

**Party 1**

From:  
Sent: Monday, March 7, 2022 11:05 PM  
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>  
Subject: Objection to licence application 876930

Dear Licensing team,

7 March 2022

I would like to register an objection again licensing application 876930. There is currently a club on the premises (701 Club) that already has late night licence. This leads to a large amount of litter and anti-social behaviour in the vicinity of the premises that the licence application is for. Previously the police have had to be called to deal with drunken fighting between groups outside the property. The existing property is inadequately sound proofed so that music playing until 3pm can be heard in the properties within the vicinity of the club. It is anticipated that this will also exacerbate the problem if a further venue on the premises is granted a licence.

Separately until its licence was revoked there was another club next door. Although this premises has no licence, people have been attending the property and playing music at excessively high volumes during the evenings that can be heard in the properties next door. I have attached a video from last week when I made a noise complaint to the council.

If you require any further information about my objection, please do contact me at my email address.

Yours faithfully

## **Party 2**

**From:**

**Sent:** Monday, March 21, 2022 1:43 PM

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

**Subject:** Objection to license application 876930

Hi there,

I'm writing (today 21/3/22) to lodge an objection to license application 876930: Club 701/K-Che on Old Kent Road.

Sadly my neighbours at Howson Court and I have been through this before with the nightclubs opposite our home. I'll keep it relatively short here, but would be happy to provide more details if necessary.

The nightclubs cause huge disturbances with unreasonable noise at unsociable hours, crime including violent crime, damage and defacement of the local area, and lots of litter. This is a residential area and therefore unsuitable for nightclubs, especially with weeknight events. My concerns are mostly about health (a clean and reasonably quiet area where sleep and wellbeing are protected), safety (the violent crime and intimidating groups of men - I am a single woman living alone), and additionally the eventual resale value of my home in consideration of the aforementioned issues.

It's worth noting that club 701 is currently operating out of license, and has already started running late night events on Thursday nights.

Thanks for your kind consideration.

Warm regards,

### Party 3

28<sup>th</sup> March 2022

Licensing ('licensing@southwark.gov.uk')  
Health & Safety  
3<sup>rd</sup> Floor 160 Tooley Street  
SE1 2QH

Dear Sir / Madam,

I am writing to you to make representation to refuse a new licence being granted to Erico Entertainment LTD at 516 First Floor Old Kent Road (licence number 876930) as the surrounding area is heavily residential (*including the building opposite where I reside 'John Penry House' is an over 55's single occupancy residential property*).

My representation is based on three of licencing objectives under the 2003 Licensing Act:

- Prevention of crime and disorder
- Prevention of public nuisance
- Public safety

I am a local resident and have lived in Howson Court for 5 years and have been plagued by the disturbances caused by late night venues at the same address and you will see this is not venue specific as late-night venues at these addresses have been causing havoc in our neighbourhood for the last 12+ years which you can see in the supporting PDF in my email, it simply does not mean anything for the name to change the same problems persist (*20 local residents challenged the application at the same venue last year as well under licence no. 874320*).

All these disturbances cause serious distress to myself and to my neighbours and we feel repeatedly ignored when the council persists in granting new licences at the same venue.

When the venues at these premises were closed due to COVID lockdowns there were no instances of violence, drug taking, urinating in the street and all the other anti-social behaviour that the late-night venues at these addresses attract.

I have attached photos (*Figures 1-9*) from over the last few years from these venues and the same thing is going to happen again which I am sure other residents were saying 5 years and 10 years ago when these venues were previously changing hands when they were overruled and then we had the same problems all over again and enough is enough now.

Furthermore, in figures 10 and 11 I believe this to be evidence that Erico Entertainment has already taken over the venue and is opening this for trade ahead of this application being granted which further supports the reason to revoke as this is a blatant disregard for licencing law. – Additionally, Erico Entertainment has had several incidents

requiring the police to be called to the venue next door which it currently occupies so it is my opinion that this expansion will only make things worse.

