

From: OTHER PERSON 1

Sent: Monday, October 10, 2022 6:26 PM

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

Subject: Application to vary licence 877038

Dear Licensing Team

I write with reference to an application, dated 22/09/2022, to vary a premises licence under the Licensing Act 2003, ref no. 1899197. The application has been made by Young & Co's Brewery Plc, with regard to premises licence number 877038 for the Founders Arms, 52 Hopton St, London SE1 9JH.

My name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Date of this submission: 10 October 2022

As a local resident, living directly behind the Founders Arms, I would like to register my strongest objection to the proposed varying of the premises' licence. Indeed, the conditions of the present licence are not stringent enough. (I would note that my neighbours and I have not been informed of previous variations to the licence so have not been in a position to object. I have only just now heard of this application and suspect many of my neighbours may not be aware of it.)

The Founders Arms was built a little over 40 years ago as a community pub, as was common with new estates at that time. That function died years ago as Young's have ratcheted up the ways they use the pub to generate ever greater profits with ever greater crowds and numbers. It is perfectly reasonable they should want to generate profit from their pubs, but this one is now misplaced in terms of the deleterious impact it has on this increasingly overwhelmed residential area.

The licensees have engrossed part of the river walk to the river side of the pub. Their deliveries cross our estate, cause serious inconvenience and interrupt the flow of the river walk. Despite many representations and promises to mitigate the noise, they dispose of bottles in their bins with the horrific noise of breaking glass going on for some time every single day. This severely affects our wellbeing as residents. I moved in to Falcon Point in 1999. I knew the area would change with the advent of Tate Modern and the Millennium Bridge but I could not foresee the escalation of nuisance so close and so continuous as represented by the Founders Arms, scrunched up, semi blocking the river walk which now has to accommodate thousands of visitors each day.

We have increasing problems with anti-social behaviour along the river walk after pub closing time – people hang around, there's noise, often screaming, and a little later urination in corners of the estate for those who did not visit the pub toilets in time. Parts of the estate now stink. Not all of this of course can be ascribed to the Founders

Arms. But as I have observed – my flat looks directly down on the pub - the pub contributes to it. In support of their planning application, Young's commissioned a report which claimed there was no anti-social behaviour associated with the pub, and cited statistics available on the police website. The publicly available police statistics make no reference to any individual premises. I put in a Freedom of Information request about the Founders Arms but the request was refused as this was judged to be 'private data'. Please interrogate very closely any claims Young's makes on this point.

We have already moved beyond saturation point in this area in terms of drinking and the night-time (indeed daytime) economy. Young's proposal is one more turn of the ratchet making all the adverse conditions I have cited worse. In an ideal world the existing license would be reviewed to ensure closing by 11 pm at the latest, the removal of most of the outside seating, much reduced deliveries, and the elimination of the horrific sound of shattering glass every single day. I realise this may be unlikely. But please, please do not allow a variation of the license to make it all worse.

Yours faithfully

████████████████████

From: OTHER PERSON 2

Sent: Tuesday, October 11, 2022 9:03 AM

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

Subject: Objection to Founders Arms application/ 878409

Name [REDACTED]

Address [REDACTED]

Email [REDACTED]

Date 11/10/2022

Application Youngs Brewery's application to Southwark Licensing Authorities to vary their license to operate the Founders Arms Public House

Reasons for opposing the application

-The Founders Arms is a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly round the pub which continue long after closing time. I live on the 8th floor and can hear the noise very clearly and wake up frequently with people leaving the pub and being very loud.

-The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

-The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

-The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

-The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

-An additional 100 patrons resulting in a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

-Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal. There is nothing being done at the moment and it's already very loud and disturbing so it will only get worse if more patrons are allowed in the premises.

-Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour. There's frequent arguments between patrons attending the premises and at times it feels very unsafe.

-The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

-The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Thanks,

A black rectangular redaction box covering the signature area.

From: OTHER PERSON 3

Sent: Wednesday, October 12, 2022 1:14 PM

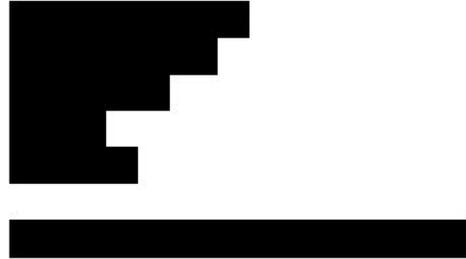
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>

Subject: Objection to Youngs Brewery Licence Application for Founders Arms

Licensing Service

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

[Tel:020 7525 5748](tel:02075255748)



12 October 2022

Application Property details

Licence number:	878409 FOUNDERS ARMS
Trading name and address:	52 Hopton Street SE1 9JH
Ward:	Borough and Bankside
Applicant Name:	Young & Co's Brewery PLC
Previous Licence:	877038

Dear Southwark Licencing Team,

I am writing to object to the above Licence Application for the Founders Arms pub on the grounds of public nuisance and loss of amenity.

From bitter experience I can confirm that the Founder's Arms and its patrons already cause harmful noise impacts to neighbouring residents and anti-social behaviour. As the Council Planning Officer said in his report on the original planning application for the enlargement of the premises, the current capacity of the Founder's Arms is already noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises. Some inevitably hang around. The Founder's Arms is very busy most evenings and, with people in high spirits around the pub, management and signage are not an effective remedy.

Indeed, I believe that this drinking establishment, which is in close proximity to residential units (and dominates the aspect of many of them including ours), is already a nuisance and a detriment to mental health. The enlargement and extension of the licence would only add to this burden. It is a fact that anyone who has had to endure the noise and cooking smells of a raucous party next door knows that it soon becomes unbearable. Imagine that happening day after day. And in our case, with the Founders Arms directly at the window of our bedroom in Falcon Point (as well as the window of

our living room), the additional impact on our amenity and our getting to sleep at night would be intolerable.

The Founders Arms pub is a nuisance already, making life difficult for residents of Falcon Point, and expanding it is bound to increase this:

- The volume of and the propensity for evening and late-night disturbance and anti-social behaviour will increase unacceptably.
- The noise nuisance at our flat will increase unacceptably.
- The Thames Path will be narrowed by the increase in pub customers at and around the premises, obstructing the passage of the multitudes who want to run, jog, walk or amble past along the walkway on the south bank of the Thames.
- On past performance, there will be no control over any of this, even with all the stated plans by the applicant.

This Licence application should be firmly refused.

Yours sincerely,

██████████

From: OTHER PERSON 4

Sent: Thursday, October 13, 2022 11:10 PM

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

Subject: OBJECTION FROM RESIDENT ([REDACTED]) - FOUNDERS ARMS- Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 878409

Dear Sirs,

I could not see on the form where to raise an Objection to this proposal, so am assuming I have to email you.

My objections are as follows -

-The Founders Arms is a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly round the pub which continue long after closing time.

-The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

-The application has not addressed the Council's 4 main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives . No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

-Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

-Despite management proposals there remains a strong element of risk that the increased number of patrons

leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

-The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

-The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.-The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

-The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

-The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it's nature results in noise and activity from patrons leaving the premises.

-An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

Sincerely

A large black rectangular redaction box covering the signature area.

From: OTHER PERSON 5

Regulatory Services, Licensing.
3rd Floor, Hub 1
PO Box 64529
London SE1 5LX

Founders Arms Licence Variation app. No 878409

17/10/2022

Dear licensing officer,

This application to extend the opening hours of the Founders Arms public house, situated on the riverwalk by Blackfriars bridge will bring even more disturbance to the residents of Falcon Point, a council block directly behind the pub and in some places the flats such as mine, are only 16m. away.

Founders Arms opened in 1980 as part of the Edgar estate which included Falcon Point flats with small shops beneath, Pub, office block and riverwalk. Originally intended as the pub for local residents and office workers. Over the years it has grown into an extremely busy and constantly full establishment due to its proximity and views of the river and has also greatly extended its original hours for trading.

It enclosed its own designated outside seating area in 1998 and then placed outside dining tables on what was originally designated as a northern fork of the riverwalk. This increased the pub's capacity to such an extent that it can now accommodate 465 customers. –As stated in its planning application (21AP 0721) ---At least 3 times more than its original capacity. Refused by Southwark but granted by the Appeals Inspector, permission was given for an added floor which will increase inside capacity by another 100-150. A total of approx. 550- 600 customers. However, this is not the total number of clientele at any one time as customers also spread out in groups with drinks along the riverwalk on either side of the pub and onto the beach. As these are not actually on the pub's footprint they are not included in their capacity figures.

