

OTHER PERSON 1

28 Sep 2022

To whom it may concern,

I am writing to lodge representation regarding application number [878381](#), made at 160A Rye Lane, SE15 4NB (Basement below Crisis). My name is [REDACTED], and I am a resident at [REDACTED] SE15 4[REDACTED]

The premises of the proposed application is located both partially under Crisis (at 160 Rye Lane) and partially under [REDACTED] Rye Lane (the residence that I occupy). The entrances to all 3 of these sites are extremely close together, with the entrance to the proposed premises sitting less than 4 feet away from the door to [REDACTED] Rye Lane, which means this site would directly and highly impact me and the other tenants at [REDACTED] Rye Lane.

Please see the photos illustrating the distance of the doors (Figure 5, the door on left is the proposed premises and the door on the right is the entrance to [REDACTED] Rye Lane), the floor plan of building with entrance to the proposed premises is highlighted in red along with the building structure of 160a and [REDACTED] Rye Lane to illustrate the impact of the site placement on the residences immediately above (Figure 1)¹, and the proposed application plans submitted by the applicants (Figure 2) for additional context.

My reasons for lodging representation include prevention of public nuisance, public safety concerns, and prevention of crime and disorder.

To provide a brief recent background of the space of the proposed premises, for the past approximately 5-6 months a church has been operating in the space of the proposed site that has caused a nuisance to myself and other tenants of [REDACTED] Rye Lane. This site has also been the subject of several noise and antisocial behaviour police reports. As of present, the premises of the proposed application is inadequately soundproofed and improperly ventilated. We have had repeated problems of intense noise, the entire building vibrating from music for up to 8 hours at a time, and strong

¹ Please note all photographs and videos referenced in this document are linked the appendix and have been provided in the documentation folder attached to the original email

incense/smoke smells originating from the church coming into the residential area of the [REDACTED] Rye Lane.

Upon examining their submitted application plans (Figure 2), the area they intend to place the stages and bars would be immediately below the residences, which will cause even more direct noise and sound to travel into our building. I have also included videos from inside of our building where noise from the proposed premises can still be clearly heard (Figure 7).

For additional context on the way building is structured, the noise from the church (or any other music in the proposed premises) can also be heard from the back of the building. This is an area where there is a courtyard that most of the bedrooms and balconies at [REDACTED] Rye Lane face, along with being overlooked by 4-5 more blocks of flats (Figure 3, Figure 4). This area is exceptionally well shielded against the external noise of Rye Lane and Choumert Road and provides only regularly quiet area many of these flats, including my own, have.

Their proposed operating hours mean that this music and loud noise will travel into the building both the day and night 7 days a week, which will likely eliminate that regularly quiet area and give the residents of [REDACTED] Rye Lane minimal reprieve from the noise and music (especially noting the proposed operating hours at least 12-11pm during the week and until 12-4am on the weekends) therefore creating a massive public nuisance. These hours will additionally impact working conditions for people like me, who are home workers that regularly conduct meetings during the day that require reasonable external volume levels.

The placement and activities proposed at this premises have caused additional concerns as I (along with other residents of [REDACTED] Rye Lane) have already had issues with noise, loitering, violence, and aggressiveness from patrons from the bar across the road (Four Quarters) that have already been a nuisance, crime, and safety problem for us. To evidence this, I have included videos that show the noise from inside of my flat from Four Quarters (both in the sitting room and my bedroom, Figure 8 and Figure 9 respectively, both taken at approximately 1:30 am) and video of the patrons of Four Quarters in front of 160a/[REDACTED] Rye Lane (Figure 10, also at approximately 1:30 am).

I have personally had patrons of Four Quarters block my access, get aggressive with, and threaten me on several occasions as I tried to re-enter or exit the building because they regularly use the front step of 160a/████ Rye Lane as an outside drinking and smoking area and I had asked them to move (Figure 10, example of how Four Quarters patrons presently use the area on a regular basis). I have been in communication with the manager of Four Quarters for the last 3-4 months and the Rye Lane Safer Neighbourhoods Team to curb these disturbances and risks to our building and residence, however that has had limited success.

Based on the applicants' proposed plans, the queueing area to enter the premises will begin just outside our front door, which combined with the existing aggression and loitering, will make the existing situation exponentially worse. Furthermore, given the layout and lack of external building access of the proposed premises (the landlord has stated they are only allowed to operate within the basement area), the front step will most likely become the smoking area for this premises and will become even more overcrowded with these types of people. I have also had to physically close the door on people from the bar who are sitting outside of this area at night and have tried to enter the building as I am entering/exiting, which means the risk of unlawful entry is also increased with more people in this area.

