

O'Callaghan, Barry

From: Regen, Licensing
Sent: 07 December 2022 10:53
To: Enebeli, Emma
Cc: O'Callaghan, Barry
Subject: FW: Representation against license 878798

OTHER PERSON A

From: [REDACTED]
Sent: Wednesday, December 7, 2022 10:51 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Representation against license 878798

To whom it may concern,

I am writing to make a representation against application no. 878798 (The Pigeon, Camberwell Church Street). The application is to extend the music & alcohol licensing hours to 12:30am on weeknights and 02:30am on weekends.

I live [REDACTED] above the property - owned by [REDACTED] and managed by Hunters, both of whom I believe have also made representations.

I am extremely concerned about the application to extend hours. My [REDACTED] is directly above the back of the bar, and when music is played at even a reasonable level it comes through my floor and makes it impossible to rest or sleep. Currently, the weekday licensing hours are already a little difficult, but I can work around them. If they were to be extended to 12.30 I simply wouldn't be able to live there anymore. I have a job and need to be able to sleep at reasonable hours. Furthermore, the extension portion of the bar, and outdoor area, face onto all the bedrooms of our row of houses, and also those of the flats on Mary Datchelor Close. Many people live in these flats - including the elderly, and people with small children - who would all be disturbed by such activity.

Camberwell Church Street is full of restaurants, pubs and businesses, all of whom respect and work with the residential tenants on the road to keep a harmonious community. It's truly a lovely road to live on, and everybody is able to live their lives, with no excessive noise disturbance. Mostly any activity from bar-goers is over by 10:30-11:00 on weeknights. I fear that having a single late night bar serving alcohol and playing music on this road would a) cause unnecessary noise disturbance to myself and many other neighbours, and b) attract late-night drinkers and potentially lead to behavioural problems on the street that previously haven't been an issue. This would fall under public nuisance, and so I think this application currently contravenes a few Southwark's own licensing regulations.

Therefore, I strongly object to the new opening hours being granted, and hope this application will be rejected.

Many thanks,

[Redacted signature block]

[Redacted signature block]

O'Callaghan, Barry

From: Regen, Licensing
Sent: 01 December 2022 11:55
To: Enebeli, Emma
Cc: O'Callaghan, Barry
Subject: FW: License application No 878798 Re 41 Camberwell Church Street SE5 8TR

From: [REDACTED]
Sent: Thursday, December 1, 2022 11:41 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: License application No 878798 Re 41 Camberwell Church Street SE5 8TR

I refer to the above application to vary an existing License under the Licensing Act 2013.

I am writing to object to the application in respect of the above property for extending the opening hours and for the sale of Alcohol both on and off the premises until 00.30 on Monday to Thursday plus Sunday and up to 03.00 on Friday and Saturday.

I have read the LB Southwark Statement of Licensing Policy 2021-2026. My objections are based on the fact that the application will not comply on several grounds with the statements in the policy.

My reasons for objecting are as follows:

1. Paragraph 16 states that "90% to 100% of premises are open between 11.00 and 23.00. This will include the property is a very small minority outside the vast majority. By stating this information, the Authority wishes in general to keep licences within this range. There is no reason why the Authority to allow this. (I appreciate that the existing licence allows trading for an extra hour at Weekends)
2. Paragraph 18 states "At a local level, the impact of alcohol-related harm in terms of both ambulance callouts and crime are substantial in Southwark and are not felt evenly across the Borough. Local Southwark data highlights that the impact of alcohol increases during the course of the day and is particular evident in the late evening and early hours of the morning, especially at weekends" Camberwell Green is a high risk area and approving the application will substantially increase these risks. Granting this License will increase this risk.
3. Paragraph 34 Gives the definition of "Late Night Refreshment" as 23.00 to 05.00. This will bring the premises into the definition (Again at present it is only one hour within at weekend) There will therefore be an increased risk to the area.
4. I believe the property is within a Cumulative Impact Area. Paragraph 131 of Section 6 states "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"
5. Under Section 7, the operating hours of the premises will be outside the guide in table 2 for a District Centre.

6. Paragraph 35 states “In carrying out its licensing functions the Council will promote the four licensing objectives set out in the Licensing Act 2003. They are: • The prevention of crime and disorder; • Public safety; • The prevention of public nuisance; • The protection of children from harm”. Extending the operating hours will increase the risk from the first 3 of these objectives. In Particular:
 - a. Extending the hours will increase the risk of Crime & disorder. Drinking for longer will increase the risk of customers becoming drunk and therefore behave in an anti social way
 - b. Extending the hours will endanger public safety as a result of customers being able to drink on the premises longer and becoming intoxicated
 - c. Camberwell Church St is a Major 24 hour road. The increased risk of public order could pose a threat to road users.
7. The property also consists of two one bedroom flats above [REDACTED]. I consider that both the serving of Alcohol and in particular the playing of recorded music beyond the existing 23.00 during the week and Midnight at weekends will increase the disturbance to the residents and is unacceptable.
8. Adjoining properties all have flats above the ground floor and extending the times will adverse all these residents.
9. The playing of recorded music in the property beyond the existing consent represents an unacceptable increased public nuisance
10. The occupier has not sought and will not be given consent from myself as their landlord and freeholder. Paragraph 105 states “Where licences are granted or temporary event notices are submitted for licensable activities to persons who do not own the premises/land where the licensable activity is to take place, this authorisation does not authorise the use of the premises without the prior consent of the land owner and does not allow an operator to breach any covenants or restrictions on the titles or leases for the use of land/premises.” I appreciate that My interest in the property may not be a factor in the Authority making a decision but as I will not be giving consent, there is little point in approving.

I consider that the existing Licence meets the general principle of the Councils Licencing policy. The new application will not meet the guidance and fall short of the key Objectives. Therefore I ask the Authority to refuse this application to extend the Licensing hours of the property

Regards

[REDACTED]

[REDACTED]

O'Callaghan, Barry

From: Regen, Licensing
Sent: 02 December 2022 15:28
To: Enebeli, Emma
Cc: O'Callaghan, Barry
Subject: FW: Re Licence application 878798 OBJECTION

From: [REDACTED]
Sent: Friday, December 2, 2022 3:16 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Re Licence application 878798 OBJECTION

Dear Sir/Madam,

As the managing agent of [REDACTED] residential apartments at [REDACTED] (Above the commercial premises) I am objecting to the licence extension application (To 1am) 878798 as it fails to meet 3 of the key objectives of the Licensing Act 2003 Southwark Statement of Licensing Policy 2021 - 2026.

1/Crime prevention and disorder

There is a high likelihood of an increased risk to disorder as patrons leave the bar having consumed alcohol to the early hours of the morning

2/Public Safety

Both occupants of the apartments above contain young female residents who safety would be compromised by the longer licensing hours with patrons leaving in the early hours intoxicated.

3/Public nuisance

This in turn will lead to an increased risk of public nuisance and noise pollution, this is after all a residential area.

I hope you will take my objections seriously as I try to protect the rights, of my tenants to have 'quiet enjoyment' of their property.

If you have any question please do not hesitate to ask.

Kind Regards,

[REDACTED]

[REDACTED]

[REDACTED]