

From: [REDACTED]
Sent: Monday, January 2, 2023 7:38 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 879081

To Whom It May Concern,

I am a concerned local and would like to object to the Premises License Application 879081 on the following grounds:

The prevention of crime, disorder and public safety - This application would jeopardise the quiet and residential aspect of the immediate vicinity and the area, which is a residential and family neighborhood, with the predominance of houses with children and elderly people.

The prevention of public nuisance – The typical activities surrounding the use of alcohol, unless carefully and responsibly controlled, pose a risk to the surrounding community of Southampton Way and Wells Way. The likely high levels of noise past the respectable hours of 10pm would hinder the health of the working people of the houses nearby, their children and elderly relatives. This predicament would be aggravated by the fair flow of bicycles on the cycle route adjacent to the venue.

The protection of children from harm – The applicant establishment is located opposite a school (St George's C of E Primary School), church (St George's Church Camberwell) and community centre (Trinity College Centre), where small children pass daily. The proposed times of early and late licenses are a real threat to the safety and wellbeing of them. This is because of the direct risks of intoxicated people in the proximity, but also the common mishaps of broken glasses, rubbish, and urine, associated with this sort of business.

I hope you please consider the points outlined above.

Kind regards,

[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]

OTHER PERSON B

From: [REDACTED]
Sent: Friday, December 16, 2022 2:41 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: O'Callaghan, Barry [REDACTED]
Subject: St Georges Tavern & Angel Grocery (14 Coleman Road SE5)

To whom it may concern,

Please take this as a written objection to the to the application for a premises license for St Georges Tavern & Angel Grocery (14 Coleman Road SE5). The objection is made on the basis that this is a quiet residential area, home to many families. The application of 'late night refreshment' is wholly unnecessary and will undoubtedly lead to an increase in antisocial behaviour and disorder in the area, and the potential for crime. The two premises are situated opposite a primary school and with licensing hours of 10am to 2am during the school week I have serious concerns over disruption and public safety, let alone the likely increase in rubbish being deposited onto the street and surrounding area. Given that the two premises are located in such a heavily residential area the application for live music, recorded music, performance of dance between the hours of 11pm – 1/2am will serve only to disrupt the local community and cause significant nuisance to the residents.

Having lived in the area for [REDACTED] years I feel strongly that the granting of these particular licenses would have a detrimental impact on the local community and area. I wish this to be treated anonymously and under no circumstances any personal details passed on.

Many thanks and all the best,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Wednesday, January 4, 2023 11:50 AM
To: Krishnan, Anusyutha [REDACTED]
Cc: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Updated representation RE: Representation not relevant - 879081

Hi Anusyutha

Thanks for your letter, please find below a more detailed response expanding on my concerns and responding to the grounds of the 4 licensing objectives:

Premises and operation

The shop premises are very small. There will only be one or at most two staff on site. With the long proposed opening hours this will mean several staff. I am concerned about the staff training, the ability to operate "Challenge 21" for a lone member of staff and adequate staff training. Operating 10am to 10pm x 7 days a week is 70 hours. The concern about staff training arises from the unsatisfactory delivery of the licence by the licensee/business owner who also operates the premises at the Flying Dutchman.

Characteristics of the area

The shop is located next to a pub and the pub is also applying for an off-sales licence. There is also a 24 hour licence being requested by Presco on Southampton Way. There are already a proliferation of places selling alcohol locally on Southampton Way.

The shop is in a residential area and opposite a school. The hours of proposed sales include the period of the school day. I am concerned about alcohol advertising, alcohol promotions, on the external facade of the shop.

I object on the grounds of inability to operate the licence appropriately and protect children from harm and the prevention of public nuisance.

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

January 1st 2023

To: Whomever it may concern

RE: Applications for Premises Licences Number: 879081

We are writing as residents living within close proximity to the Angel Grocery Store making this application for an off-premises license. This is to formally object to the proposed licence across all hours of opening.

We strongly object to this application in its fullness due to the location of the store. The store is situated on a quiet residential street directly opposite a Primary School, meaning it is likely those seeking alcohol for off-site consumption might include those who may be worse the wear from drink are approaching the school area and this will necessarily have a negative impact upon those children coming to and from school. The store is also directly opposite their playground area, meaning they will be exposed to this during their play times.