The concern from unlawful entry and unauthorized people having access to █████ Rye Lane stems from the fact we also have a history of people entering our premises to conduct antisocial behaviour in our halls and back garden area and harassing residents (a topic I was also communicating to the Rye Lane Safer Neighbourhoods Team about).

For several months early this year, we had a repeated problem of groups of homeless people, drug dealers, and aggressive people who would enter the building where they hid in supply closets, repeatedly urinated, defecated, distributed, and did drugs. I personally had several encounters of homeless people doing crack in our main entry inside of the building (I called the police several times about it with no success), found the remnants of projectile diarrhoea someone had against the wall in the same area, and have kicked people out of the building on several occasions. As more homeless people began to gather in the building, we began seeing an increase in graffiti outside of

the building and encountered drug dealers who began to enter and operate from the ground floor (we even have CCTV video drug dealers breaking into and dropping off drugs in the building Figure 11). The problem escalated to the point where I did not feel safe walking through the halls on my own and the landlord hired a security team to temporarily monitor the building while he had someone to install more secure building locks. While this has been worked temporarily, we have recently had people who have found a new way to enter the building and were doing nitrous balloons in the back area of the building and are worried this will escalate again. I most recently lodged a noise complaint about the church noise on 24 Sep (Ref: SWK48103) (along with other ones throughout the time the church has been in this space) and have previously had to call the police on the aforementioned people entering our building on several occasions (most recent Ref: 5621/22AUG22)..

As an additional public safety consideration, there have also been issues with drunken patrons from Four Quarters walking into the street, not moving, and almost getting hit by cars or buses. They have noted that legally their liability for patrons ceases once they exit their building (which is understandable but also poses a public safety risk) and this premises is likely going to face the same dilemma, which will be amplified by the addition of another alcohol serving premises that operates even later.

Given the previous and existing security risks myself and the other residents of [REDACTED] Rye Lane have had, the presence of a music venue where the front of the building will be the entry/gathering focal point, I am worried this site will likely attract people who may attempt to resume the loitering, drugs, threatening activities, and will be overall general nuisances. All of the videos I have included demonstrate the imminent and already occurring nuisance, safety, and crime problems within the immediate area that we do not want to make worse.

While I support the artistic spirit of the application, the prospect of additional noise and loud music every day until very late, in a space that is already improperly soundproofed, that will undoubtedly and unavoidably increase the number drunk, antisocial, and potential dangerous people immediately next to my residence who can and have previously gained access to the premises, is extremely alarming and poses a direct

nuisance, public safety, and crime risk to myself all of the tenants of this building. The fact the applicants have also already removed the advertisement of this licensing notice (it was posted the door of the site on 27 Sep and removed less than 24 hours later, Figure 6 is a photograph I took of the premises today 28 Sep) suggests they know that the resident will have very real and reasonable objections to this licence application. I will also note that this is a violation of the Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005, (provision 25, point A,) as the removal of this notice during a period of less than 28 days is a violation of the advertising requirements of premises licencing applications.

I have lived in this building for 1.5 years and have loved it (aside from the previously mentioned problems over the past few months). Between all of the problems we have encountered over the past few months, the prospect of this application going ahead has caused me and many other residents of the building extreme anxiety and felt it has forced us to consider moving, which is additionally upsetting given the current housing and cost of living crisis we are facing. The additional lack of support from the Noise Complaint Team regarding the current noise problems is also disheartening, but it is even more worrying knowing how much worse things will be if this premises goes ahead.

I love this area of Peckham, the community the residents have created within [REDACTED] Rye Lane, and have worked hard to make my flat my home, which is why I want to stay here and why I am writing in.

I am more than happy to speak to anyone who has questions and would highly encourage a member of you team to look into the number of noise complaints and police calls/reports made from this building (as I know there are numerous ones) to assist in informing your plans to proceed with this. I would also suggest a member of your team to come to the building and speak to the residents to physically see and understand the impact this will have on us.

Please feel free to call or write to me if you have any questions or would like to speak about this further. As preciously mentioned, all photographs and videos referenced in this document will be included in the original email this document was submitted with.