The noise filtering up to the flats almost every night and all day at w/ends is continuous and amplified, as it is near water. Like heat, noise is louder as it rises. There are times when it is difficult to hear the TV or even the phone. In hot weather we are often forced to keep our windows shut, even at night, to keep the noise out, making our homes very uncomfortable.

There is always a noise from collections of the bottles being dumped into containers at night, broken glass from the glasses scattered around. Many of the customers leave by exiting through our estate via our undercroft with people living above and into Hopton street. These folk are not quiet, usually noisy, often singing ' Happy birthday' repeatedly, also repeatedly calling 'good bye' or talking on phones –loudly as people often do after alcohol. They wait there for their taxi or transport home as there is no roadway between the flats and pub, only a delivery area and the riverwalk path. It is here also that the residents of the flats opposite, in Millennium Lofts are able to hear

them. When the late night drinkers who often hang around until at least 1am do decide to leave it is not unusual for them to relieve themselves against our building or doors or even vomit A constant health hazard for our cleaner as well as the broken glasses left in the riverwalk shrub beds and on our lower walls.

Although Founders Arms have proposed measures for client dispersal it is difficult to see how they can monitor and manage them as there is no longer a live on site manager. Who will deal with altercations that will inevitably arise around this establishment?. There has already been one incident recently. It is obvious that local residents are expected to call for assistance once staff leave. With this proposal to extend their opening hours all the noise from later customers will extend deeper into the night, and cause residents further disturbance. It is not monitored now, why should we believe it will be then?

It is obvious too that the total of any increase to opening times will add to the food and drink required , and therefore added to the increase needed for the appealed extension. Consequently an extended time will be required for all deliveries to be man- handled across the southern fork of the riverwalk, which should be open to pedestrians at all times. All deliveries are unloaded in the Falcon Point delivery bay and then moved across the riverwalk to the pub's cellar. With everything stacked up on the riverwalk and more pedestrians and cyclists using the area, many of whom are tourists, the area has become very hazardous for those wishing to get past at the wrong time.

This pub has greatly outgrown it's site, causing great disturbance and inconvenience to many residents within a very short distance away. Not just occasionally but every day. We all have a right to peacefully enjoy our homes but for the past 10 years the Founders Arms pub has gradually been eroding this. However, each time they are challenged regarding detriment to their neighbour's living environment they just shrug it off and claim a change will not impact anyone or it will only be negligible. Our loss of amenity would seem not to matter to them. It would be far better for local residents if this application was for them to DECREASE their hours by 30 minutes at the end of each day rather than to extend it.

It should be noted that neither residents nor the TMO management committee were advised of this proposal by Founders Arms. Our office and flats are only 20m distant from them. It would therefore be unsurprising if objections are low, as many will not be aware and also a good percentage of our residents are quite elderly,-- do not have access to a computer or have infirmities that cause difficulty or pain when writing.

Please do not grant this variation, Enough is enough as far as disturbance and disruption to our quality of life and peaceful home is concerned.

Thank you,

[REDACTED]

From: OTHER PERSON 6

Sent: Monday, October 17, 2022 8:16 PM

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

Subject: OBJECTION FROM RESIDENT (FLAT [REDACTED]- FOUNDERS ARMS- Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 878409

Dear Sir/Madam,

I could not see on the form where to raise an Objection to this proposal, so am assuming I have to email you.

My objections are as follows -

-The Founders Arms is a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly round the pub which continue long after closing time.

-The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

-The increase in 100 - 150 additional customers results in an increased number of **inebriated** individuals wandering around our residential neighbourhood. Our doorways will be increasingly used as **pee** stations and **vomit** stations.

- The application has not addressed the Council's 4 main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives . No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

-Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

-Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

-The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

-The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.-The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

-The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

-The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it's nature results in noise and activity from patrons leaving the premises.

-An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

Sincerely

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

From: OTHER PERSON 7

Sent: Tuesday, October 18, 2022 4:10 PM

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

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.



From: OTHER PERSON 8

Sent: Tuesday, October 18, 2022 4:45 PM

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

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

My name is [REDACTED] I live at [REDACTED] The Founders' Arms Pub is directly in front of my window.

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

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11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.



From: OTHER PERSON 9

Sent: Tuesday, October 18, 2022 4:23 PM

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

Subject: OBJECTION to licence 878409

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Sincerely

██████████

Sent [Outlook for iOS](#)

From: OTHER PERSON 10

Sent: Tuesday, October 18, 2022 4:32 PM

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

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Signed

A black rectangular redaction box covering the signature of the agent.

From: OTHER PERSON 11

Sent: Tuesday, October 18, 2022 4:39 PM

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

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

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3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
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-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

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10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

[REDACTED]

Sent from my iPhone

From: OTHER PERSON 12

Sent: Tuesday, October 18, 2022 4:55 PM

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

Subject: OBJECTION to License number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

3. Ward: Borough and Bankside
Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

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2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
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4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

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9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Regards

[REDACTED]

From: OTHER PERSON 13

Sent: Tuesday, October 18, 2022 4:59 PM

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

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

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11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Yours faithfully

[REDACTED]

[REDACTED]

From: OTHER PERSON 14

Sent: Tuesday, October 18, 2022 5:12 PM

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

Subject: OBJECTION to Licence No. 878 409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. As the owner of [REDACTED] and [REDACTED] I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

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2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
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11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.



18 October 2022

From: OTHER PERSON 15

Sent: Tuesday, October 18, 2022 3:48 PM

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

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

Previous licence: [877038](#)

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

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11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

From: OTHER PERSON 16

Sent: Tuesday, October 18, 2022 6:07 PM

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

Subject: Licence number 878409

Hi,

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

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11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Kindest,

A large black rectangular redaction box covering the signature area.

Sent from my iPhone. Hence the brevity.

From: OTHER PERSON 17

Sent: Tuesday, October 18, 2022 6:17 PM

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

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

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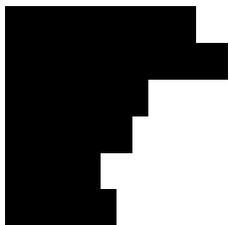
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11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.



From: OTHER PERSON 18

Sent: Tuesday, October 18, 2022 4:42 PM

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

Subject: OBJECTION to Licence number 878409

[REDACTED]

3. Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.

2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

[REDACTED]

From: OTHER PERSON 19

Sent: Tuesday, October 18, 2022 10:24 PM

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

Subject: Objection to Licence number 87849

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.
6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing

capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.



From: OTHER PERSON 20

Sent: Tuesday, October 18, 2022 9:45 PM

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

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals

[REDACTED]

[REDACTED]

From: OTHER PERSON 21

Sent: Tuesday, October 18, 2022 10:06 PM

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

Subject: Objection to licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I am writing to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub (my flat, [REDACTED], is immediately above the current roofline, ventilation fans and bottle recycling bins).

In my view, to grant this licence would be unlawful and capable of challenge by way of judicial review.

It would also just be a really bad idea for the character of the Bankside area.

Of course the Council has to comply with its own published policies in exercising a discretion. My understanding of the Council's policy regarding CIA's is as follows:

- (i) the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point'. (That certainly accords with my own experience of the intensification of use of the Founders Arms and other licensed premises in the 12 years we have owned our flat).
- (ii) Where, as here, the number of licensed premises reaches saturation point, the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

In my view, granting Youngs a variation of the Founder's Arms licence would be contrary to this policy.

That is because of my specific objections to the Founders Arms' application to vary their licence, as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time, crashing around under my window. The more drinkers there are, the more drinker, and bottle/rubbish disposal noise there will be under the windows of the flats at Falcon Point. The pub is very very close to those windows: because it was built

at the same time as the estate as a community venue, not an enormous 'destination' pub.

2. The application is to change the current closing times, to run as late as **23.30** on Sundays to Thursdays and **00.30** on Fridays and Saturdays. This will make the, already considerable noise nuisance, intolerable, and make it impossible to sleep.

3. These times are outside the Soutwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

4. The application to vary simply fails to address the Council's four main licensing objectives with any specificity. It simply states, without particularisation that Youngs have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'. To accept this bare assertion, which is clearly false, would be irrational.

5. The additional floor space will increase customer numbers substantially. The Soutwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

"The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats."

