is a big event at Elim House, the rest of the time the road is completely clear. The road becomes dangerous when there is an evening event at Elim House, with cyclists and traffic forced to meet head on in very little space. I have complained to the Council about this before, and will add that correspondence below.

It is not uncommon for 25 cars to be parked illegally and dangerously when there is a big event at Elim House. I think they are granted temporary licenses to serve alcohol and hold such events. But with a consistent license it seems likely that these parking violations and road obstructions could happen daily. This is very dangerous and a public nuisance, particularly in a residential area, where many young families and elderly live. Along with the added noise that will surely be generated if the venue had a licence to serve alcohol several nights a week, I think this is a license application that many would object to (in fact I have spoken to several neighbours who strongly object, but do not have access to the internet / email addresses to log a complaint). As I've said, the immediate area is very quiet and residential, with both privately owned and council-tenanted properties. Granting a license in the middle of this area, when there are already so many places serving alcohol in the local commercial areas, would be majorly disruptive to peoples' peace and also to the many young children who live on this part of the street.

I will paste below my correspondence with Southwark council about the parking violations, this includes photos attached.

With thanks,

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----- Forwarded message -----

From:

Date: Wed, 15 Sept 2021 at 19:29

Subject: Parking violation Bellenden Road SE15

To: [parking@southwark.gov.uk](mailto:parking@southwark.gov.uk) <[parking@southwark.gov.uk](mailto:parking@southwark.gov.uk)>

Hello,

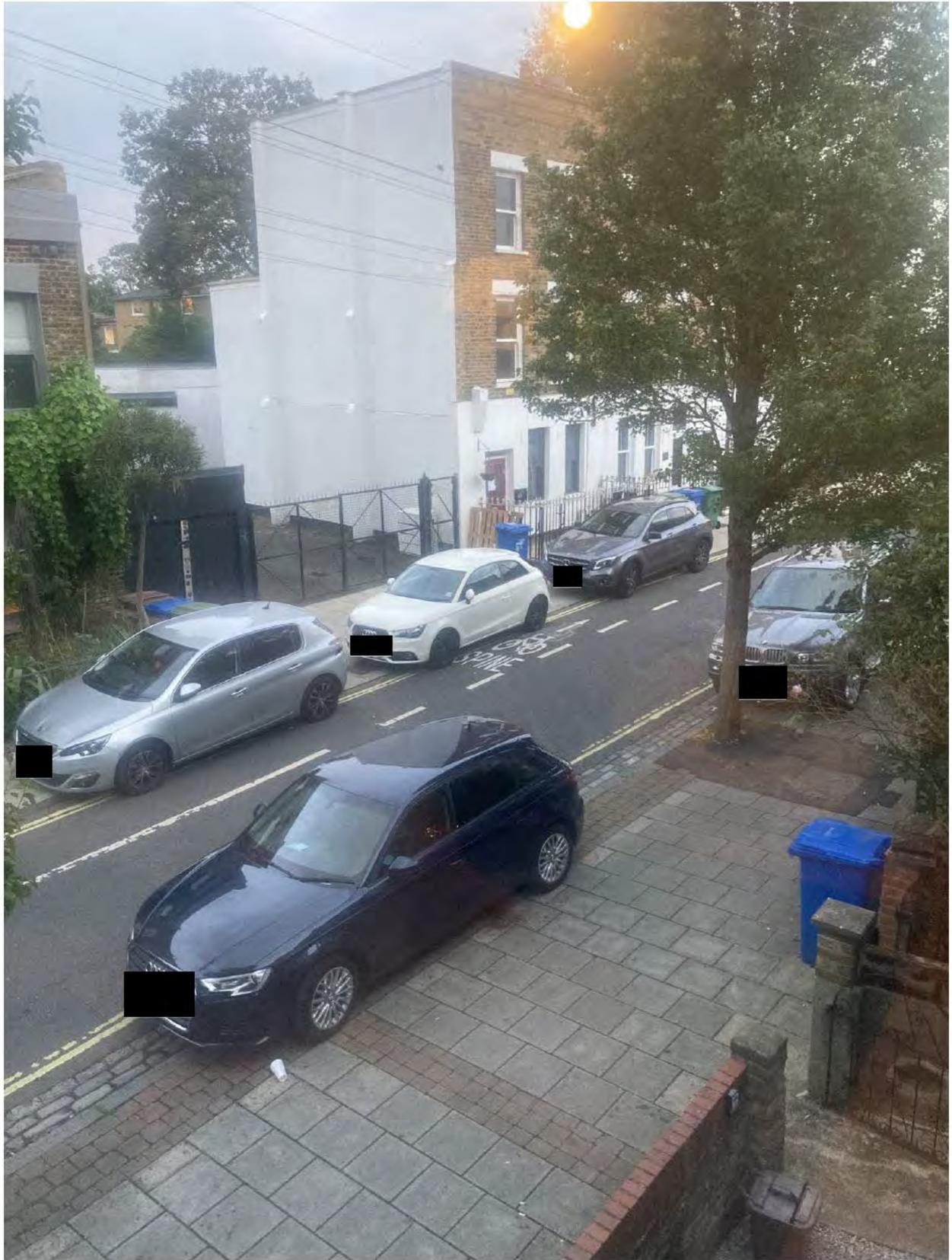
There are currently 21 cars parked on the pavement, on double yellow lines, outside my house on Bellenden Road, SE15 4RQ. These are just the ones I can count from looking out my window.