Kind regards,

██████████

████████████████████

Phone number: ██████████

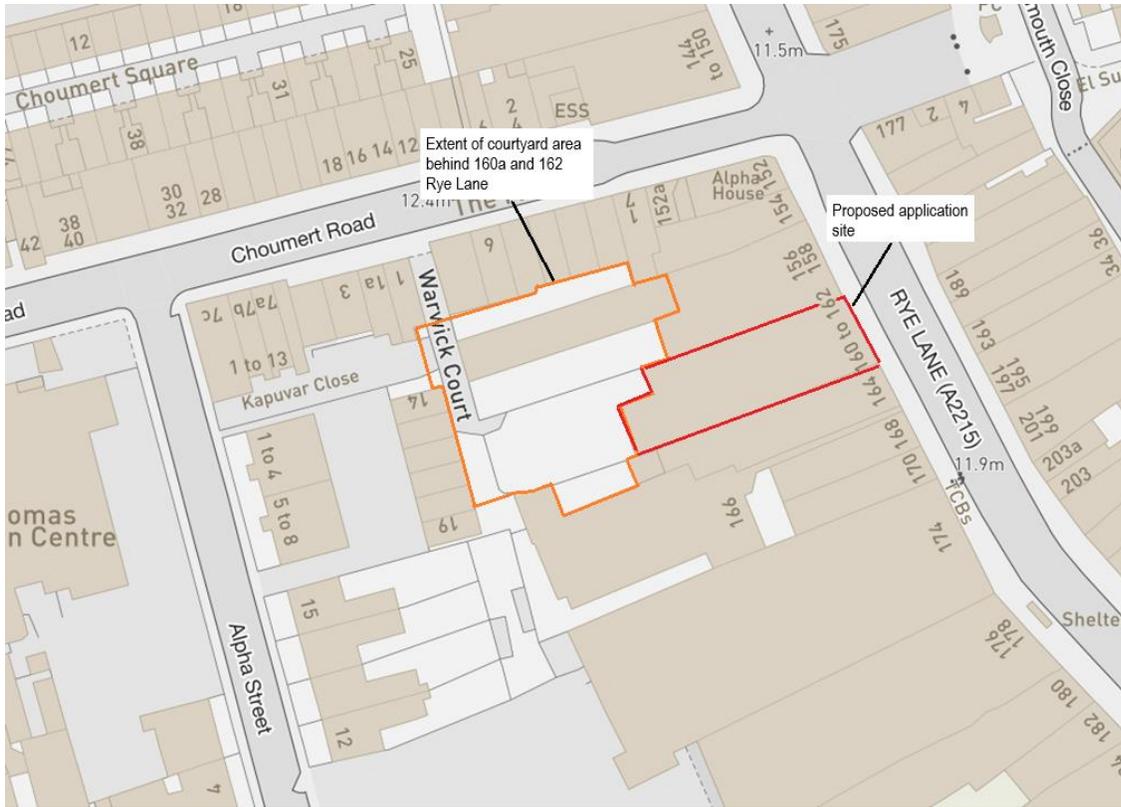


Figure 3- Map and extent of courtyard area above proposed application site



Figure 4- View of courtyard above proposed application site



Figure 5- Front of 160a and 162 Rye Lane (taken 27 Sep 2022)



Figure 6- Photo of the front of 160a Rye with notice removed (Taken 28 Sep 2022)



Figure 7- Video of noise from current occupants

Figure 7- Video of noise from current occupants of proposed application site inside of 162 Rye Lane