A number of one bedroom flats, including mine, have single glazed windows right above the pub. If this application is allowed, there will literally be no place to sleep.

6. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large additional numbers congregate along the river walk, and are already very noisy. Longer licensing hours will make this worse.

7. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside – originally added unlawfully - is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

8. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an entirely unsustainable intensification of the site which would not be suitable for a drinking establishment in such very very close proximity to residential units.

9. Although there are proposed measures to manage patron dispersal, the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

10. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

11. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

12. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals. I became aware of it by word of mouth: otherwise I would not have been informed.

So to determine the application in favour of Youngs would be procedurally unfair as well as contrary to Southwark policy and irrational.

I ask you to uphold this objection and not to amend the licence.

And please let me know the outcome of the application.

Yours,

[REDACTED]

From: OTHER PERSON 22

Sent: Wednesday, October 19, 2022 6:02 AM

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

Subject: OBJECTION to Licence number 878409

Dear Sir/Madam,

I am [REDACTED], the resident at [REDACTED], together with my [REDACTED] and my [REDACTED].

I would like to object the licencing of the Founders Arms expention. The detailed reasons are much more below but I would like to object to this licencing on the grounds of the noise, also, as a pub it does not look right (it looks like a shed), it does not fit overall in the architectural landspace. From architectural perspectice there should not have been a pub at all - there is so litte space for passage for already overcrowded area which is very touristy. Besides, I feel very strong about alcohol industry - being an absitent for a long time, for me, I am against of expanding this industry in my living area. It might cause crime, poisoning etc.

Thank you.

Kind regards,
[REDACTED]

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
 - The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.
6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.
7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.
8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.
9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.
10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.
11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

From: OTHER PERSON 23

Sent: Wednesday, October 19, 2022 8:08 AM

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

Subject: OBJECTION to Licence number 878409

We wish to object in the strongest terms to the application to vary the license of the Founders Arms. Our flat overlooks the Founders and we are already subjected to considerable noise and disturbance particularly during the summer months. Things can only get considerably worse if the proposed changes are agreed. A neighbour summed up the grounds for objection well in their submission and we fully endorse the points made, namely: -

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.

2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it's nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

We do hope that our objections will be given due consideration and result in the rejection of the application to vary the license.

Your faithfully

[REDACTED]

[REDACTED]

From: OTHER PERSON 24

Sent: Wednesday, October 19, 2022 6:02 AM

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

Subject: Re Founders Arms application for variation of premises license OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

To whom it might concern

As a resident as I am quite distressed about this proposal

I have not been aware of any advertisement for the application for residents in order to discuss these proposals.

Was any consultation proposed?

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
 - The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail

by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

From: OTHER PERSON 25

Sent: Wednesday, October 19, 2022 6:09 PM

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

Subject: Objection to Licence number 8784409

Date: 19/10/1992

Name: [REDACTED]

Flat [REDACTED]

Email: [REDACTED]

Dear Sir/Madam

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections, I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.
6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it's nature results in noise and activity from patrons leaving the premises.
7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.
8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.
9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.
10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.
11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Please note [REDACTED] Already I am affected by nuisance sound 24hr. Please dispose the Licence and let us to live better and less congestion.

Thanks
Regards

[REDACTED]

From: OTHER PERSON 26

Sent: Tuesday, October 18, 2022 11:06 PM

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

Subject: OBJECTION to Licence number 878409

Please see attached letter of objection.

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS,

52 Hopton Street,

SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

Licensing Service

Southwark Licensing Team

3rd Floor, Hub 1

PO BOX 64529

London

SE1P 5LX

[Tel:020 7525 5748](tel:02075255748)



18 October 2022

I am objecting very strongly to the request by The Founders Arms Public House to vary their licence to operate.

Our flat is in immediate proximity to the Founders Arms Pub.

Our bedroom and sitting room are immediately opposite the back of the pub, and the noise, also, incidentally the cooking odours, have a detrimental effect on our mental wellbeing. It is hard to sleep, and in addition the emptying of glass bottles makes an incredible noise.

Already, the Founders Arms is a frequent source of noise and antisocial behaviour which usually continues well after closing time. Also, closing time is intended to be moved forward by another half hour every day from the present licence which makes matters worse.

Increasing the capacity for patrons will obviously add to the problems.

There is already saturation point for eating and drinking establishments in the area, and the only reason to increase the size of the Founders Arms is the greed of Young & Co brewery.

Any proposed measures to alleviate the problems for residents will be as ineffective as those in force at the moment.

There is already a bottleneck to the Thames Path where it passes the pub, which is a shame, as it detracts from people's enjoyment of that amenity, and increasing the volume of patrons will make the situation worse.

Yours sincerely,

[REDACTED]

From: OTHER PERSON 27

Sent: Wednesday, October 19, 2022 1:15 AM

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

Subject: OBJECTION to Licence number 878409

Dear Sir / Madam,

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.

2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Yours sincerely,

[REDACTED]

[REDACTED]

From: OTHER PERSON 28

Sent: Wednesday, October 19, 2022 9:48 AM

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

Subject: objection founders arms extension

Good morning,

I am writing because i am one the residents on falcon point [REDACTED]

i am totally against the idea of another storey being built on the founders arms' pub

for one, it can be extremely noisy especially at night time, and it has attracted some unruly people.

finally it will block our view of the beautiful scenery.

There are many other local pubs where people can visit.

I hope you can understand our anxiety of this situation.

REgards,

[REDACTED]

From: OTHER PERSON 29

Sent: Tuesday, October 18, 2022 5:31 PM

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

Subject: Objection to licence no. 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

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4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

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11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals

Regards,

[REDACTED]

From: OTHER PERSON 30

Sent: Wednesday, October 19, 2022 4:39 AM

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

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.
7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.
8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.
9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.
10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.
11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Regards,

██████████

From: OTHER PERSON 31

Sent: Wednesday, October 19, 2022 10:47 AM

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

Subject: Objection to Licence no 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, [52 Hopton Street, SE1 9JH](#)

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

Dear Sirs,

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail

by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

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8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Kind regards,

A large black rectangular redaction box covering the signature and name of the sender.

--

A black rectangular redaction box covering the contact information of the sender.

From: OTHER PERSON 32

Sent: Wednesday, October 19, 2022 5:56 AM

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

Subject: OBJECTION to Licence number 878409 Founders arms

3. Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

Dear Sir/Madam

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

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2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

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8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Yours sincerely

[REDACTED]

[REDACTED]

From: OTHER PERSON 33

Sent: Wednesday, October 19, 2022 5:58 AM

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

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, [52 Hopton Street, SE1 9JH](#)

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

Dear Southwark Council,

I hereby notify you that I have a serious and strong objection to the request by The Founders Arms Public House to vary their licence to operate. The proposal follows quickly on the back of their prior application to extend the premises and breach the intent and spirit of the neighbourhood. I am an residential neighbour to the Founders Arms Pub and the proposal is truly upsetting and damaging to the community.

At the outset, the Council itself has set out its own policy on cumulative local impacts of having excessive licensed premises. My reading of this policy is:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

Below I have listed the specific objections to the Founders Arms' application to vary their licence which I request you seriously consider:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
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4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

From: OTHER PERSON 34

Sent: Wednesday, October 19, 2022 11:47 AM

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

Cc: Enebeli, Emma <Emma.Enebeli@southwark.gov.uk>

Subject: OBJECTION to Licence number 878409

19/10/2022

From: [REDACTED]

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

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11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

From: OTHER PERSON 35

Sent: Wednesday, October 19, 2022 2:01 PM

To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>; Enebeli, Emma <Emma.Enebeli@southwark.gov.uk>

Subject: Objection to Licence number 878409 - RESUBMIT with requested details

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

Dear Sir/Madam,

I am a long time resident (6 years) at [REDACTED]. My flat is on the [REDACTED] directly in front of Founder's Arms, 15 meters away from what would be their second floor planned development.

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

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11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Regards,

[Redacted signature block]

Date: Wednesday, 19 Oct 2022

From: OTHER PERSON 36

Sent: Wednesday, October 19, 2022 8:55 AM

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

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub - [REDACTED].

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.
6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing

capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

[REDACTED]

[REDACTED]

From: OTHER PERSON 37

Sent: Wednesday, October 19, 2022 9:00 AM

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

Cc: [REDACTED]

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

Dear Southwark Council

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.

