

## APPENDIX C

Omojomolo, Alex

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From:

PARTY A

Sent: 28 May 2010 10:58

To: Regen, Licensing

Subject: Biagio@bankside licensing hours extension application: 831911

Sir/Madam

**Applications for Premises Licences, Club Registrations, and Reviews Details for  
Licence Number: 831911.  
Biagio@Bankside,  
32 Southwark Bridge Road  
SE1 9EU**

I would like to object to this licensing application for the purpose of:

•The prevention of crime and disorder

The area is underserved by police officers at night as there is little going on. It is unlikely police resources will be able to stretch to deal with the likely frequent violent incidents occurring as a result of late night drinking so far from the normal bar areas.

•Ensuring public safety

There are no taxi ranks or other methods of removing the people from this area. They are likely to loiter, and their drunkenness leads to increased likelihood of violence to local residents and passersby.

•The prevention of nuisance

This area contains a high degree of residential housing and the added noise past 11 o'clock will be a nuisance to those trying to sleep in the area. The local residents already have to put up with construction noise all day, traffic noise all day and into the evening, and to add to that with intoxicated revellers at night would be a cruel and unusual punishment.

•The protection of children from harm

On the weekends this is a quiet, family area, and the loitering intoxicated people are likely to add to the risk of harm to children.

Yours sincerely

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28/05/2010

**Omojomolo, Alex**

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**From:** PARTY B  
**Sent:** 28 May 2010 14:06  
**To:** Regen, Licensing  
**Cc:**  
**Subject:** Objection to Licence Number 831911

**RE: Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews  
 Details for Licence Number: 831911**

This email is an objection to the above application in relation to licence number 831911 - Biagio @ Bankside, 32 Southwark Bridge Road, SE1 9EU.

I am a leaseholder residing at [redacted] - part of the Park Street Estate. I live there with my partner, [redacted] who shares the views I set out below. My property is approximately 50 metres from the applicant ("Biagio"). From my bedroom window and my balcony, I can see Biagio and its entrance.

I have set out my detailed objections below, addressing each of the relevant grounds on which I am entitled to object. However, I feel that it is important to understand those detailed objections against the following general background.

The immediate area around Biagio - comprising the northern part of Southwark Bridge Road, Sumner Street, Sumner Buildings, Gatehouse Square and the Park Street Estate - is a quiet area with a substantial number of residents. Other than residential properties, the bulk of the other properties in the area are offices and hotels. Consequently, in the evenings after about 7pm and especially at weekends this area is very peaceful - remarkably so given its centrality. Visitors often comment on its tranquillity in spite of its central location. The local population is quite varied, both in age and socio-economic background - and it has a very pleasant community feel. There are a large number of families, senior citizens and people of all other ages (including a retirement home and a nursery). In long summer evenings, children play outside in Gatehouse Square most evenings until late - only 50 metres opposite the entrance of Biagio, and on what would become a thoroughfare from the bars and pubs of London Bridge to Biagio in the evening were it to become a late-opening venue.

As a result, in my view the addition of a late-opening venue (until 4am on some nights) would be fundamentally at odds with the character of the neighbourhood. Biagio is situated between flats, houses and offices with few other entertainment venues in the immediate vicinity. Late opening is not the pattern in this area - far from it. Accordingly, the potential for noise and disturbance to the numerous residents is substantial. There are other parts of SE1 where there are a substantial number of bars and restaurants and entertainment venues (for example around London Bridge Station) - and consequently the character of those neighbourhoods is completely different.

Turning to the specific grounds in detail, my specific objections are as follows.

**The Prevention of Nuisance**

- Prolonged and persistent noise levels associated with such a venue would be devastating to the local community. The requested hours seem very late - until 4am on weekends. This is likely to be very disturbing.
- As a property owner I am entitled to use my property, including the balcony (from which I can see Biagio) without being disturbed by noise. I am sufficiently close to Biagio that any noise through the evening and night will be a nuisance.