Figure 8- Noise from Four Quarters inside

Figure 8- Noise from Four Quarters inside of 162 Rye Lane, 1



Figure 9- Noise from Four Quarters inside

Figure 9- Noise from Four Quarters inside of 162 Rye Lane, 2



Figure 10- Four Quarters Patrons Out

Figure 10- Four Quarters Patrons Outside of Proposed Application Site



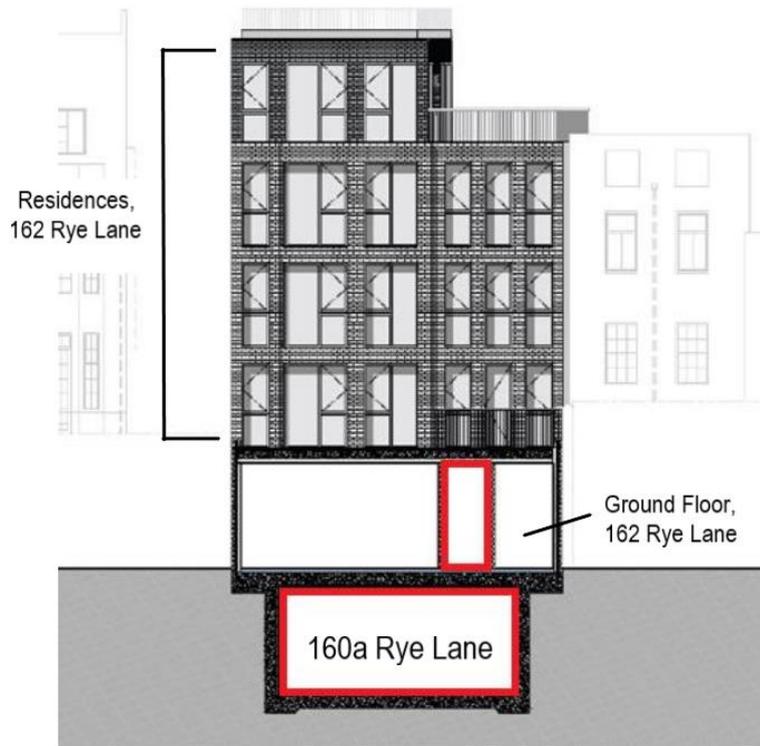
Figure 11- Example of previous criminal activity

Figure 11- Example of previous criminal and antisocial activity of people who broke into 162 Rye Lane

Figure 1- Front of 160a and 162 Rye Lane



Figure 2 - Building and Site Floorplan of 160a Rye Lane



Floor Plan 160a Rye Lane

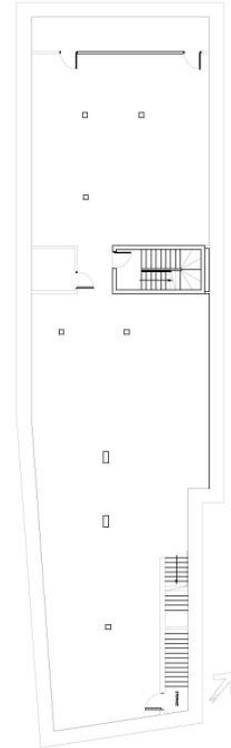
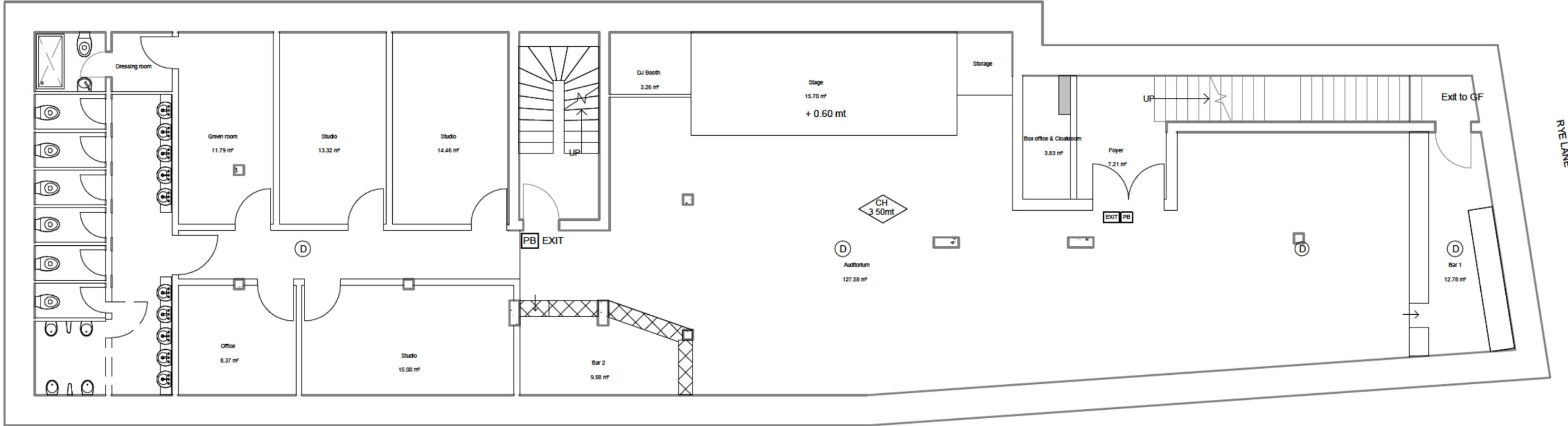


Figure 3 - proposed floor plan, 160a Rye Lane

158 Rye Lane



164 Rye Lane

DESIGN INTENT

primatecture

- KEY LEGEND**
- D Detector (smoke or heat)
 - EXIT Emergency Exit Sign
 - EXIT Illuminated directional sign
 - PB Push Bar Exit

Notes
 *Drawings are not based on a measured survey and dimensions cannot be guaranteed.
 *All dimensions to be checked on site.
 *Drawings shows design intent.
 *Construction details by specialist contractor.
 *All structural elements to be confirmed by main contractor and specialists.