2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Kind Regards

[REDACTED]

From: OTHER PERSON 38

Sent: Wednesday, October 19, 2022 9:00 AM

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

Subject: OBJECTION to Licence number 878409

My name is [REDACTED].

Please see my below email.

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

From: OTHER PERSON 39

Sent: Wednesday, October 19, 2022 10:52 AM

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

Subject: Objection to licence no.

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, [52 Hopton Street, SE1 9JH](#)

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

Dear Sirs

As my flat is on the second floor of [REDACTED] with only single glazed windows overlooking Founders Arms, I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail

by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the agent.

From: OTHER PERSON 40

Sent: Wednesday, October 19, 2022 11:31 AM

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

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

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2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
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-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

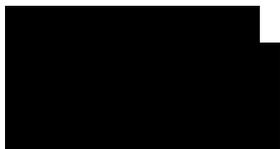
8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Sent from my iPhone

From: OTHER PERSON 41

Sent: Wednesday, October 19, 2022 1:15 PM

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

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

To whom it may concern;

We are leaseholders of [REDACTED] at [REDACTED]. We are a couple in our [REDACTED]. We are very anxious and concerned about this appeal as the proposed project will severely and permanently affect our use and enjoyment of the premises.

Already we must deal with constant noise every evening and every morning from the pub. The noise varies at night from manageable to waking us up. The noise every morning without exception is loud and obnoxious as they wheel out the empty beer barrels and rubbish. These problems will only become worse with the expansion of services and extension of hours.

In addition the additional building extension will obscure our sightlines to St Paul's and Upriver, severely affecting our enjoyment and the value of our lease.

Please, if the quiet enjoyment of our home, not to mention the compliance of the pub with the long-standing laws and regulations, mean anything, please help us stop this travesty going any further.

Thank you very much,

[REDACTED]

From: OTHER PERSON 42

Sent: Wednesday, October 19, 2022 12:30 PM

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

Subject: Objection to Founders Arms development 878409

Dear Licensing Department

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.

2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

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11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Yours sincerely

A black rectangular redaction box covering the signature area.

From: OTHER PERSON 43

Sent: Tuesday, October 18, 2022 9:42 PM

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

Subject: OBJECTION to Licence number 878409

Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
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-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals

[Sent from Yahoo Mail on Android](#)

From: OTHER PERSON 44

Sent: Wednesday, October 19, 2022 11:48 AM

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

Subject: Objection to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

Objection by [REDACTED]

19 Oct 2022

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate.

I am an [REDACTED] resident of Falcon Point and (unfortunately) a very close neighbour to the Founders Arms Pub.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time. **Many drunk customers of the Falcon Arms uses the shrubs to urinate when they can no longer gain access to the pub's toilets after closing time when many continue to drink and talk loudly around the tables outside the pub.**
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately **16** metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

The number attending and leaving during the evening at night is likely to be much larger than the 'capacity' number and many who choose to eat a meal earlier in the evening are likely to continue drinking in and around this pub.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal. **I have no confidence that Youngs would adhere to their 'measures to manage patron dispersal' as they respond poorly to complaints and have not discussed their license application with residents.**

9. There remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour. **The privately commissioned report that Youngs submitted for the planning application was carefully crafted to underestimate the footfall and antisocial potential of this development as it was undertaken when lockdown behaviour continued to be largely in place limiting numbers.**

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Yours sincerely

A large black rectangular redaction box covering the signature of the sender.

19 OCT 2022

From: OTHER PERSON 45

Sent: Wednesday, October 19, 2022 7:23 AM

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

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

To whom it may concern,

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub (resident of Falcon Point).

Before I list all my objections, I would like to mention that my understanding of the Council's policy regarding CIA's is as follows: That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises have 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night-time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20-2021, Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.
7. An additional 100 patrons resulting in a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.
8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regard to patron dispersal.
9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.
10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.
11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

I look forward to your response.

Regards

[REDACTED]

From: OTHER PERSON 46

Sent: Wednesday, October 19, 2022 2:10 PM

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

Cc: Regen, Licensing <Licensing.Regen@southwark.gov.uk>

Subject: OBJECTION to Licence number 878409



Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

Dear Officers

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time. Customers flood along the Thames all the way to Blackfriars station making a horrendous noise. I can't open my windows when it's hot at night, and have to listen their annoying conversations in the day/evening. They do not leave after closing. Drunks hang around Falcon Point leaving broken glasses and empties in our door well at block one. In 2015 a noise survey was conducted from my flat and it hit 95 decibels at times. It's a difficult place to live.

2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result

of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Yours sincerely

A solid black rectangular redaction box covering the signature area.

From: OTHER PERSON 47

Sent: Wednesday, October 19, 2022 1:12 PM

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

Subject: OBJECTION to Licence number 878409

OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be

accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Yours sincerely, [REDACTED].

From: OTHER PERSON 48

Sent: Wednesday, October 19, 2022 3:43 PM

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

Subject: OBJECTION to licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it's nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Leaseholder Flat [REDACTED]

[REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]

Sent from [Mail](#) for Windows

From: OTHER PERSON 49

Sent: Wednesday, October 19, 2022 4:20 PM

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

Subject: OBJECTION to Licence number 878409



Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time; as far as the Management of the Founders Arms are concerned it is not their problem and they are reluctant to say anything to the customers despite regular calls to the Manager.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing

objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue’.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers’ assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk, which are congested at the best of times. This is a safety issue, both for the residents and visitors.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it’s nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal, as stated above the Founders Arms have been reluctant to deal with the customers they currently have, I don’t imagine this would improve with an increased patron numbers.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

From: OTHER PERSON 50

Sent: Wednesday, October 19, 2022 4:19 PM

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

Subject: OBJECTION to Licence number 878409



Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time; as far as the Management of the Founders Arms are concerned it is not their problem and they are reluctant to say anything to the customers despite regular calls to the Manager.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing

objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue’.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers’ assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk, which are congested at the best of times. This is a safety issue, both for the residents and visitors.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it’s nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal, as stated above the Founders Arms have been reluctant to deal with the customers they currently have, I don’t imagine this would improve with an increased patron numbers.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

From: OTHER PERSON 51

Sent: Wednesday, October 19, 2022 8:40 PM

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

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.
7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.
8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.
9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.
10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.
11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Sent from my iPhone

From: OTHER PERSON 52

Sent: Wednesday, October 19, 2022 7:46 PM

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

Subject: OBJECTION to License Number 878409

Dear sir

I refer to : **Licence number 878409**

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate.

I am an immediate residential neighbour to the Founders Arms Pub. My [REDACTED] is in direct line of sight (and sound) of the Pub.

My specific objections to the Founders Arms' application to vary their licence are :

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time. The proposed variation would create noise into the early hours, allowing for bottle clearing, and late night revellers moving on. Those of us who have to start work in the early morning will be especially disturbed by the additional noise should the variation be granted.

2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

3. The application has not addressed the Council's four main licensing objectives merely stating that '*We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue*'.

4. Although there are proposed measures to manage patron dispersal, those measures are not sufficient to satisfactorily protect against noise and amenity loss in particular with regard to late night/ early morning patron dispersal.

The pub already has heavy footfall every day as it enjoys a very prominent position on the waterfront; it doesn't need to extend opening hours beyond those of nearby restaurants and bars - this is just greed at the expense of local residents' right to peaceful enjoyment of their homes.

Yours faithfully



From: OTHER PERSON 53

Sent: Wednesday, October 19, 2022 7:41 PM

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

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

As the owner and resident in a [REDACTED] flat immediately behind the Founder's Arms Pub, I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate.

I am surprised that the Council has allowed this application to proceed so far, as my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

I object strongly to the Founders Arms' application to vary their licence for these reasons:

1. As someone who lives right by the Founders Arms I am frequently disturbed by the very high level so noise, shouting, bottle noise and crowd noise disturbing me and my quiet enjoyment of life by the crowds of drinkers who congregate throughout the day and stay long after closing time. In the summer I frequently have to have the windows to my flat closed throughout the night as the noise is too intrusive to have them open.

2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

The bottle clearing noise, shouting, and conversations of drinkers who have not vacated the area after closing time is extremely disruptive to our lives.