28/05/2010

- This would apply to both the playing of loud/live music through the night but equally, and potentially more importantly, to the noise of people coming and going through the late evening and early hours - who are likely to pass through the Park Street Estate on their way to transport around London Bridge.
- Inevitable consequences of the proposed nightclub hours, licensing (alcohol and entertainments), and which would amount to a nuisance would include:
  - Noise from drunken/excited venue-goers entering/leaving the venue.
  - Road chaos from minicabs and other transport requirements such a venue would require.
  - Rubbish and broken glass on the street (the previous owners of that site had a habit of leaving their commercial waste in the domestic recycling facility on the other side of Southwark Bridge Road, which frequently overflowed leaving broken glass on the street).
  - The potential disruption of traffic flows down Sumner Street. Sumner Street is a narrow, quiet residential street. It is also an important access point for local residents to drive in and out of the Park Street Estate and surrounding residential areas (the only other way to enter is through Borough Market/ leave through Redcross Way - which for obvious reasons, including the market and roadworks, are not always accessible).
  -

I note that the application sets out a number of alleged safeguards which it is suggested are aimed at minimising nuisance. However, in my view:

- They are insufficient in light of what I have set out above; and
- In any case, any breach of the safeguards put in place gives rise to no meaningful remedy to any local resident who has suffered.

### **Prevention of crime and disorder**

- As above, sadly some level of crime and disorder is inevitable in and around late-night licensed venues. This will be the case even with any safeguards that the venue operators put in place.
- The area is currently peaceful and quiet at weekends - to the extent that as a woman I have always felt comfortable coming and going from the flat (including at night), and leaving my car parked in the estate parking in Gatehouse Square.
- The pedestrian exit/entrance to Gatehouse Square is directly opposite the proposed venue. I can imagine that the cars, properties and gardens in Gatehouse Square would be vulnerable to the increased pedestrian traffic (much of which may be drunken) through the square late at nights which will inevitably result.
- Furthermore, I note that one of the alleged safeguards is that drunk people will be turned away from the venue and asked to leave. One of the first places they are likely to go is Gatehouse Square. Plainly, people who are both drunk and angry pose a real threat to people and property.

### **Ensuring public safety**

- As I have said above, I currently feel safe walking to and from my flat, including in the evenings/at night. This will not be the case if every time I enter and leave my flat I have to walk near the entrance to a late-night licensed venue.
- My comments above in relation to the prevention of crime and disorder apply here also.

### **The protection of children from harm**

- Most importantly, Gatehouse Square which (as mentioned above) is accessed from Southwark

Bridge Road, opposite the proposed venue, is a peaceful area where many local children play after school and at weekends.

- If the square becomes a thoroughfare for nightclub visitors (which it will), it is likely that the children will be faced with broken glass/empty drinks containers, litter etc.
- Indeed, to the extent that children play out in the square until late on summer evenings, they will be at risk from drunk people coming and going through the square. There is absolutely no doubt that children find drunk people threatening - even if of course they are not always. It would be a very great shame if the local children felt they could not play out in the square, one of the few outdoor spaces available to them.
- My comments above in relation to drunk and angry people turned away from the venue also apply here, and with particular force.

I wish Biagio luck with their business – but as a restaurant, with normal opening hours. The proposals they have set out in their application are in my view wholly inappropriate, for the reasons set out above.

Yours faithfully,

LONDON

**Omojomolo, Alex**

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**From:**

PARM C

**Sent:** 16 June 2010 15:16

**To:** Regen, Licensing

**Subject:** License application for 32 Southwark Bridge Road

**Attachments:** Southwark Bridge Road 32 Licence Application 15.06.10.doc

Dear Sir/Madam

On behalf of the [redacted] I attach a letter expressing our objections to a license for 32 Southwark Bridge Road. As news of this application has only just reached us, it is brief, but we ask for your due consideration. A signed copy of the letter will follow in the post.

Regards

16/06/2010

PARTY C continued...

Southwark Council Licensing Service  
The Chaplin Centre  
Thurlow Street  
London  
SE17 2DG

15<sup>th</sup> June 2010

Dear Sir/Madam

**Re Licensing Application No. 831911 for premises at 32 Southwark Bridge Road**

As a \_\_\_\_\_ which represents  
the residents, I am writing to object to the above application.

1.0 The application relates to premises in an area with a high proportion of residential properties. It is therefore prejudicial to three of the four statutory licensing objectives:

- the prevention of crime and disorder
- ensuring public safety
- the prevention of nuisance.

2.0 The application is inconsistent with the terms of the London Borough of Southwark's Saturation Policy.

On these grounds we consider that the application should not be granted.

Yours faithfully

**Omojomolo, Alex**

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**From:**

PARTY D

**Sent:** 10 June 2010 18:49

**To:** Regen, Licensing

**Subject:** Biagio@Bankside objection - licence number 831911

Hi

I live in the close vicinity of Biagio@Bankside (3-13 Southward Bridge and would like to file an objection to the proposed licence (831911) to turn the Biago restaurant into a nightclub.