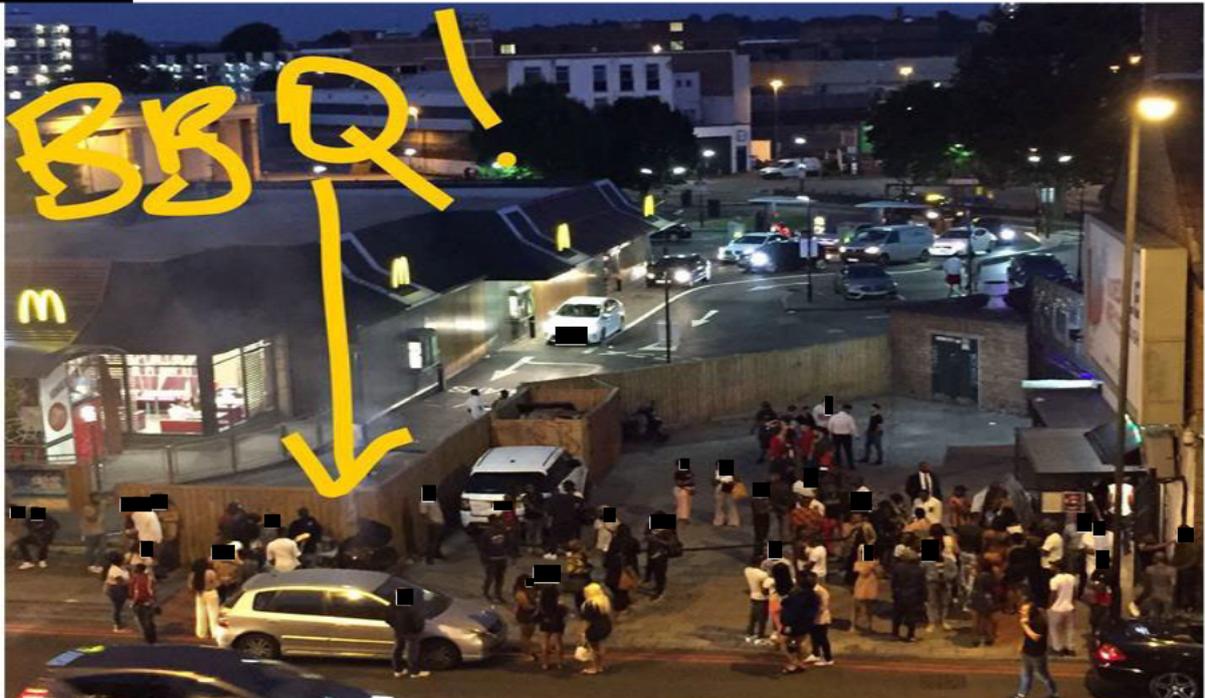
In closing please allow us to continue to have a happy and healthy community by rejecting this new licence.

Your Sincerely,  
Mr

**Figure 1:**



**Figure 2:**



**Figure 3:**



**Figure 4:**



**Figure 5:**



**Figure 6:**



**Figure 7:**



**Figure 8:**



**Figure 9:**



**Figure 10 (4<sup>th</sup>/5<sup>th</sup> March 2022):**



Figure 11 (3<sup>rd</sup> March 2022):



**This is a transcript of the same Email sent by 28 Local residents  
-see list attached.**

To: Southwark Council licensing service, C/O Southwark Environmental health and Trading standards, The Chaplin Centre, Thurlow Street, SE17 2DG.

please find attached a copy of my objection sent on my behalf

I am writing to object to a premises variation to license 830446, Xeus Nightclub, 512-516 ground floor Old Kent Road SE1 5BA applicant Megamusic entertainment Ltd.

The Grounds for objection are:

**The prevention of nuisance:**

There is a severe nuisance caused to myself and neighbours by noise escape from the club premises. I am repeatedly disturbed loud music (particuly the thud thud of the base). The proposed variation will increase and extend the time the level of nuisance making the life of myself intolerable.

This problem is made worse by the failure to comply with condition 310 of the application The management routinely allow the violation of this condition by using the fire exits facing the Old Kent road to be used for exit and entry to the club when entertainment is provided. The proposed change to the licence is likely to increase this particular problem to an intolerable level particularly as the club management when challenged on this issue claim the right to use these doors for entry and exit to the club for artistes, staff and guests. Currently this means these doors are used in violation of the licence conditions every time the club is open and most frequently in the early hours of the morning. It is highly likely the proposed variation will make this issue even more intolerable.