3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing

objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue’.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers’ assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats. Currently the numbers of people spreads tens of yards outside the pub. The new increased numbers will represent a sea of noisy revellers extending for considerable distances up and down the river bank, and making the bottleneck area at the back of the pub still more congested which impacts on us already.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it’s nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units. This represents a huge number of people passing in and out , and very many more drinking outside a pub within feet of my windows and balcony.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour. Late night urination is already a problem right outside my window from pub patrons, the massive increase in numbers is going to further the impact of this kind of behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

I would like to reiterate my extreme objection to this proposal

[REDACTED]

[REDACTED]

From: OTHER PERSON 54

Sent: Wednesday, October 19, 2022 5:21 PM

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

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I object to the request by The Founders Arms Public House to vary their licence to operate. I frequently visit and stay with my [REDACTED] who lives in Falcon Point and is therefore an immediate residential neighbour to The Founders Arms Pub. And I therefore experience first-hand the noise and disruption from The Founders Arms.

It is worth mentioning that, once again, the Applicant has not complied with the requirement to advertise the Application. Nor have they contacted either the Falcon Point TMO or any Falcon Point residents to discuss its proposals. They repeatedly demonstrate a complete disregard for neighbouring residents.

My objection is made on the following criteria:

- Prevention of crime and disorder
- Prevention of public nuisance
- Public safety including that of children – in respect of current deliveries and increased level of deliveries

I understand that the Council's policy regarding CIA's is that The Founders Arms is situated in Southwark's designated "Local Cumulative Impact Area (CIA)." This is because the Council has decided that Bankside is a part of the Borough where the numbers of licensed premises have 'now reached saturation point. Where this occurs, the economic benefits of providing alcohol outlets during the day and/or the night-time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption.'

I object to The Founders Arms' application to vary their licence as follows:

The Founders Arms is already a frequent and consistent source of noise and disturbance due to patrons congregating nightly around the pub, which continue long after closing time.

The Application is for closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines which are currently 23.00 Sundays to Thursdays, and 00.00 Fridays to Saturdays [para 176] and need to be justified, as bottle clearing and crowd noise routinely continue well past the current closing times.

The Application has not addressed the Council's four main licensing objectives merely stating that, 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue.'

Additionally, The Founders Arms is planning to increase its floor space by adding another floor. This will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that: The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20, 2021, Rev 2 – which was undertaken during Covid lockdown), and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site. However, large numbers of additional patrons congregate along the riverside walk, boosting the numbers (and associated noise) considerably.

The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 (not including patrons that choose to stand along the riverside) which is currently noticeably large for a public house in such close proximity to neighbouring residents which, by its nature, results in considerable noise and activity from patrons – not just during opening hours, but also when leaving the premises.

An additional 100 patron capacity, as proposed by the premises extension, will result in a potential maximum capacity of 565 at the site. This, in turn, results in an intensification of the site which would not be suitable for a drinking establishment in such close proximity to residential units.

Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regard to patron dispersal.

Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

Furthermore, in my frequent stays at Falcon Point, I have never once witnessed any form of dispersal management by the staff at The Founders Arms. They merely close their doors, leaving local residents to deal with the fallout.

I recall that somewhere within the proposals for extension, Youngs asserted that patrons disperse along the riverside. While some patrons do indeed disperse along the riverside, many often sit outside The Founders Arms (on the outside tables that remain in place 24/7), or disperse through and under Falcon Point to make their way to Southwark station and/or to wait for pick up by taxi or car.

Frequently, after The Founders Arms closes, patrons (many of them inebriated) convene around Falcon Point, to continue their long and loud conversations prior to final departure. They also often elect to congregate in the seating area of the Falcon Point Piazza, where they continue to make noise disturbance well into the night. And residents do not only have to contend with noise; the gardens, footpaths and access through Falcon Point are frequently treated as public toilets, as are the entrance doorways to Falcon Point.

I personally have called the police on more than one occasion and have challenged drunks who are urinating on Falcon Point premises.

The proposed increase in patrons poses a high risk of anti-social behaviour due to the nature of the proposed use and the high number of users, as a result of the development. This fails to accord with Saved Policy 3.14 Designing out Crime, and Emerging Policy P15 Designing out Crime of the New Southwark Plan.

An extension of licencing hours will inevitably result in increased consumption of food and beverages which, in turn, will result in increased deliveries, waste disposal and recycling – all of which increases the noise impact on residents – especially since all deliveries and collections are made via Falcon Point (directly under Blocks 5 and 6). Youngs have previously understated the numbers of deliveries. Aside from barrels, there are specialist beers, soft drinks, wines, spirits, baked goods, meats, fish, flowers, plants, plus gas bottles and maintenance vehicles.

And, as has been previously highlighted, the deliveries – particularly of beverages – constitutes a **serious health and safety risk to the public**, given that this is done via a “pinch point” across the public footpath, with pedestrians often having to take evasive action when barrels are blocking the pavement and being rolled across it.

[REDACTED]

19 October 2022

From: OTHER PERSON 55

Sent: Wednesday, October 19, 2022 7:03 PM

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

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.
7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.
8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.
9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.
10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.
11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

From: OTHER PERSON 56

Sent: Thursday, October 20, 2022 11:24 PM

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

Subject: 878409 OBJECTIONS TO LICENSE APPLICATION FOUNDERS ARMS

Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Date: 20/10/2022

Application opposing: 878409

I strongly oppose to the extension of the license for the Founders Arms pub as it will increase noise disturbance to surrounding residential properties, increase in public nuisance, increase of noise pollution and litter, increased levels of crime and anti-social behaviour.

Other points as to why I object are below:

- The Founders Arms is a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly round the pub which continue long after closing time.
- The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
- The application has not addressed the Council's 4 main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives . No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
- The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
 - The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
 - The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.
 - The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it's nature results in noise and activity from patrons leaving the premises.
 - An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

-Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

-Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

-The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

-The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

From: OTHER PERSON 57

Sent: Thursday, October 20, 2022 9:29 AM

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

Subject: OBJECTION to Licence number 878409

From : 

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub,

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.
6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it's nature results in noise and activity from patrons leaving the premises.
7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.
8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.
9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.
10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.
11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

**Me and my wife live virtually opposite the pub on the [REDACTED] floor .
From our flat the noise level and rowdiness from the pub can be very upsetting for the both of us , my wife is poorly and I'm a recovering [REDACTED] patient, so to think that another level to the pub is going to be built along with the extra customers that will attend is really unbearable to think of , I object wholeheartedly to their application being accepted, please please reject this application, the pub is very busy and noisy as it is , we don't need even more crowds attending this venue and making more noise and disturbance , thank you for your consideration.**
[REDACTED]

Sent from my iPhone

From: OTHER PERSON 58

Sent: Thursday, October 20, 2022 12:19 AM

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

Subject: OBJECTION to Licence number 878409

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



19 October 2022

Dear Southwark Licensing Team

Re: Licence number 878409

Trading name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I am writing to object to the above Licence Application for the Founders Arms pub. As things stand, customers at the pub already create noise that is disruptive for local residents, including after closing time. The pub and its overspill area outside on the riverside walk are directly beside the flats in Falcon Point, so the disturbance is right outside our bedroom windows. Bottle noise and noise from dispersing crowds are already problematic. The application to extend the pub opening hours, alongside increasing its capacity with a larger floor plan, will inevitably lead to increased volume and disturbance. There is a good chance that proposed measures to manage patron dispersal will not be sufficient and there will be additional nuisance to residents.

The Licence application should be refused.

Yours sincerely,

A black rectangular redaction box covering the signature of the sender.

From: OTHER PERSON 59

Sent: Wednesday, October 19, 2022 11:23 PM

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

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Kind regards,

A large black rectangular redaction box covering the signature area.

Sent from [Outlook for iOS](#)

From: OTHER PERSON 60

Sent: Wednesday, October 19, 2022 4:55 PM

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

Cc: [REDACTED]

Subject: Objection: License application Ref 878409; Founders Arms 52 Hopton St SE!

Objection to License application

Founders Arms; Licence Variation app. No 878409
Ref: 878409

19/10/2022

Dear Sir/Madam,

I write as [REDACTED] of Falcon Point Tenants Management Organisation and also as a resident of Falcon Point, an estate of 110 flats situated directly south (20m away) of the Founders Arms Public House.

This application has been widely discussed by the TMO at its monthly meetings and amongst residents, a significant proportion of whom are likely to submit objections. However, some of our residents are elderly and some are disabled, housebound and likely to be unable to make their objections independently. They are often the most affected. I therefore ask that my objections are understood to represent the views of other residents as well as my own views.