It's abundantly clear that the owners never had the intention of running the business as a viable restaurant - it's usually closed and no effort has gone into marketing.

Moreover the area is very residential - many families live in the area and I'm sure they as well as I would not appreciate the noise of drunk customers leaving at 4AM plus the associated noise - minicabs hustling for business etc.

There are several worthy organisations in the area trying to foster community spirit - the Tate in particular. This proposed licence flies in the face of this and is unwelcome in my eyes. There are plenty of good locations for a nightclub (with extremely late licence) in SE1; this is one one of them.

Regards

**Omojomolo, Alex**

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**From:**

PARTY E

**Sent:** 15 June 2010 21:53

**To:** Regen, Licensing

**Subject:** Objection to licence application 831911: 32 Southwark Bridge Road, SE1

. is a residential block comprising 71 units located at  
The interests of residents of . are represented by  
. a company owned by the leaseholders of properties in

has authorised me to object to the application licence reference number 831911 on the following basis: the application relates to premises within an area with a significant proportion of residential properties and therefore is prejudicial to three of the four statutory licensing objectives, namely, the prevention of crime and disorder, ensuring public safety and the prevention of nuisance. The application is also inconsistent with the terms of the London Borough of Southwark's Saturation Policy.

**On these grounds, I submit that the application should not be granted.**

16/06/2010



**Omojomolo, Alex**

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**From:** McArthur, Wesley  
**Sent:** 07 June 2010 13:10  
**To:** Omojomolo, Alex  
**Subject:** FW: FW: Response to premises licence application for 32 Southwark Bridge Road

Hi Alex,

Please log the email below as a representation and send out the acknowledgement letter, thanks.

Regards,

**Wesley McArthur**

Licensing Enforcement Officer  
 London Borough of Southwark  
**E-mail:** [wesley.mcarthur@southwark.gov.uk](mailto:wesley.mcarthur@southwark.gov.uk)  
**General:** [licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)  
**Phone:** 020 7525 5779  
**Fax:** 020 7525 5705

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**From:** PARTY F  
**Sent:** 06 June 2010 13:42  
**To:** McArthur, Wesley  
**Subject:** Re: FW: Response to premises licence application for 32 Southwark Bridge Road

Dear Wesley,

I have just noticed that the Biagio Bankside bar (32 Southwark Bridge Road), to whose original licence application I objected in the middle of last year, has applied for a variation in licence to 4am on three nights of the week. I don't know whether you are involved in this application, but as I have only just noticed the notice in the bar's window and the deadline for objections has already gone (I believe), I thought I would email you as an immediate step to object in the strongest possible terms to this variation. If you are not involved in this application, could you please pass this email on to the relevant person.

It may not be obvious from its location, but in the evenings and at night this street is extremely quiet, with little traffic or pedestrian use. It is in fact quieter than some suburban streets I have lived on. Quite why it was ever thought appropriate to have a late licence bar on such a street is beyond my comprehension but I am horrified at the thought of having to put up with noise and disturbance until possible 4am. The only time we get any problem with the bar is when they put on private parties, when people stand on the street to smoke and drink. It is unacceptable in a street such as this, for anyone to even contemplate allowing that until such an ungodly time of the morning. We have also had one incident after what I assume was a private party at the bar when there was fighting in the street outside after 1am, the police were called, and then the remaining party goes continued to sit in the street opposite the bar and drink until at least 3am, leaving rubbish in the entrance to the estate and, so I am told by other residents, urinating in the estate also.

Since Mr Caroleo was, in my opinion, deceitful in his representations to me concerning my previous objection (for example, claiming that he wanted a music licence for the sole purpose of providing quiet background music for diners, when he puts on loud music at private parties until 1am in the morning), I am not particularly prepared to discuss any compromise on this application and re-state my strongest objections to it. Some of his other comments to me at the time were also clearly preposterous (and note the comment from the email below that "it is not envisioned that alcohol will be sold to people who wish to stand outside the premises to consume", which they clearly have done) and I should, in retrospect, have continued with my objections rather than trying to compromise then.

I would also like to bring it to your attention that the bar often breaks the terms of its current licence, by bottling up after 11pm at night. If I need to make an official complaint about this breach, which will be confirmed by other residents, please let me know how I might do so.

I realise that, due to my not having seen the variation notice until now, that my email probably falls outside the time period for objections to be made to this application. I would ask that this view be taken into account. If there is some other avenue by which I might make my views known on this, please do let me know.