In addition the main entrance to the club has two doors designed as an 'airlock' in that when one door is open the other should be closed to prevent noise escape from the premises. These doors are routinely opened at the same time and this misuse of the airlock increases substantially the later it gets into opening hours I can only see this problem getting worse under the terms of the proposed variation.

The general level of volume of the music played in the club is far too high for the level of sound proofing in the club. Music can always be heard outside on the street, in my garden and in my flat and my neighbours flat when the club is open. In addition the resonance and vibration from the volume levels and base levels of the music are quite intolerable .This proposed licence variation if granted without conditions for major sound and vibration reduction is likely to greatly increase the level of nuisance caused particularly as the volume of the music played is not properly supervised and is routinely raised at

aproximately 1am and gets progressively worse the later it gets and the proposed changes are likely to make this even worse.

The general supervision of the club is poor. The club actively encourages the driving of vehicles over the public pavement and parking on the pavement between the club premises and Mcdonalds restaurant and in front of the electricity substation. ( I understand this land may not belong to the club though the club has partially fenced and taken occupation of it) This area was paved by the local authority and is pedestranised yet the club encourages vehicle parking, loading and unloading of equipment and of passengers in this area. This late night activity causes noise and disturbance including tooting of car horns, furious revving of engines, loud shouting and noise nuisance to myself and my neighbours. The manner in which this land is being used not only has no planning permission but actively negates against the conditions of the licence which require the club to attempt to reduce nuisance to neighbours. This club by the manner in which it allows vehicles and dozens of patrons to congregate outside in this area demonstrates a disregard for the responsibilities of the licence holder and an appalling level of nuisance to myself and my neighbours. I believe that the granting of the variation will of itself {and certainly without strenous conditions to stop this area being used by the club in the manner in which they currently use it) cause considerable and unacceptable increase in the the level of nuisance caused.

Public urination and public vomiting by male and female patrons of the club in the front of the club, by the fire exits, on the pavement outside the front and sides of the club, in the Old Kent Road, Marlborough Grove, the front of John Penry House and the vacant lot opposite John Penry House occurs very frequently every time the club is open. There is no attempt to control this by door supervisors even when it occurs in the alcoves by the fire doors and immediately in front of the club entrance. In addition the garden and public areas of **John Penry House - a sheltered housing scheme for elderly people** - are often used for public defecation and urination and vomiting as well as a rubbish tip by club patrons. It is inevitable this level of public nuisance will increase if the variation is granted.

The other area of public nuisance is the parking of cars by club patrons in Marlborough grove particularly outside John Penry House. This leads to a constant disturbance most of the night and early hours of the morning when the club is open; with car horns being blown, doors slamming, engine revving, squealing of brakes, loud voices, shouting and frequent altercations right outside my and my neighbours windows. No consideration at all to the elderly residents in the sheltered housing scheme is shown by the stream of rowdy, often drunken or stoned club patrons that leave (or go to) this club, congregate outside John Penry House and then leave by car in such a rowdy manner. It seems this will only get worse if the variation to the license is granted. Certainly it is likely the length of time this awful disturbance and nuisance has to be endured will increase.

## **The Prevention of crime and disorder.**

I object to the granting of this variation to the licence as I believe it will greatly increase crime and disorder. This club is acting as a catalyst for crime in our area. Every time the club is open drug dealers and club patrons can be observed buying and selling illegal drugs in the vicinity of the club particularly in Malt st.

I and neighbours have watched club patrons buy drugs and go into the club and also come out the club go and buy drugs then go back in the club. This Problem was non existent in our area prior to these premises becoming a night club. The issue is getting steadily worse. There have been stabbings in the club, many fights and disturbances on the street, patrons of the club armed with guns requiring the presence of both plain clothes armed police officers and of uniformed armed police officers to park outside my home, in our street and by the club all night every night for several weeks. It is scary and terrifying to have this club attracting this level of crime and disorder to our door step. I believe the manner in which this club is run and its complete disregard for its neighbours contributes to this crime level and is currently the prime cause of crime and disorder at night in our area. If the variation is granted I believe the crime level will increase directly as a consequence.

The door staff of this club do not seem able to control entry and egress from the club effectively to date response from complaints do not appear to have any effect, I believe the granting of the variation will only contribute to more aggression and disorder.