Whilst we appreciate that the pub that adjoins the shop is also opposite the school, this does not include any outside area for consuming alcohol, so its presence is less impactful.

Finally, there are at least 3 local off-licenced premises within a few minutes' walk of the store, on the main commercial street in the vicinity, so there is no commercial need for a further off license in the area.

Finally, it is notable the nearby Burgess Park already experiences some level of criminal activity after dark and an additional off-licence so close and with a nearby alleyway that is already unpleasant to use, only offers more scope for dangerous and frightening activity for local residents to have to contend with.

Yours sincerely

[REDACTED]

OTHER PERSON E

From: [REDACTED]
Sent: Tuesday, January 3, 2023 4:20 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to licence application 879081 for Angel Grocery

Trading Name: Angel Grocery

Licence Number: 879081

URL:

<https://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=879081>

Reasons for opposing:

- I'm opposing the application in its entirety as I do not believe it meets the licensing objectives under the Licensing Act 2003 or prevention of public nuisance and protection of children from harm.
- The premises is located in a completely residential area, opposite a school and physically attached to a pub Licence application 879080.
- It is not a suitable location for an off-licence.
- There is no necessity for an off-licence at this location because there is already ample provision very close by on Southampton Way which is an established retail location.
- It is directly opposite a school.
- It is likely to encourage local street drinking.

Regards,

[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]

Date: 3 January, 2023

From: [REDACTED]
Sent: Monday, January 2, 2023 5:20 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to application 879081- Angel Grocery

From:

[REDACTED]
Written Monday 2nd January 2023

Relating to Licence application:

Licence number:	879081
Trading name and address:	Angel Grocery 14 St Georges Tavern Coleman Road SE5 7TG

I object to this part of the application:

Sale by retail of alcohol to be consumed off premises	Monday 10:00 to 22:00
	Tuesday 10:00 to 22:00
	Wednesday 10:00 to 22:00
	Thursday 10:00 to 22:00
	Friday 10:00 to 22:00
	Saturday 10:00 to 22:00
	Sunday 10:00 to 22:00

This premises is in a quiet residential back street, immediately opposite a school. The premises are not suitable to be run as an off-licence, and not only is one not needed in the area (there are other professionally run off-licences nearby on the shopping street, Southampton Way) but it is likely that this location will attract street drinkers, and is in a location where parents and primary school children congregate.

Alcohol should not be sold from these premises at any time.

My objection is on the grounds of

- prevention of public nuisance
- protection of children from harm

Regards

[REDACTED]

OTHER PERSON G

From: [REDACTED]
Sent: Sunday, January 1, 2023 4:36 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Fwd: OBJECTION to licence number: 879081

Dated: 01.01.2023

To whom it may concern,

I am writing to register my **objection** to the application for licence number: 879081

Angel Grocery is directly opposite a primary school. For this reason I wholeheartedly **oppose** their license application on the grounds that it places children at harm.

Our street is a quiet, residential street that exists just off the bustle of Southampton Way. Southampton Way has an abundance of off-licenses, some of which are open 24 hours a day. There is no shortage of places in which to purchase alcohol, and we feel the negative impact of this in our neighbourhood. The street is littered with alcohol bottles and cans on most mornings, resulting from the antisocial behaviour taking place the night before. Broken glass is a frequent feature on the road and pavements, even in proximity to the primary school at the end of the street. By issuing Angel Grocery with a license, not only will the children witness alcoholism outside their school during the day but they will have to navigate the litter and broken glass caused by the drunks who have little regard for our community.

As I say, there is no shortage of places to buy alcohol nearby. 10 meters from the gate of a primary school is not an appropriate place to allow another license to be granted.

Yours sincerely

Jonathan

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

OTHER PERSON H

From: [REDACTED]
Sent: Wednesday, January 4, 2023 4:30 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>; [REDACTED]
Subject: Objection to license application 879081 for Angel Grocery

Trading Name: Angel Grocery
Licence Number: 879081
URL:
<https://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=879081>

Reasons for opposing:

I'm opposing the application in its entirety as It does not meet the licensing objectives under the Licensing Act 2003 or prevention of public nuisance and protection of children from harm.