All my best wishes and thanks,

07/06/2010

PARTY G

RECEIVED  
10 JUN 2010

31/5/10

To Whom It May Concern:

Re: License application 831911, Biagio@Bankside, 32 Southwark Bridge Road, Se1  
9EU

I am writing to object to the above licensing application, for extended hours for drinks, music, food and entertainment.

I live directly adjacent to this establishment on Sumner Street.

Sumner Street is a quiet residential street, and noise tends to reverberate as the street is built up.

I object to the inevitable street noise from people leaving the restaurant late at night, and when they step outside to smoke.

Also, music can be heard from the restaurant when it is loud, and when the door opens, and when it is left open.

I understood that we were to be provided with a direct line to complain if there was noise, but none of us have received this.

I object to *any* extension to this restaurant's hours of operation.

Yours truly,

PART 4



**Councillor Adele Morris**

Liberal Democrat Member for Cathedrals Ward  
PO Box 64529  
London  
SE1P 5LX

**Kristie Ashenden**

Principal Licensing Officer  
London Borough of Southwark  
The Chaplin Centre  
Thurlow Street  
London  
SE17 2DG

28 May 2010

Re licensing application: 831911

Dear Kristie

I would like to lodge my objection to the above application as a Cathedrals Ward Councillor on the grounds of prevention of nuisance. This restaurant is situated in an area that is mixed in nature between weekday office and residential use. It is in close proximity to Sumner Buildings, a wholly residential Corporation of London Estate to the west of the premises, with Anchor Terrace and the Park St Council Estate to the East on Southwark Bridge Rd. Whilst this location might be thought of as being in the heart of the tourist area, it is in fact very quiet in the evenings and weekends when the offices are closed. Biagio is a solitary venue along this part of Sumner St, and is significantly separated from the hub of bars and cafe's by the river or in the Bankside Mix development. The request to open until 02.00 from Monday to Wednesday and until 04.30 on Friday and Saturday is wholly out of keeping for the character of this area, and will cause noise disturbance to the local residents both from within the venue and from patrons leaving in the early hours of the morning. In addition, the application is requesting off sales, and there is no area that can be utilised for drinking outside the premises other than the public pavement, which will lead to obstruction to pedestrians and additional noise for local residents.

Please include me in any conciliation meeting which takes place between residents, the applicant and the licensing dept.

Yours Sincerely

A handwritten signature in cursive script that reads "Adele Morris".

**Councillor Adele Morris**  
**Liberal Democrat Member for Cathedrals Ward**

✓  
RECEIVED  
27 MAY 2010

PARTY 1

Tel

27/05/2010

Dear Mr McARTHUR

Please find the enclosed list of resident objectors to the proposed planning changes submitted by Biagio Restaurant, Licence no 831911. As you are no doubt aware, the Summer Estate is directly adjacent to this establishment and the granting of this application will strongly impact in the worst possible way on those of us who live here.

Apart from all the obvious issues such as, noise pollution by patrons arriving and leaving, rowdiness, security, drunkenness and people wandering onto the estate. There are great concerns over Public Nuisance and Safety!

Biagio is just over 4 metres away from the first set of flats - two blocks having front elevations onto Summer street both of which have bedrooms also facing into the street.

The type of venue proposed would cause enormous disruption to our community, especially residents



with children and the elderly.

The clientele attracted to such an establishment are an unknown element, and Biagio would have absolutely no control over them once they leave the premises. Any untoward conduct would have to be dealt with by residents and the police.

Therefore, we feel it would be wholly inappropriate and unacceptable to grant this licence or any other that extends the hours or usage of the property in question.

Yours sincerely

**Omojomolo, Alex**

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**From:**

PARTYJ

**Sent:** 26 May 2010 22:11

**To:** Regen, Licensing

**Subject:** An objection to application 831911. Biagio@Bankside. SE1 9EU

Dear Sir/Madam,

I wish to raise an objection to the application of license 831911, the granting of a license for Biagio@Bankside, 32 Southwark Bridge Road, SE1 9EU. I am a local resident. I live at 20 Sumner Buildings, Sumner Street, London SE1 9JX and have done so for over 20 years. Sumner Buildings is attached to the place in question.