## **Ensuring public safety**

There is a continuous problem with Drunken drivers coming out the club. Drivers drive over the pavement and park in the pedestrian area. There are frequent fights in the street, Knives and even a fake firearm have been stashed in our garden. Abuse from club patrons, threats and aggressive behavior are routine There is vomit, urine and faeces in the street and the garden. The door staff are unhelpful, sometimes aggressive. The management do not respond appropriately and at best carry on merrily at worst do not seem to take their responsibilities seriously.

I can only see these problems getting worse if the variation is approved; and perversly I think that (given my opinion on how this club is run) I believe to grant the variaton would in the mind of the club management act as a stamp of approval on their activities.

## **Protection of children from harm**

If this variation to the license is granted the changes will mean children going past this club will be exposed to the detrimental effects of this club. The club is located in the vicinity of the main bus stops, the main shopping facilities,

close to at least one mosque and four churches and several schools as well as housing estates. It would be inevitable that the risk of danger to children would be increased as the operation of the club spills ever later into the morning both in the immediate vicinity of the club and from club patrons misbehaving in the area. As a result children are more likely to be put at risk. The granting of the variation would be detrimental to our children.

## **Summary**

This club is located immediately opposite a sheltered housing scheme for elderly people. The club premises used to be a public house and any disturbance or other nuisance was confined to a 11pm finish with the neighbourhood cleared by 11.30pm.

Since the conversion to a night club there has been crime and nuisance creep and disturbance as the club operates later and later and longer and longer hours.

Alterations to the fabric and sound proofing of the building have never adequately reflected its new use as a night club or the gradual extension of operating hours.

The manner in which it has been run shows no consideration for neighbours and the noise nuisance it generates is particularly unfair to the elderly people living opposite.

This Club is the cause of an unremitting and unconscionable intrusion and disturbance to the residents of John Penry House which have resulted in unfair disturbance and noise nuisance most of the night, four nights every week. Christmas and bank holidays have become a nightmare because of the noise and nuisance. This application proposes to extend this even further. Enough is enough. Is it not time that some limit was set and the local elderly people and other neighbours given some consideration and respite from this torture which has been imposed on us?

In an Ideal world this club would be told the music should only be heard **inside** the club. Not on the street. Not in neighbours gardens, Not in neighbours houses or flats, Full stop. Other boroughs manage this why not Southwark? Why are we at the whim of a subjective decision by who ever from the licensing department? Why is the resonance and vibration emanating from the club not given due weight .This failure to regulate the basics properly and fairly is leading to all the problems referred to above.

I understand that at this stage the committee can only deal with the issue of the variation and I wish to object to the granting of this application in the strongest possible terms.

## **Party 4**

**From:**

**Sent:** Monday, March 28, 2022 5:36 PM

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

**Subject:** Objection to licence application 876930

Hi there,

I'm writing (today 28/3/22) to lodge an objection to license application 876930: Club 701/K-Che on Old Kent Road.

Sadly my neighbours at Howson Court and I have been through this before with the nightclubs opposite our home. I'll keep it relatively short here, but would be happy to provide more details if necessary.

The nightclubs cause huge disturbances with unreasonable noise at unsociable hours, crime including violent crime (something we have now witnessed a number of times from our own living rooms), damage and defacement of the local area, and lots of litter. This is a residential area and therefore unsuitable for nightclubs, especially with weeknight events. My concerns are mostly about health (a clean and reasonably quiet area where sleep and wellbeing are protected), safety - we have children in the building who we do not wish to expose to violence or alcohol infused disputes, and additionally the eventual resale value of my home in consideration of the aforementioned issues.

It's worth noting that club 701 is currently operating out of license, and has already started running late night events on Thursday nights.

Thanks for your kind consideration.

Warm regards,

## **Parties 5 & 6**

28<sup>th</sup> March 2022

Licensing ([licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk))  
Health & Safety  
3<sup>rd</sup> Floor 160 Tooley Street  
SE1 2QH

Dear Sir / Madam,

We are writing to you to make representation to refuse a new licence being granted to Kent Restaurant & Lounge at 516 First Floor Old Kent Road (licence number 876930) as the surrounding area is heavily residential (*including the building opposite where we reside 'John Penry House' being an over 55's single occupancy residential property*). We would also like to make you aware of the fact that they are in breach of their current license and the hours permitted under that.