The premises is located in a very residential area, opposite a school and physically attached to a pub.

It is therefore not a suitable location for an off-licence. There is no necessity for one as there are already two in close proximity - Costcutter and Tesco on Southampton Way.

It is directly opposite a school and will encourage local street drinking.

Regards,

[REDACTED]
[REDACTED]

Date: 4th January, 2023

30th December 2022

To Whom It May Concern:

I formally object to the application for a premises license for 'St Georges Tavern' and 'Angel Grocery' (14 Coleman Road, SE5) License numbers: 879080 and 879081 on the grounds of the prevention of crime and disorder, ensuring public safety, protection of children from harm and the prevention of nuisance.

Central to this objection (and crucial to take into account) is the fact that the applicant has until very recently previously held a license for the Cool & Cozy Lounge, The Flying Dutchman, 156 Wells Way, London, SE5 7SY. A review of this application took place in October 2022 and in summary states that the following has been witnessed / taken place at the premises:

- The operation of the premises gives rise to serious noise nuisance, anti-social behaviour and crime and disorder in the locale
- That customers engage in fighting outside of the premises
- That the police have had to attend the premises on numerous occasions one of which led to a customer being tasered by the police
- That women attending the premises appear to have been forced into cars on occasion
- That a customer armed with a knife attempted to gain entry to the applicant's home
- That customers regularly urinate on neighbouring houses.
- That the premises is very poorly managed
- That the operation of the premises gives rise to litter and broken glass in the locale
- That the council's noise and nuisance team has had to be called in regard to the premises on multiple occasions
- That the applicant's families' health has been severely affected by the operation of the premises
- Francis Kpandeh and other staff have shown no regard for the welfare of victims of serious assault on their premises, and the venue has completely failed to meet the licensing objectives of prevention of crime and disorder and public safety
- Cars parked illegally all over the locality and people driving under the influence
- Violating of licensing rights
- Partying and antisocial behaviour moving onto the street
- Owner threatening local residents

This venue was closed down in March 2022 for active rat and cockroach infestations.

Multiple complainants including the Police have been involved in the review and I would urge these to be taken into consideration when considering the current applications.

In light of the manner in which the applicant runs his existing establishment – in complete breach of the license granted and with no regard to public safety or the prevention of nuisance, I would like to object in the strongest terms on the following grounds:

1. Noise & Public Nuisance

The premises are located in a quiet, residential area, and are completely unsuitable for use as a late-night venue. Many young families live in the area and it will be intolerable if guests were to behave in a manner similar to the way in which they behave at the Cool and Cozy Lounge, with drinking on the street, shouting, public urination and fighting. Noise also travels from the venue and the license for the provision of live music, recorded music, and performance of dance 7 nights a week is wholly unnecessary and disruptive to residents' sleep and mental health.

2. Prevention of crime and disorder

I have serious concerns regarding the increase in crime the granting of this license would allow for – drugs, drink-driving, fighting, knife crime, violence, violence towards women, alleged kidnap, public urination and anti-social behaviour.

3. Ensuring public safety and protection of children from harm

Local residents will be effected by the increase in crime as experienced around Cool & Cozy Lounge. Of particular note – driving under the influence, fights spilling onto street and residents' property, increased police presence, knife crime. This is a lovely, sleepy network of roads with a peaceful, community feel. It would be a huge shame to bring disorder to the area.

Additionally, as documented re: Cool & Cozy Lounge, there is likely to be an increase in litter including broken glass outside the venue. This is the waiting area for parents and children on the primary school drop off.

The pest infestations and the increase in litter will serve to be hugely detrimental to the local area, especially given its proximity to a primary school.

Whilst we are in full support of reinstating the venue as a resource for local residents, this applicant cannot be allowed to continually terrorise local residents with his poorly run and dangerous ventures. There is a history to threatening local residents who have previously raised complaints about these establishments; as documented in the Cool & Cozy License review (SASBU referral dated 20/09/2021). To protect our family, please register these objections anonymously.