My objection to this application is the opening and closing times. The granting of a 4.30am Friday and Saturday and 2am mid week license, will bring numerous problems. There will be no doubt additional noise at times when people are trying to sleep. The closing times in my opinion go way beyond the boundaries of fairness and reasonableness. This is a residential area with Sumner Buildings attached to the premise in question on one side, and across the road there are houses in gatehouse square with some backing on to the Southwark Bridge Road. On this estate, there are a large percentage of families with small children and a percentage elderly residents.

I believe the granting of this application will cause problems in terms of excess and loud noise at times when the majority of people are asleep. I also believe that an increase in unruly behaviour by people frequenting the premises, is very likely.

I would also like to point out that notice of this was given today in the window of the premises in question. No letters or any other documents have been posted to the residents of Sumner Buildings, which grossly unfair to say the least.

Therefore, I believe granting the application will cause unnecessary hassle and bring problems for the people of Sumner Buildings. Thus, I urge you to reject the application.

Yours Faithfully,

Contact Number:

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27/05/2010

**Omojomolo, Alex**

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**From:**

PARTY K

**Sent:** 26 May 2010 20:59

**To:** Regen, Licensing

**Cc:**

**Subject:** Objection to Licensing Application: Biagio@Bankside - Licence Number 831911

Dear Sir or Madam

As a neighbouring resident, I wish to object to the licensing application made by Biagio@Bankside, 32 Southwark Bridge Road, SE1 9EU (Licence Number: 831911). Please note that I am filing this objection via e-mail, rather than through the "lodge an objection" link on the Licensing Register as this link links to an unrelated page of the Southwark Council website.

I strongly object to the following aspects of the application: the proposed late opening hours; the proposed late finish to the entertainments, music and dancing; the sale of alcohol to be consumed off the premises. None of the aforementioned elements of the application are appropriate for an establishment adjoining a residential estate.

Biagio@Bankside adjoins Sumner Buildings, a residential estate occupied by a mixture of young families, working professionals and more elderly residents. Sumner Buildings is a relative oasis of calm and tranquility and is cherished as such by its residents. The immediate proximity of a late night bar/nightclub would at best impair this environment and at worst may destroy it, particularly for residents whose properties front onto Sumner Street. Any increase in noise, be it from entertainments at Biagio@Bankside or the late-night pedestrian and vehicular traffic that this will inevitably attract, would severely impact these residents.

Given the location of Biagio@Bankside, the granting of licences for music, dancing and the provision of food and drink until 01:30 Monday to Thursday and until 04:00 on a Friday and Saturday would be wholly inappropriate, as would the granting of a licence for the sale of alcohol for consumption off the premises at any time. The application offers no benefit to local residents, only the prospect of disruption from noise, increased traffic and the potential for anti-social behaviour that late-licensed drinking and entertainment premises inevitably attract.

Once again, I wish to register my strong objections to this application.

Yours faithfully

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27/05/2010

**Omojomolo, Alex**

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**From:**

PARTY L

**Sent:** 26 May 2010 19:05

**To:** Regen, Licensing

**Cc:**

**Subject:** Plans for Biagio at Bankside -

**Plans for Biagio at Bankside -**

We wish to lodge an opposition to the application/proposal by Biagio at Bankside for a nightclub license. We strongly oppose the application for the following reasons:

1. High risk of crime and disorder - a nightclub in this location which receives little foot traffic after around 10.00pm at night, and so close to the rear of large buildings, offices, laneways and squares which are vacant at night, could well be a crime and a disorder risk.
2. In respect of item 1, there is a very high risk to public safety, including potential risk of violence and robbery.
3. Given the immediate proximity of Anchor Terrace, the City of London Corporation estate and the Maiden Lane estate to the site of the proposal, residents would be directly impacted by nuisance noise, drunken and disorderly behaviour and other nuisance such as litter and anti-social behaviour. Bedrooms, basements, entrance stairways, car-parking provision and communal areas are in immediate proximity.

On the above grounds and for the sake of the community's right to peaceful and safe enjoyment, which is under serious threat by the proposal, we oppose Biagio at Bankside's application.



Southwark Licensing Team  
Chaplin Centre  
Thurlow Street  
London SE17 2DG  
23<sup>rd</sup> May 2010

PARTY M

Objection to Licence Application 831911,  
Biagio Bankside Restaurant, Sumner Street, SE1  
Postal address, 32 Southwark Bridge Road.

I was an objector to the original application in June / August 2009.

I now object to this current application for the following reasons: The points I raise challenge the application in respect of the Council's licensing objectives 'c and d' – public safety and the prevention of public nuisance.