Reasons for objections

Prevention of public nuisance

The pub is currently a major source of noise and nuisance and this will increase with the addition of an extra floor and the increase in customer space and serving counter provision. Residents of Falcon Point, all of whose bedrooms and living rooms overlook the pub, are disturbed throughout the day and late at night, particularly after the pub closes as customers are slow to depart, do so noisily and significant numbers remain gathered well into the small hours on the outdoor seating and along the railings beside the pub. They continue shouting and talking loudly particularly on summer nights but also currently even in October. Many customers depart noisily walking though Falcon Point directly under residents' bedrooms. All of these risks and outcomes will be increased if this application is granted.

The problem is the sheer number of mainly drinking customers the pub attracts due to its unique position on the Bankside river walk. Even throughout the afternoons and evenings this autumn the pub is full to capacity both inside and outside and along the river railings, with over 500 customers at any one time, and several thousand over the course of a day.

It would be far better if these numbers were distributed amongst the many other drinking outlets on Bankside, but unfortunately the Founders Arms is pre-eminently

visible on the river walk. There is no need for added provision. This extension will simply take more customers from other businesses that are less immediately visible

Supplying the pub with deliveries will become a greater public nuisance with lorries, which access the pub through an undercroft directly through the middle of Falcon Point, arriving at all times from early in the morning to late at night. The pub claims to have a planned delivery schedule, but makes no attempt to implement it and clearly has no ability or wish to control the times and frequency of deliveries. Late night noise of crashing bottles after closing is now routine and will grow. All of this will increase with the addition of the extra customer space and additional counter provision on the first floor.

There is now a major problem of public lavatory provision and street cleaning as current provision does not meet the demand posed by the concentrations of drinkers and this is leading particularly to street fouling and littering on the Falcon Point estate. The proposed addition of lavatories on the first floor of the pub, together with only a single disability toilet on the ground floor will worsen this problem. The main street fouling problem takes place at night after closing. Falcon Point now has to employ extra cleaning staff on Saturdays and Sundays to deal with faeces and urine deposits found each morning along the sides of the walls of Falcon Point. This is very distressing for residents.

Prevention of crime and disorder

There is a low-level problem of drunken and noisy groups that hang around the pub in the small hours after closing shouting loudly, singing and playing music. Some of our residents, unable to sleep, have attempted to approach these groups and ask them to move on. Sometimes they do, but occasionally they become violent. I myself was struck and roughed up at 1.00am on the morning by Founders Arms customers [CAD No [REDACTED]] and we have warned residents of the dangers of attempting intervention.

While crime and disorder are rare in connection with the Founders Arms, they are not unknown. On 4 December 2021 at about 10.00 pm a serious incident occurred with the pub being evacuated in a panic, with numerous police vans and an ambulance called to the scene. The increased numbers using and departing the pub if this extension is granted will simply add to this risk.

Public safety

While we know of no instances where public safety has been affected, this is not a matter the licensing committee should ignore entirely. The Founders Arms has created a significant pinch point concentrating the crowds along the Thames Path. This is due to the way in which the pub has spilled onto the Thames Path. The pub has appropriated land outside its demise to set up a fenced area with tables, chairs and other paraphernalia, more or less closing the Thames Path as it circles around the pub to the north, adjacent to the river. This also means that when the pub is serviced, the Thames Path is obstructed in part by vehicles, beer barrels and other deliveries, as it passes to the south between the grounds of Falcon Point and the pub itself. If the Founders Arms was proposed today it is unlikely it would be allowed on its present footprint because of the physical obstacle it creates. Nonetheless, it does exist, but

insofar as Youngs have reflected the present context in their proposals it is simply the economic opportunity to them, rather than the significance of the public realm issues. It would be unwise to add to the risks of crowd concentration already there.

Cumulative Impact Area (CIA) Policy.

Southwark’s CIA policy states that ‘Applications made within specified Cumulative Impact Areas (CIAs) are deemed likely to add to the potential impact the policy is intended to avoid. There is therefore an automatic presumption that such applications will be refused, however each application will be judged on its own merits’. (para 131)

The applicants have not provided any arguments or evidence that the expansion of this already large, mainly drinking pub very close to a high density residential estate will not raise the risk of ‘serious problems of nuisance and disorder ,,[which] generally occur as a result of large numbers of drinkers being concentrated in an area. Typically this occurs when customers leave premises at peak times Moreover, large concentrations of people may also increase the incidence of other criminal activities such as drug dealing, pick pocketing and street robbery. Local services such as public transport services, public lavatory provision and street cleaning may not be able to meet the demand posed by such concentrations of drinkers’ (Southwark Statement of Licensing Policy 2021 – 2026, para130). These problems are already apparent and will be exacerbated if this license extension is permitted.

Furthermore para 138 indicates that the licensing authority will not ‘refuse modifications to a licence, except when the modifications are directly relevant to the policy, for example where the application is for a significant increase in the capacity limits’. In this case there is a substantial increase in capacity, so heightening the risks.

If the CIA policy presumption to refuse is not applied in this case, it is hard to see when it might apply.

This application will increase alcohol provision in an area which is already ‘saturated’ with outlets. It will not bring any economic or employment benefits to the area or borough as it is will simply take clientele from other nearby but less conspicuous businesses. There are no positive consequences, only increased risks which directly challenge current licensing policies.

Yours sincerely,

XXXXXXXXXXXXX

[Redacted] Falcon Point TMO

[Redacted]

Email: [Redacted]

Tel: [Redacted]

From: OTHER PERSON 61

Sent: Wednesday, October 19, 2022 6:34 PM

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

Cc: [REDACTED]

Subject: Founders Arms - Licence number 878409 Objection

3. Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

We would like to register our very strong objection to the request by The Founders Arms Public House to vary their licence to operate. We are an immediate residential owners to the Founders Arms Pub.

Before we list all our objections we would like to mention that our understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

Our specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.

2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Yours

[REDACTED]

[REDACTED]

Sent from my iPhone

From: OTHER PERSON 62

Sent: Wednesday, October 19, 2022 6:36 PM

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

Subject: OBJECTION to Licence No 878409

Re: Founders Arms , 52 Hopton Street, SE1 9JH

Strongly object to the proposed application for increased opening hours from Sundays to Thursdays to

23. 30 pm and 00.30am Fridays and Saturdays.

The increased levels of noise nuisance to adjacent neighbouring residents in Falcon Point (only 16 m apart) would be detrimental to their quality of life. The increased footfall would also pose very high risk of anti-social behaviour and does not comply with Saved Policy 3.14 Designing out Crime, and Emergency policy P15 Designing out Crime of the New Southwark Plan.

The applicant HAS NOT COMPLIED with the requirements to advertise the application and has not contacted either the Falcon Point TMO or any residents in order to discuss the proposal.

[REDACTED]

[Sent from Yahoo Mail for iPad](#)

From: OTHER PERSON 63

Sent: Wednesday, October 19, 2022 7:15 PM

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

Cc: [REDACTED]

Subject: OBJECTION to License Number 878409

Sent from my iPad

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, [52 Hopton Street, SE1 9JH](#)

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of [23.00 Sun-Thurs](#) and [00.00 Friday -Sat](#) [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail

by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Yours faithfully

A large black rectangular redaction box covering the signature and name of the sender.

From: OTHER PERSON 64

Sent: Thursday, October 20, 2022 10:44 AM

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

Subject: Fwd: Objection to Licence No. 878409

Dear Authority

I am joint owner of flat [REDACTED] I too returned to the UK yesterday and want to register my sincere objections to this application. I have shared my views with my partner and echo those views set out in further detail below entirely. Please do not approve this objection as this will lead to a further deterioration of our living standards at our flat for those reasons set out in her email of even date in the attachment below.

Yours sincerely

[REDACTED]

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

From: [REDACTED]

Date: Thu, 20 Oct 2022 at 10:34

Subject: Objection to Licence No. 878409

To: <licensing@southwark.gov.uk>

Cc: [REDACTED]

Application description - Trading Name and address: FOUNDERS ARMS, [52 Hopton Street, SE1 9JH](#)

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

My name is [REDACTED] and I have been a resident and owner of [REDACTED] since 2004.

Before listing my specific formidable objections to this application in more details below, I wanted to provide some background.

Firstly, I apologise for the one day delay in this response as I have been abroad travelling in [REDACTED] for in excess of a month and only returned to the UK yesterday evening. I have responded immediately on my turn in view of the very serious level of objection to this further potential damage to our enjoyment of our flat. I trust that you will be able to include my objections to your deliberations on this appeal. If this is not the case, please let me know so that I can respond accordingly.