Many thanks.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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EDIT 27/12/22 - The applicant has recently reviewed the operating schedule following consultation with the local Residents' Group and reduced the operating hours from 2am to 11pm Mon - Sun. However, I would again like to draw attention to the fact another of his establishments at Cool and Cozy, 101 Southampton Way, SE5 7SX has similar operating hours and has been documented as being the cause of severe noise disturbance and public nuisance well past these hours. It is my belief that the applicant does not intend to abide by the licensing restrictions once he has secured a license, as has been the case in all of his other business ventures.

From: [REDACTED]
Sent: Tuesday, January 3, 2023 3:31 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Opposed application: Licence Number: 879081 - Angel Grocery

Date sent: 03/01/2022

To whom it may concern

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

I am writing regarding my opposition to the application for licensing at Angel Grocery
Opposed application: Licence Number: 879081
<https://app.southwark.gov.uk/Licensing/LicPremisesAppliedDetails.asp?systemkey=879081>

Reason for objection:
Prevention of public nuisance, and protection of children from harm.

I feel that this application should be rejected in its entirety. The location of this store is not suitable for an off-licence; it is located in a quiet residential area which already has access to an off-licence in a more suitable area on Southampton way. The opening of an off-licence will result in increased nuisance to the residence in addition to being located directly opposite a school and potentially putting children at risk of harm.

From: [REDACTED]
Sent: Wednesday, January 4, 2023 3:58 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to licence application 879081 for Angel Grocery

Trading Name: Angel Grocery

License Number: 879081

URL:

<https://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=879081>

Reasons for opposing:

- I'm opposing the application in its entirety as I do not believe it meets the licensing objectives under the Licensing Act 2003, nor prevents public nuisance and protection of children from harm.
- The premises is located in a completely residential area directly neighboring a house on Coleman Road, as well as being opposite a school, and with direct access into St Georges (Licence application 879080), and as a result, it is not a suitable location for an off-licence.
- In addition there is no necessity for an off-licence at this location because there is already ample provision nearby with four off-licence premises on Southampton Way which is only 200m away.
- It is directly opposite a school.
- It is likely to encourage local street drinking.

Regards,

[REDACTED]
[REDACTED]
[REDACTED]

Date: 4th January, 2023

From: [REDACTED]
Sent: Tuesday, January 3, 2023 2:29 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection - Premises license for St Georges Tavern & Angel Grocery

To whom it may concern,

Please take this as a written objection to the to the application for a premises license for St Georges Tavern & Angel Grocery (14 Coleman Road, SE5).

The objection is made on the basis that this is a quiet residential area, home to many families. The application of 'late night refreshment' is wholly unwarranted and will undoubtedly lead to an increase in antisocial behaviour and disorder in the area, and the potential for crime. The two premises are situated opposite a primary school and with licensing hours of 10am to 2am during the school week I have serious concerns over disruption and public safety, let alone the likely increase in rubbish being deposited onto the street and surrounding area. Given that the two premises are located in such a heavily residential area the application for live music, recorded music, performance of dance between the hours of 11pm – 1/2am will serve only to disrupt the local community and cause significant nuisance to the residents.

I moved to the area less than [REDACTED] ago, but agree wholeheartedly with my neighbours that the granting of these particular licenses would have a detrimental impact on the local community and area. Since living on Coleman Road I have already witnessed a number of anti-social behaviour incidents and would be concerned about a new license at this pub having a worsening impact upon this, especially due to its proximity to Burgess Park.

Thank you very much for your attention and for treating this objection anonymously.

Many thanks and all the best,

[REDACTED]

[REDACTED]

[REDACTED]

04/01/2023

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

I wish to object to the granting of both an on and off licence for this premises in its entirety.

The premises are attached to a pub and are not separate. Furthermore this is opposite a primary school. It is consequently an inappropriate location and could encourage street drinking. There are sufficient off licence premises in the area already which would support responsible consumption at home, which this application does not.

Yours sincerely

[REDACTED]

OTHER PERSON N

From: [REDACTED]
Sent: Wednesday, January 4, 2023 8:56 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to license application 879081 for Angel Grocery

Trading Name: Angel Grocery

Licence Number: 879081

URL:

<https://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=879081>

Reasons for opposing:

I'm opposing the application in its entirety as It does not meet the licensing objectives under the Licensing Act 2003 or prevention of public nuisance and protection of children from harm.