Information contained within this drawing is the sole copyright of PRIMATECTURE and is not to be reproduced without express permission. No implied licence exists. This drawing not to be used for land transfer or valuation purposes. Do not scale from this drawing. All dimensions & levels are to be checked on site by the contractor. Issued for purposes indicated only. Drawing errors and omissions to be reported to the architect.

Revisions
 26/09/2022 - Issued for consultation

Client	Status	Date
Theo Bard	TBC	Sep 2022
Project	Scale	
Live Rooms	1:100	@A3
160A Rye Lane, London SE15 4NB	Drawn	Checked
	GC	GC
Drawing Title	Drwg. No. & Revision	
Proposed	A101	



Figure 5 - View of courtyard above proposed application site



Figure 6 - Photo of the front of 160a Rye with application notice removed after less than 24 hours



Figure 7 – link to video of noise from current occupants

[_Figure 7- Video of noise from current occupants...](#)

Figures 8 – 10: links to videos showing noise from Four Quarters bar

[_Figure 8- Noise from Four Quarters inside of 16...](#)

[_Figure 9- Noise from Four Quarters inside of 16...](#)

[_Figure 10- Four Quarters Patrons Outside of Pro...](#)

Figure 11 – link to video showing alleged criminal activity

[_Figure 11- Example of previous criminal and ant...](#)

Name: **OTHER PERSON 2**

Address: 162 Rye Lane London SE15 4NB

Email:

Date of email: 18/10/2022

I am sending you my objections regarding licence number 878381.

Please see my reasons below;

I am a female single occupant and I will not feel comfortable entering and exiting the building where I live if this bar is approved. I have made previous complaints to Southwark Council regarding excessive noise levels into the early hours of the morning; regarding the current establishment which is still there. Having a bar operating into unsociable hours will affect my sleep. I work for the NHS which features long hours that varies sometimes working weekends. There will more rubbish and litter around my living premises which will attract vermin and uncleanliness. Alcohol will be involved encouraging anti social behaviour and crime which again as a female single occupant will not feel safe in the area.

From: OTHER PERSON 3

Sent: Thursday, October 20, 2022 7:00 PM

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

Subject: 160-162 Rye Lane, SE15 4NB- Objection to Licensing Application 878381

Dear Sirs,

I am writing with regard to the recent application for a license for the basement premises of 160-162 Rye Lane.

As a tenant of the [REDACTED] ([REDACTED]), I wish to object to the application in its current form. In recent months, the basement has been used by a local church group, with live music being played during these times causing significant disturbance to the flats above. I note the application's decision to install extra doors to keep noise pollution to a minimum, but the issue is in the structure of the building and the lack of appropriate sound insulation. Sound travels as far as the [REDACTED], especially at low frequencies. On the first floor where we live, it is a persistent irritation.

Whilst I am mindful of the need to support a vibrant and diverse community of artists in Peckham, I hold serious concerns around the suitability of these premises for a live music and recording venue - and especially during the hours proscribed in the application. Put simply, as a partially-residential property, it just isn't designed for the purposes outlined.

Kind regards,

OTHER PERSON 4

Monday 24th October 2022

Objection to Licence Application number: 878381

To whom it may concern,

My reasons for objecting to Licence Application number 878381 are as follows:

- The location is extremely close to quiet residential housing and the proposed trading hours late at night are not compatible with this location.
- I don't believe the basement is sound treated properly for live music events. The reason I have drawn this conclusion is based on the sound made by the current residents of the basement. At present a local Church use the basement for their Sunday service where singing and speaking is amplified through a microphone and speakers. I am [REDACTED] up from the basement and hear the church loudly as the sound travels up the walls. On the lower floors the sound is excessive. A few hours on a Sunday is bearable but 12-14 hours a day will be too much for myself and the other residents living above the basement.
- There will be customers entering and leaving the which will also cause disruption outside. Firstly, the entrance is about half a metre to the left of the residents' entrance so I can foresee this entrance being compromised especially during busy periods.
- Noise on the street travels into the flats so when customers are outside on the street we will also be inevitably be affected by the noise, particularly during the Summer months.
- Where alcohol is being served the possibility of inappropriate behaviour is increased.

I hope you carefully consider my objection and take all points into account when you make your final decision for the application.

Yours Sincerely,