Our flat is very close to the Founders Arms and during that time I have endured many late night disturbances emanating from the pub below from hoards of noisy drinkers and persistent drunks, to late night barrels and bins being dragged along the concrete paths below. The sheer volume of drinkers already accommodated by the pub can frequently

be excessive with access to the beach and sidewalk restricted. The pub's drinkers frequently leave volumes of empty glasses on the pavement and beach below and our dog has more than once cut its feet on broken glass. The proposed application if approved could not fail to exacerbate those real nuisances. Also, could the Authority please bear in mind the way in which our flats have become minimised and our residential community increasingly 'disappeared' and overshadowed by the massive amount of construction on all sides around us. Particularly residents at our end of Falcon Point (especially blocks 1-5) are losing a majority of light and amenity from the Samson House skyscraper bulk over-development - so for many of us the only joy left from our places is the amenity we currently get from the river view. This will also be further restricted if a further application is approved so with respect, I implore you not to grant this application on appeal.

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. As noted above, I am an immediate residential neighbour to the Founders Arms Pub.

My objections are based on my understanding of the Council's policy regarding CIA's as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

More specifically, my objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises. Indeed there are many night clubs with a smaller capacity than this.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

████████████████████ (Solicitor)

From: OTHER PERSON 65

Sent: Thursday, October 20, 2022 11:22 AM

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

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I am the registered owner of [REDACTED]

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

From: OTHER PERSON 66

Sent: Thursday, October 20, 2022 11:51 AM

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

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by

7. An additional 100 patrons

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Kind regards

[REDACTED]

Owner of [REDACTED]

From: OTHER PERSON 67

Sent: Thursday, October 20, 2022 11:52 AM

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

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

From: OTHER PERSON 68

Sent: Wednesday, October 19, 2022 9:52 PM

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

Subject: OBJECTION to Licence number 878409

To whom it may concern,

I would like to register my objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

(I am attaching images of the deliveries made currently that highlight the pinch point at present, that would only be exacerbated by increased delivery loads and by the proposed extension to the south. I've also tried to share a video of a delivery being made - again, without supervision despite the current management plan stating deliveries would be supervised).

The Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA), because the Council decided that Bankside is as part of the borough where the numbers of licensed premises has "now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption". To understand the implications of this please look at paras 141-168 of Southwark's Statement of Licensing Policy 2021-2026.

Any pub within a CIA needs to give detailed reasons why the variations they are seeking will not have the potential to cause additional nuisance and disturbance to local residents.

-The Founders Arms is a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly round the pub which continue long after closing time.

-The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times

-The application has not addressed the Council's 4 main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'

-The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

-The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

-The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

-An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

-Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

-Despite management proposals – which at present are not fully adhered to in their current state, examples of complaints being made regularly regarding deliveries and management of noise - there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

-The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

-The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Many thanks for taking these points into consideration.



From: OTHER PERSON 69

Sent: Wednesday, October 19, 2022 4:49 PM

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

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub and I live in Falcon Point Behind the Public House.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise due to the lack of external management Control, I have frequented the pub on Many times during the Summer of 2022 and witnessed Noise first hand. I have no recording because of GDPR. It is also more common that disturbance due to crowds of drinkers forming nightly around the pub, which continue long after closing time.

Again there is no Managing of The static Areas around the front of the Founders-This leads to drunkenness and fights.

2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk that drink from the pubs bars internally and during the summer months a stand alone patio bar.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it's nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

12. I also understand that there's will be no Management living on the site, meaning there will be No Immediate

[REDACTED]

Sent from my iPhone

From: OTHER PERSON 70

Sent: Thursday, October 20, 2022 6:46 PM

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

Subject: OBJECTION to Licence number 878409

3. Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.

2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by it's nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

yours

[REDACTED]

From: OTHER PERSON 71

Sent: Thursday, October 20, 2022 11:56 PM

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

Subject: Objection to License number: 878409

Objection to License application

Founders Arms; Licence Variation app. No 878409

Dear Sir/Madam,

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

I understand that this has for all been a turbulent few years for us all - changing the landscape of work and the livelihoods of people dramatically for many. I, like many have been working from and spending much more time at home (directly opposite the pub). This has been extremely difficult due to the constant noise, disorderly behaviour and general nuisance the business inextricably attracts and will exacerbated immensely if the extension will go ahead. As it stands the noise, disorderly behaviour and general nuisance is constant, daily and usually into the early hours and will be much worse if the license is granted and hours changed (and noise routinely continues well past closing anyway) making it difficult for any semblance of peace at any time during the day. The increased capacity allowing for 150+ more people coupled with the more frequent and longer deliveries every week will make it all much, much worse - to the point of being unbearable. Attached is a photo displaying how disruptive the CURRENT deliveries are (the footpath is COMPLETELY BLOCKED)

The lack of consideration and any true solution to the issues raised by their neighbours and general public in the initial and subsequent applications submitted by Young's go to show that this is just a checkbox exercise and there is a severe lack of respect or genuine care for their neighbours and the public. This is backed by the numerous (100+) personal accounts from nearby residents, neighbours and the public regarding the initial objection to the planning permission outlining the pub's lack of consideration, care and accounts of attacks, verbal abuse and other disturbances experienced over the years and the way (or lack thereof) they were handled.

In addition to my objections, I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises have 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased

public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption.

In addition, my further objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.

2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.

3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Name: [REDACTED]



From: OTHER PERSON 72

Sent: Thursday, October 20, 2022 10:36 PM

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

Subject: 878409 OBJECTION TO LICENSCE APPLICATION FOUNDERS ARMS

Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Date: 20/10/2022

Application apposed to: 878409

Comments:

I strongly disagree to the application to extend the opening hours of the Founds Arms pub.

- Bankside is in a Cumulative Impact Area so there is a vast undeniable responsibility from the council to recognise that this application will increase the negative effects on all the resident and surrounding areas. We are at saturation point.
- Founders Arms is already is very noisy pub and has lots of disturbances with violent situations, appalling behaviour and public nuisance.
- The noise disturbance levels are incredibly high during pub opening hours but also even after as crowds gather on the street during closing. This is then continued by bottle disposal and cleaning which is incredibly loud and disruptive.
- More alcohol outlets increase public nuisance violence crime and disorder.
- Falcon Point (120 Flats) residents are only 16 metres from the site. Also lots of other residents will be negatively effected as well.
- Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.
- The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.
- The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

This proposal is just fundamentally unacceptable on many fronts and should not be allowed.

From: OTHER PERSON 73

Sent: Thursday, October 20, 2022 9:21 PM

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

Subject: OBJECTION to Licence number 878409

Re: Licence number 878409

Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH

Ward: Borough and Bankside

Applicant Name: Young & Co's Brewery PLC

I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.

Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

My specific objections to the Founders Arms' application to vary their licence are as follows:

1. The Founders Arms is already a frequent and consistent source of noise and disturbance due to crowds of drinkers nightly around the pub, which continue long after closing time.
2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.
4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:
-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.
5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

6. The Agent confirmed that the existing total internal capacity of the pub is 340 customers and the total number of seats outside is 125. As such there is a total existing capacity of 465 which is currently noticeably large for a public house in close proximity to neighbouring residents which by its nature results in noise and activity from patrons leaving the premises.

7. An additional 100 patrons resulting a potential maximum capacity of 565 at the site would result in an intensification of the site which would not be suitable for a drinking establishment in close proximity to residential units.

8. Although there are proposed measures to manage patron dispersal, it has been concluded that the measures are not sufficient to satisfactorily protect against noise impacts and overall amenity loss which would be materially harmful to neighbouring residents in particular in regards to patron dispersal.

9. Despite management proposals there remains a strong element of risk that the increased number of patrons leaving a drinking establishment would not adhere to these rules, resulting in potentially 565 patrons causing harmful noise impacts to neighbouring residents and a high potential for anti-social behaviour.

10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals.

Best regards



Sent from my iPhone

From: OTHER PERSON 74

Sent: Thursday, October 20, 2022 10:40 PM

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

Subject: License no: 878409

DATE: 20/10/2022

To the licensing team at Southwark Council,

I am writing to you regarding the additional licensed floorspace and increased licensing in alcohol sales at The Founders Arms (Licence no: 878409)

I am a local resident; a tenant within Falcon Point, which is located directly behind the premises in question. Even as a client of the aforementioned bar I absolutely object to the proposed extension of the current license and extension of the premises.