The premises is located in a very residential area, opposite a school and physically attached to a pub.

It is therefore not a suitable location for an off-licence. There is no necessity for one as there are already two in close proximity - Costcutter and Tesco on Southampton Way.

It is directly opposite a school and will encourage local street drinking.

Regards,

[REDACTED]
[REDACTED]

Date: 4th January, 2023

From: [REDACTED]
Sent: Monday, January 2, 2023 9:54 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to application 879081

Date 2/1/2023

To whom it may concern,

I am writing to register my **objection** to the application for licence number: 879081

Angel Grocery is directly opposite a primary school. For this reason I wholeheartedly **oppose** their license application on the grounds that it places children at harm.

Our street is a quiet, residential street that exists just off the bustle of Southampton Way. Southampton Way has an abundance of off-licenses, some of which are open 24 hours a day. There is no shortage of places in which to purchase alcohol, and we feel the negative impact of this in our neighbourhood. The street is littered with alcohol bottles and cans on most mornings, resulting from the antisocial behaviour taking place the night before. Broken glass is a frequent feature on the road and pavements, even in proximity to the primary school at the end of the street.

This is not a business that provides a needed added worthwhile service to our community.

As I say, there is no shortage of places to buy alcohol nearby. 10 meters from the gate of a primary school is not an appropriate place to allow another license to be granted.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, January 4, 2023 1:10 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Representation re licence 879081

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

4 January 2022

Objection to licence application: re 879081

Dear Sir/Madam

I wish to object to this licence application on the specific licencing criteria of:

- prevention of public nuisance
- protection of children from harm

It is not a suitable location for an off-licence: it is a quiet residential area, not requiring retail units. I am concerned that it would encourage street drinking and other anti-social behaviours.

There is no need for another off-licence locally. There are others nearby in established retail units on Southampton Way, including Tesco's and Costcutter.

The proposed location is directly opposite a primary school, which reinforces the unsuitability of the location.

Yours faithfully

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

4 January 2023

Southwark Council
Regulatory Services
3rd Floor Hub 1
PO Box 64529
London SE1P 5LX

Licence application 879081

Angel Grocery, 14 Coleman Road, SE5 7TG

I object to this application – I do not think an off-licence is appropriate or necessary in this location. I am concerned that an off-licence would encourage street drinking in this residential area. There is a primary school almost directly opposite.

There are off-licences on Southampton Way, an established parade of retail premises, just a few minutes walk from Coleman Road.

Until Angel Grocery opened, there were no retail premises on or near Coleman Road. The St George's Tavern (class A4) has long been the only commercial premises in this network of streets. Retail shops require A1 class use. I do not believe the business owner has been through the appropriate process to request a change of use for part of the St George's Tavern building. I understand that planning is a separate process, but surely your department cannot grant a licence for retail sale of alcohol from a premises that does not have A1 class use?

████████████████████

OTHER PERSON R

From: [REDACTED]
Sent: Tuesday, January 3, 2023 11:42 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Southwark Council - License Application for St Georges Tavern & Angel Grocery

Dear Southwark Council,

I would like to object to the application made by Franima Angel Limited for a premises license for St Georges Tavern & Angel Grocery (14 Coleman Road SE5). I object on the grounds that it is a quiet and residential area, home to many families. Their application for 'late night refreshment' and 'live music and performance' is indicative of their intentions for this site and shows a complete disregard for the local community. It has also been brought to my attention that the director on the application is also involved with Cool and Cozy Lounge so I have serious concerns over how the premises would be run given their appalling history, the extent of which is laid bare within this document <https://moderngov.southwark.gov.uk/documents/g7521/Public%20reports%20pack%20Thursday%2013-Oct-2022%2010.00%20Licensing%20Sub-Committee.pdf?T=10>.

I lived for over [REDACTED] years on Coleman Road before moving to the end of [REDACTED] Street so I know the area well and whilst I may at my new address not be affected by the granting of these applications, I urge you to consider the impact this might have on the community and area as a whole.