The premises is too close to flats on the Sumner Buildings estate. The nearest flat is only 4.87 metres distance from the restaurant building. A restaurant development of this magnitude is inappropriate for a premises of such limited capacity. The restaurant has no forecourt, no rear entrance, no uncovered space. It is the basement property of an office block. I assume there is a rear fire exit which leads on to the courtyard area of the Sumner Buildings estate. As with the entrance this rear emergency exit appears to be accessed by a staircase. I question whether this is adequate for the possible party volume of users the license application envisages.

The premises is next door to a residential estate of 100 flats. 50% of which are adjacent to Sumner Street with their bedrooms on the same side.

A low key, quiet restaurant, closing at 11.00, is as much as a neighbouring residential estate can tolerate. A restaurant open into the small hours of the night for "**business lunches and parties for all occasions**" is way beyond levels suitable or tolerable in Sumner Street and in the neighbourhood. The quotation is from the company's website: [www.biagio.co.uk](http://www.biagio.co.uk) . The selling of alcohol to be consumed off the premises is completely inappropriate and could lead to much public nuisance.

I appreciate the efforts the restaurant has made to publicise itself. The two neon Rizzorante signs are good, particularly the one on Southwark Bridge Road. A smiling staff member at the door, plant displays outside the front, all give a good presentation and feeling to Sumner Street.

I appreciate that Mr Caroleo may want to change his business plan but a change that will bring a high risk of noise and public nuisance to Sumner Street after midnight is not acceptable. We just need to compare the situation in nearby London Bridge when large numbers of people are spilling out of pubs on to the pavements and even the street during and after drinking hours. Many of these customers appear to be coming from the City offices, north of the river. This is all fine in the right context and right place – but not after 11.00pm on a residential street.

Yours faithfully

**McArthur, Wesley**

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**Subject:** FW: objection to a extention of a licence.

PARTY N

**From:**

**Sent:** 19 May 2010 21:31

**To:** Regen, Licensing

**Subject:** objection to a extention of a licence.

19/05/10

I understand that the Restaurant in Sumner Street has requested a license to stay open until 4.30 in the morning on certain nights, I object strongly to these hours bearing in mind we are a small family estate the noise and mess would be considerable. Even now we have to walk through broken bottles and vomit. As well as parking which we already have a serious problem. Plus the increase car crime and violence I dont want people fighting in the Street and sirens in the middle of the night. All so at certain times of the year we get people using the Estate as a Toilet and I dont want this evevy weekend.

27/05/2010

PARTY 0

Southwark Licensing Team  
Chaplin Centre  
Thurlow Street  
London SE17 2DG

Dear Sirs,

Objection to Licence Application 831911,  
Biagio Bankside Restaurant, Sumner Street, SE1  
32 Southwark Bridge Road.

RECEIVED  
01 JUN 2010

I was to object to this current application for the following reasons: The points I raise challenge the application in respect of the Council's licensing objectives 'c and d' – public safety and the prevention of public nuisance.

The premises are too close to flats on Southwark Bridge Road and the Sumner Buildings estate. The restaurant has no forecourt, no rear entrance, no uncovered space. It is the basement property of an office block. As with the entrance this rear emergency exit appears to be accessed by a staircase. I question whether this is adequate for the possible party volume of users the license application envisages.

A low key, quiet restaurant, closing at 11.00, is as much as a neighbouring residential area as our can tolerate. A restaurant open into the small hours of the night for **"business lunches and parties for all occasions"** is way beyond levels suitable or tolerable in Southwark Bridge Road and Sumner Street. The above quotation is from the company's website: [www.biagio.co.uk](http://www.biagio.co.uk). The selling of alcohol to be consumed off the premises is completely inappropriate and could lead to much public nuisance.

I appreciate the efforts the restaurant has made to publicise itself. The two neon Rizzorante signs are good, particularly the one on Southwark Bridge Road. A smiling staff member at the door, plant displays outside the front, all give a good presentation and feeling to Southwark Bridge Road and Sumner Street.

I appreciate that owner may want to change his business plan but a change that will bring a high risk of noise and public nuisance to Southwark Bridge Road and Sumner Street after midnight is not acceptable. We just need to compare the situation in nearby London Bridge when large numbers of people are spilling out of pubs on to the pavements and even the street during and after drinking hours. Many of these customers appear to be coming from the City offices, north of the river. This is all fine in the right context and right place – but not after 11.00pm on a quiet residential street. There is also the question of taxi drop off's and pick up's to consider.

Yours faithfully