Recently this has become a common occurrence. Particularly on Saturday evenings.

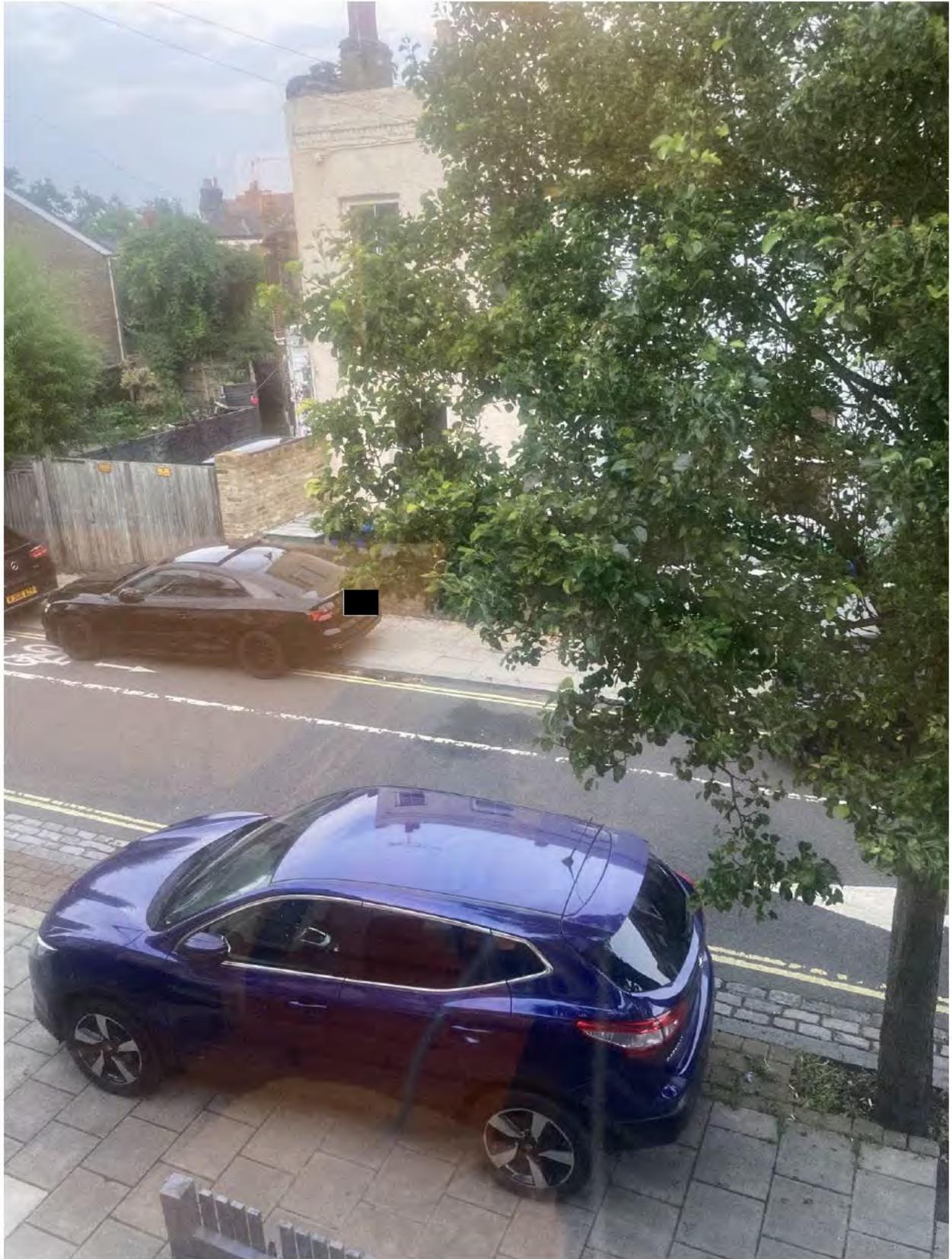
I'm reporting this because the part of Bellenden Road I live on is one way, with a cycle lane. The illegally parked cars are entirely covering the cycle lane at present, passing traffic is struggling to get through, and the pavement is blocked on one side of the road.