Kind regards,

[REDACTED]
[REDACTED]
SE5

--
[REDACTED]
[REDACTED]

OTHER PERSON S

From: [REDACTED]
Sent: Tuesday, January 3, 2023 8:09 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objections to licence no. 879080 and licence no. 879081

To whom it may concern Southwark Licensing Service

I write to object to the above licence applications specifically for the sale of alcohol to be consumed off premises. Coleman Road is a quiet, residential road and the tavern and grocery are located at the entrance gate to St George's Primary School.

There are three off-licences on Southampton Way together with a number of take-aways. We do not need additional opportunities for the sale of alcohol to be drunk on the street, in nearby car parks. The sale of alcohol for consumption off site will cause a public nuisance - we see substantial street drinking, littering, selling of drugs around the existing premises on Southampton Way/Wells Way; furthermore the residential road on which the premises are sited is not a through road and relatively dimly lit, they are used by people getting off the bus and walking home, encouraging people to congregate outside the premises drinking alcohol presents a safety risk to individuals.

The sale of alcohol for consumption off site also poses a danger to pupils at the school.

I write both as a local resident and in my capacity as foundation governor at St George's Primary School.

Regards,

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Tuesday, January 3, 2023 5:26 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Representation: Licence application 879081

[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]

Date of email: 3rd Jan 2023

Application I am opposed to: 879081 (Angel Grocery)

Reasons for being opposed: I object to this application on the grounds of public nuisance. This establishment is situated one street away from Southampton way near bus stops which could encourage people returning from nights out to purchase alcohol to drink on their way home. Transient noise from on street drinking is a problem which disturbs residents during the night time. Later hours of alcohol sales would very likely increase the level of noise and nuisance in the area.

From: [REDACTED]
Sent: Monday, January 2, 2023 8:59 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to license application 879081 for Angel Grocery

To: Southwark Licensing Team - licensing@southwark.gov.uk

Subject: **Objection to license application 879081 for Angel Grocery**

Trading Name: Angel Grocery

Licence Number: 879081

URL:

<https://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=879081>

Reasons for opposing:

- I'm opposing the application in its entirety as I do not believe it meets the licensing objectives
- under the Licensing Act 2003 or prevention of public nuisance and protection of children from harm.
- The premises is located in a very residential area, opposite a school and physically attached to a pub.
- It is not a suitable location for an off-licence
- There is no necessity for one as there is ample provision from Costcutter and Tesco on Southampton Way
- It is directly opposite a school.
- It is likely to encourage local street drinking.

Regards,

[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]

Date: 2nd January, 2023

From: [REDACTED]
Sent: Tuesday, January 3, 2023 6:01 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Representation: Licence application 879081

[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]

Date of email: 3.1.23

Application I am opposed to: 879081 (Angel Grocery)

Reasons for being opposed: This is a very quiet residential area, and one which is full of families. There are already late night disturbances as a result of parties in some student households in the area. Having such easy access to alcohol would encourage more disturbances of this sort. The establishment is situated one street away from Southampton Way near bus stops which could encourage people returning from nights out to purchase alcohol to drink on their way home. Access of the sort this would provide more opportunity to disturb the peace and bring nuisance and noise at all hours to the area. We need to do all we can to keep the area (which includes a primary school directly opposite the establishment) quiet, safe and family friendly.



3 January 2023

Southwark Council
Regulatory Services
3rd Floor Hub 1
PO Box 64529
London SE1P 5LX

Licence application 879081

Angel Grocery, 14 Coleman Road, SE5 7TG

The committee of the Wells Way Triangle Tenants and Residents Association objects to this application, for reasons of prevention of public nuisance, and protection of children from harm.

We discussed the application at our committee meeting on 13 December, and in a number of follow-up emails.

We feel that the application should be rejected in its entirety.

This is not a suitable location for an off-licence; it is a residential area not suited to retail.

There is no need for an off-licence as we have plenty of existing provision in the area including Costcutter and Tesco in established retail locations on Southampton Way.

Angel Grocery is directly opposite a school which further confirms the unsuitability of the location.

It is likely to encourage local street drinking.

Yours faithfully


on behalf of the WWTRA committee