It takes just a few minutes of observation on any afternoon to witness the impact the bar makes on the local economy, atmosphere and overall footfall of the premises and its surroundings to see that we are well and truly at capacity. It would be irresponsible of the council to extend the prospective capacity of the venue due to the negative impact on the surrounding area.

The venue is located on what is already a thin section of the Southbank walk and by extending the capacity of the bar it would create an even heavier strain on the local area's public (and private) services and enterprises. The area is already a cultural hub and by extending the license and area of the bar the cultural impact would well and truly be in the negative.

As a local I have passed the bar at various times of day during the week and on the weekend, and despite the average passing trade of the area, the pub remains with empty seats and a welcoming, inviting atmosphere. Extending a pub attracts what will inevitably become a hub for anti-social behaviour outside of social hours (and within them for what it's worth) - a far cry from what many do not realise is actually a thriving local community of all ages and backgrounds.

The local residents and business proprietors will absolutely feel the negative impact of such a proposition, as their daily life is worsened by the footfall to an already busy area as well as what is bound to be months and possibly years of relentless construction work and changes to the local geography.

There is nowhere else in the country, even in central London, where such a plan would be even considered, where the proximity to local residents is so close that it would impact their daily quality of life during and after construction and extension of the license due to the noise and strain in and on the local area.

The proposed plans to disperse patrons after closing are yet to be supported by evidence.

It is also worth mentioning that the ongoing construction work and overall change in the view for hundreds of local residents would severely impact their enjoyment of the local area from their homes as well as severely reduce the value of their properties to themselves and prospective buyers overall lowering the cultural and financial value of the Bankside area.

Do not turn which is currently a lovely public house for locals and tourists alike into a hub for anti social behaviour and and magnet for the worst parts of central London life.

Kind regards,

[Redacted signature]

[Redacted signature]

From: OTHER PERSON 75

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

Sent: Thursday, October 20, 2022 10:43 PM

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

Subject: Re: Founders Arms Storey Extension (Licence no: 878409)

Please note I made a typing error on the original email regarding the licence number. The correct one is now in the subject: 878409

Name: [REDACTED]

Address: [REDACTED]

Tel no: [REDACTED]

> On 20 Oct 2022, at 22:34, [REDACTED]

> DATE: 20/10/2022

>

> To the licensing team at Southwark Council,

>

> I am writing to you regarding the additional licensed floorspace and increased licensing in alcohol sales at The Founders Arms (Licence no: 87409)

>

> I am a local resident; a tenant within Falcon Point, which is located directly behind the premises in question. Even as a client of the aforementioned bar I absolutely object to the proposed extension of the current license and extension of the premises.

>

> It takes just a few minutes of observation on any afternoon to witness the impact the bar makes on the local economy, atmosphere and overall footfall of the premises and its surroundings to see that we are well and truly at capacity. It would be irresponsible of the council to extend the prospective capacity of the venue due to the negative impact on the surrounding area.

>

> The venue is located on what is already a thin section of the Southbank walk and by extending the capacity of the bar it would create an even heavier strain on the local area's public (and private) services and enterprises. The area is already a cultural hub and by extending the license and area of the bar the cultural impact would well and truly be in the negative.

>

> As a local I have passed the bar at various times of day during the week and on the weekend, and despite the average passing trade of the area, the pub remains with empty seats and a welcoming, inviting atmosphere. Extending a pub attracts what will inevitably become a hub for anti-social behaviour outside of social hours (and within them for what it's worth) - a far cry from what many do not realise is actually a thriving local community of all ages and backgrounds.

>

> The local residents and business proprietors will absolutely feel the negative impact of such a proposition, as their daily life is worsened by the footfall to an already busy area

as well as what is bound to be months and possibly years of relentless construction work and changes to the local geography.

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> There is nowhere else in the country, even in central London, where such a plan would be even considered, where the proximity to local residents is so close that it would impact their daily quality of life during and after construction and extension of the license due to the noise and strain in and on the local area.

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> It is also worth mentioning that the ongoing construction work and overall change in the view for hundreds of local residents would severely impact their enjoyment of the local area from their homes as well as severely reduce the value of their properties to themselves and prospective buyers overall lowering the cultural and financial value of the Bankside area.

>

> Do not turn which is currently a lovely public house for locals and tourists alike into a hub for anti social behaviour and and magnet for the worst parts of central London life.

>

> Kind regards

>

> 

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>

>

>

>

From: OTHER PERSON 76

Sent: Monday, October 24, 2022 1:48 PM

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

Subject: Re: OBJECTION to Licence number 878409

My apologies. Please see below:

Name: [REDACTED]

Address: [REDACTED]

Date: 16 October 2022

3. Re: Licence number 878409
Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH
Ward: Borough and Bankside
Applicant Name: Young & Co's Brewery PLC
3. I would like to register my very strong objection to the request by The Founders Arms Public House to vary their licence to operate. I am an immediate residential neighbour to the Founders Arms Pub.
3. Before I list all my objections I would like to mention that my understanding of the Council's policy regarding CIA's is as follows:

That the Founders Arms is situated in what Southwark has designated a Local Cumulative Impact Area (CIA). This is because the Council has decided that Bankside is a part of the borough where the numbers of licensed premises has 'now reached saturation point. Where this occurs the economic benefits of providing alcohol outlets during the day and/or the night time economy begin to be outweighed by increased public nuisance and crime and disorder, loss of amenity and the costs of excessive alcohol consumption'.

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2. The application is from closing times of 23.30 on Sundays to Thursdays and 00.30 on Fridays and Saturdays. These times are outside the Southwark's Licensing Policy guidelines of 23.00 Sun-Thurs and 00.00 Friday -Sat [para 176] and need to be justified as bottle clearing and crowd noise routinely continue well past the current closing times.
3. The application has not addressed the Council's four main licensing objectives merely stating that 'We have considered the proposed impact of the variation and do not consider that there will be any adverse effect on the promotion of the licensing

objectives. No further steps will be necessary to promote the licensing objectives and the existing measures will continue'.

4. The additional floor space will increase customer numbers substantially. Southwark Planning Officers' assessment of the application [21 AP 0721] pointed out that:

-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

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11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals

Sent from my iPhone

On 19 Oct 2022, at 10:13 am, Regen, Licensing <Licensing.Regen@southwark.gov.uk> wrote:

Name: [REDACTED]

Address: [REDACTED]

Date: 16 October 2023

3. Re: Licence number 878409
Trading Name and address: FOUNDERS ARMS, 52 Hopton Street, SE1 9JH
Ward: Borough and Bankside
Applicant Name: Young & Co's Brewery PLC
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-The pub is located in close proximity to residential developments most notably Falcon Point which is approximately 16 metres in distance from the site containing circa 120 residential flats.

5. The proposal is expected to accommodate an additional 100-150 patrons (as noted in the noise impact assessment dated April 20 2021 Rev 2 and it was confirmed by e-mail by the Agent on 06 July 2021 that an additional 100 patrons only could be accommodated on site). However, large numbers congregate along the river walk.

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10. The increase in patrons poses a high risk of resulting in anti-social behaviour due to the nature of the proposed use and the proposed maximum quantity of users as a result of the development. This fails to accord with Saved policy 3.14 Designing out crime and emerging policy P15 Designing out crime of the New Southwark Plan.

11. The applicant has not complied with the requirement to advertise the application and has not contacted either the TMO or any residents in order to discuss its proposals

From: OTHER PERSON 77

Sent: Thursday, October 20, 2022 6:51 AM

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

Subject: 878409 OBJECTION TO LICENSCE FOUNDERS ARMS

Please see my objection points. [REDACTED]

Bankside is in a Cumulative Impact Area so there is a vast undeniable responsibility from the council to recognise that this application will increase the negative effects on all the resident and surrounding areas. we are at saturation point.

More alcohol outlets increase public nuisance violence crime and disorder.

Founders Arms.already is very noisy has lots of disturbances violent situations, appalling behaviour.

Falcon Point (120 Flats) residents are only 16 metres from the site. Also lots of other residents will be negatively effected as well.

This proposal is just fundamentally unacceptable on many fronts and should not bel allowed.

Regards [REDACTED]

[<https://www.southwark.gov.uk/assets/attach/137891/blackhistorymonth.jpg>]