I am attaching photos.

Thank you,







**From: OTHER PERSON 10**

**Sent:** Tuesday, June 21, 2022 8:29 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** Licence 877534

Dear Sir/Madam,

RE: Objection to increase in licence hours at Elim House, 86 Bellenden Rd.

While I understand the need for Elim House to raise money for activities for their members and to support the running costs of the premises, this should not be at the cost of their neighbours' right to a good night's sleep. The proposed opening hours to past midnight are grossly unfair, particularly for those in the immediate vicinity, but also to those of us who live nearby.

I have, in the past, been stopped from driving down Bellenden Rd on my way home, by people spilling out from Elim House and across the road. These people then continued along Bellenden Rd and down Highshore Rd. They were very loud and one of them urinated in a neighbour's front garden. This was in the early evening.

Unfortunately, alcohol licences are often accompanied by anti-social behaviour and this increases with the hours alcohol is served.

Many functions (parties, wakes) are held at Elim House and no one wants to interrupt these events when they get rowdy, but those serving alcohol there have not proven themselves able to control the behaviour of their guests at early evening events. I would anticipate an increase in anti-social behaviour with later opening hours, and by their nature, these will have a greater effect on neighbours and local residents when they go on later into the night.

Additionally, there has been a problem with cars parking along the road and blocking it when people are attending events.

Therefore, I wish to object to the increase in licensing hours at Elim House.

Regards

Ph:

**From:** OTHER PERSON 11

**Sent:** Thursday, June 23, 2022 10:41 AM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Cc:**

**Subject:** Objection for Licence Number: 877630

**Importance:** High

Dear Sirs,

Please treat this e-mail as my formal objection for the permit for sale of alcohol on Premises for Elim House Community Association, 86 Bellenden Road, SE15 4RQ.

My details are as follows:

Name:

Address:

Email: or

Date of Email: 23 June 2022

Opposing Application number: 877630

Reasons for opposing:

Elim House Community centre's kitchen and common area/outside area is located at the  (see picture below - the window to the left of the picture is their kitchen). I **strongly oppose** the sale of alcohol from 11 am - 11 pm 7 days per week at this property. When the community centre have late night functions and play loud music until late at night, I and my neighbours are never made aware of the same and we have to suffer the noise. However, if the centre were granted an alcohol licence, the noise pollution would be increase to a high level and will be unbearable and this **cannot be agreed** to for 7 days a week, morning until night. In addition, one of the community centre's fire escape door leads on to my back garden and their fire escape route is through my garden, past my main door and out the side gate door (this is where I gain access to my property). Having alcohol on the premises could potentially cause issues should be avoided at all costs and, in the event of a hazard, I wish to keep the use of the fire exit pathway to a minimum. This is my home and I intend to have peace in and around my home.



Please do not hesitate to contact me should you require any further information.

Kind regards,