Our representation is based on three of the licencing objectives under the 2003 Licensing Act:

- Prevention of crime and disorder
- Prevention of public nuisance
- Public safety

We were local residents having lived in Howson Court for five years until November 2021. During this time we were plagued by disturbances caused by late night venues at the same address. This evidences a systemic issue with late night venues in general and we are certain it will persist despite a change in the name of the venue. These disruptions included:

- Blaring music from their vehicles as patrons have pre and post venue parties.
- Illegal parking.
- Fighting / assaults of others.
- Allowing BBQs outside their venues.
- Large gatherings of people on Marlborough Grove drinking alcohol, taking drugs and inhaling gas canisters in the street using our building and the surrounding buildings as trash bins.
- The litter from these activities such as broken glass and drug paraphernalia is frequently left in the street.

All these disruptions caused serious distress to us and to our neighbours and we feel repeatedly ignored when the council grants licences at the same venue. In particular the late night disturbances from the loud music and when walking out the next day and having to avoid broken glass. We are also aware that some of our neighbours were verbally threatened when challenging this behaviour.

While the venue was shut during COVID lockdowns there were no instances of violence, drug taking, urinating in the street and all the other anti-social behaviour that the late-night venues at the address attract.

We no longer live in Howson court but continue to own the flat and rent it out to 3 young female professionals. We are sure that you can appreciate with recent media coverage of attacks on females that this is more likely to happen in the vicinity of a late night club with drugs, alcohol and violence involved.

In closing, given these issues that have an ongoing impact on the street and local community please allow us to continue to have a happy and healthy community by rejecting this new licence.

Your Sincerely

## **Party 7**

**From:**

**Sent:** Monday, March 28, 2022 6:31 PM

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

**Subject:** Applications for Premises Licences, Club Registrations, and Reviews  
Details for Licence Number: 876930

Dear Sirs,

Regarding the application 876930 - I am writing to object on the basis of

1 - prevention of crime and disorder - this nightclub has done nothing to prevent it's patrons from fighting in the street, using illegal drugs and vandalising nearby vehicles and properties. The area is residential with our block of flats and several other residential blocks within 50m of the front door.

2 - prevention of public nuisance - the loud bass music can be heard from our block all evening and the patrons spilling out onto the Old Kent Road at 3am cause chaos with cars beeping their horns and taxis pulling in on the double red lines.

3 - public safety - being located on the busy dual carriageway the patrons are often found stumbling around the road in the evening under the influence of drugs and alcohol and put their lives and lives of motorists in danger.

My details:

## **Parties 8&9**

29<sup>th</sup> March 2022

Licensing ('licensing@southwark.gov.uk')  
Health & Safety  
3<sup>rd</sup> Floor 160 Tooley Street  
SE1 2QH

Dear Sir / Madam,

I am writing to you to request that you refuse the new licence being granted to Erico Entertainment Ltd (*Previously K Che Taberna Club License Number: 872456*) following several incidents that have happened outside, including the very serious one on Saturday 29<sup>th</sup> February 2020 which led to the previous revocation of the licence at a hearing in May 2020. It is surprising that they this application is being considered despite multiple unsuccessful applications in the past due to identical concerns.

My representation is based on three of licencing objectives under the 2003 Licensing Act:

- Prevention of crime and disorder
- Prevention of public nuisance
- Public safety

My sister and I are local Southwark residents. We have stayed in Howson Court since it was built and were previously plagued by the disturbances caused by this venue (*albeit under a previous trading name*) every Friday and Saturday night around midnight and then again as patrons began to leave the premises at in the early hours of the morning. These disruptions included:

- Large gatherings of people on Marlborough Grove drinking alcohol, taking drugs and inhaling gas canisters in the street. They have used our building and the surrounding buildings as trash bins.
- Blaring music from their vehicles as patrons have pre- and post- venue parties.
- Urinating in the street.
- Illegal parking.
- Fighting / assaults of others.
- Allowing BBQ's outside their venues.
- Patrons smashing bottles on the ground as they finish their 'pre-parties' leaving shattered glass on the ground outside our property.
- Large Noisy crowds massing in a 'queue' and smoking areas that are uncontrolled.

All these disturbances cause serious distress to us and our neighbours, many of whom have young children. In instances where the situations have got out of control, some of the other residents have tried to calm the situation down and ask people to move away from the property, only to be verbally threatened.

My sister and I are young people; this is our first property and we moved here wanting to see Southwark grow and thrive. However, having previously been catcalled and verbally harassed, we no longer felt safe walking home when there were groups of drunk people congregating outside the property late at night. When the venue's licence was revoked previously, we thought this was the end of a long line of antisocial behaviour and serious violence associated with the previous owners which we, as residents, dealt with the fall out of.

The previous business was closed due to licence suspension and remained closed due to lockdown. During that time, there have been no instances of violence, drug taking, urinating in the street, excessive alcohol consumption in public and all the other anti-social behaviour that the club was brought with it. As residents, we ask that the council refuses this new licence request as the entire neighbourhood is a better place without it.

COVID has challenged us all, but in the face of such challenge, we must draw together to find ways to help our community flourish. In refusing this licence, please allow us to continue to have a happy and healthy community.

Your Sincerely,

## **Party 10**

-----Original Message-----

From:

Sent: Monday, March 28, 2022 9:58 PM

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

Subject: 876930

To whom it may concern,

We are writing to object to the new application for 516 old Kent road. There are residential flats directly opposite. It is not appropriate to have a club open until 3am directly opposite. The queues and disturbances and bass cause noise pollution and disturb residents.

Kind regards,

## Party 11

28 March 2022

Licensing ('licensing@southwark.gov.uk')  
Health & Safety  
3<sup>rd</sup> Floor 160 Tooley Street  
SE1 2QH

Dear Sir / Madam,

I am writing to you to make representation to refuse a new license being granted to Kent Restaurant & Lounge at 516 First Floor Old Kent Road (*License Number: 876930*); *as the surrounding area is heavily residential.*

My representation is based on three of licencing objectives under the 2003 Licensing Act:

- Prevention of crime and disorder
- Prevention of public nuisance
- Public safety

I am a local resident and have lived at the above address (on the 3<sup>rd</sup> floor; facing the main road); since October 2016; and over the past five years, I have had many disturbed Friday and Saturday nights caused by late night venues at the same address and you will see this is not the venue specific for as late night venues a these address having causing havoc in our neighbourhood for a few years.

Some of the disturbances include :

- Gatherings of people right outside of our property, taking drugs ; drinking alcohol; and inhaling gas canisters in the street and using the property as rubbish bins.
- Deafening music from their vehicles as clubbers have before and after parties.
- Vomiting & urinating on the street and outside of our property.
- Smashed bottles on the ground by the clubbers.
- Allowing BBQ's outside the premises
- Traffic jam causes by vehicles stopping by for the BBQ's.
- Fighting /shouting & screaming.

All these disturbances cause serious distress to myself and my neighbours and we really feel repeatedly ignored when council persists in granting new licenses at the same venue.

During lock-down period over the past couple of years, when the venues at these premises were closed there have been no instances of violence, drug taking, urinating in the street and all the other anti-social behaviour that late-night venues at these addresses attract and this is how we want things to be going forward.

A quick google search on the venue ran by the same company in Duke St Hill and a review of comments from patrons around lack of enforcement of Covid rules at the time, violence and other anti-social behaviour just re-enforces why a late night licence should not be granted.

I am very much hoping that in the spirit of community and safety of the residents; you will reject this new license request and will allow our community to live in a much safer and healthier environment.

Yours Sincerely

## **Party 12**

**From:** Nam Ng <[nam.gen13@gmail.com](mailto:nam.gen13@gmail.com)>  
**Sent:** Monday, March 28, 2022 8:27 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** License Objection

Dear Licensing Team,

I would like to raise an objection to the licensing of the Kent Restaurant & Lounge.  
Licence number: 876930

This objection is on the grounds of prevention of crime and disorder, prevention of public nuisance, and public safety.

The area is mostly residential and the venue has previously been the source of several incidents of late night violence and anti-social behaviour requiring police intervention. In addition, their events tend to cause lots of litter and drunken behaviour, and noise late at night disturbing residents in our block.

Thank you for your cooperation.

Kind regards,