

OTHER PERSON A

**From:** [REDACTED]  
**Sent:** Wednesday, January 4, 2023 2:25 PM  
**To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>  
**Subject:** Licence no. 879080 at George's tavern

In relation to premises licence 879080  
St George's tavern, 14 Coleman road, SE5 7tg

From : [REDACTED]  
[REDACTED]

4th January 2023

Objection based on prevention of public nuisance. The request displayed at the pub is for licencing hours until 2am weekdays and 2.30am weekends. This does not match the application on the Southwark website. So firstly please could I clarify what the application is for? A standard licence time of 11pm at a long established pub is perfectly reasonable. Late hours on a small side street where perfunctory front gardens mean there is no barrier from noise either directly from the pub or from late night customers leaving constitutes a public nuisance. Since opening again, the pub has mainly been adorned with large, off-putting signs around drug taking that block the view in, no regular hours and has not yet, and does not seem to have a role as a community asset. It is not being set up as a small, local pub which it had been previously, and was suitable for the location, and it is unclear therefore how the late licence would be used other than for large, late bookings for private events that would spill in to the street, require parking spaces in an area where even just a small amount of car dominated space has been won back for children's street play, with a no through road and where attendees would not be immediately local and so would have little regard for neighbours and neighbouring property.

It would be appropriate for the new owners to consult with neighbours, and potential customers, about what kind of venue they would like and is suited to the area.

Regards,

OTHER PERSON B

**From:** [REDACTED]  
**Sent:** Monday, January 2, 2023 7:38 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 879080

To Whom It May Concern,

I am a concerned local and would like to object to the Premises License Application 879080 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. This business already covered the charming Victorian building façade with warning signs preempting the misbehavior of their clientele and the associated use of alcohol and drugs. This is rather worrying given the lack of confidence and responsibility anticipated by the business management.

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]

OTHER PERSON C

**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]

January 1<sup>st</sup> 2023

To: Whomever it may concern

RE: Applications for Premises Licences Number: 879080

We are writing as residents living within close proximity to the St George's Tavern 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 approaching the school area and this will necessarily have a negative impact upon those children coming to and from school. The Tavern is also directly opposite their playground area, meaning they will be exposed to this during their play times.

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

Finally, there are at least 2 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 4:16 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to licence application 879080 for St Georges Tavern

Trading Name: St Georges Tavern

Licence Number: 879080

URL:

<https://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=879080>

Reasons for opposing:

- I'm opposing the application 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 pub is located on the corner of entirely residential streets and opposite a school.
- All licensable hours should be normal pub hours i.e. from 11am to 11pm Monday to Saturday, and 11am to 10:30pm on Sundays. Which I understand the applicant has amended the application to reflect.
- All licensable activities to end at 11pm and premises to be closed by 11pm (10:30pm on Sundays)
- No licence to be granted for sale by retail of alcohol to be consumed off-premises, because the premises is physically connected to Angel Grocery (879081), which is not a suitable location for the sale of take-away alcohol and I will be submitting a separate objection in this respect.

Regards,

[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 3 January, 2023

**From:** [REDACTED]  
**Sent:** Monday, January 2, 2023 5:34 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to Licence application: 879080 St George's Tavern

From:

[REDACTED]

Written Monday 2<sup>nd</sup> January 2023

Relating to Licence application:

<b>Licence number:</b>	879080
<b>Trading name and address:</b>	St Georges Tavern 14 St Georges Tavern Coleman Road SE5 7TG

I support the granting of an ON PREMISE license to the St George's Tavern – with a minor alteration to the hours currently applied for:

Change **from 10am** alcohol licence to **11am** each day.

Change Sunday hours to finish selling alcohol and close at 10.30pm

- These hours more closely reflect the needs of a local pub / restaurant and are suitable for the neighbourhood.

I **object** to this part of the licence:

<b>Sale by retail of alcohol to be consumed off premises</b>	Monday 10:00 to 23:00
	Tuesday 10:00 to 23:00
	Wednesday 10:00 to 23:00
	Thursday 10:00 to 23:00
	Friday 10:00 to 23:00
	Saturday 10:00 to 23:00
	Sunday 10:00 to 23:00

- There should be NO LICENCE granted for off-premise consumption alcohol sales. This is because the premises is physically connected to Angel Grocery (see licence application 879081) and therefore is not a suitable location for the sale of take-away alcohol because it is in 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.
- It is directly opposite a school which further confirms the unsuitability of the location.
- It is likely to encourage local street drinking

If the pub is granted off-licence sales, this would negate any refusal of the same to the Angel Grocery – as they are effectively the same premises and under the same management team.

The objection is on the basis of:

- prevention of public nuisance, and
- protection of children from harm.

Regards

██████████

**From:** [REDACTED]  
**Sent:** Sunday, January 1, 2023 5:00 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** OBJECTION to licence number: 879080

Dated: 01.01.2023

To whom it may concern,

I am writing to register my **objection** to the application for licence number: **879080**

I do not object to the St. Geroge's Tavern operating as a public house, but I do object to some aspects of their application.

**Opening Hours / Sale by retail of alcohol to be consumed on premises:**

Currently, the pub seeks to be open 10 am to 11 pm, 7 days a week, serving alcohol on-site for the whole time. I cannot support this and would like Sunday hours to be reduced and close earlier, say at 10 pm. The pub exists in a quiet, residential street opposite a primary school. The main disruption we, as residents, experience is drunken, anti-social behaviour at night from pub-goers and clients of the Cool and Cozy Lounge nearby. Please take its location into account when deciding how late it can sell alcohol, especially on a Sunday night.

**Sale by retail of alcohol to be consumed off premises:**

The pub wants to be able to sell alcohol for consumption off the premises from 10 am til 11 pm. I wholeheartedly object to this and would like them not be issued a license for the sale of alcohol off-premises. Nearby 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 neighborhood. 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, right opposite the pub.

In addition, it is of much concern to me that the Designated Premises Supervisor for the pub is the same person who is DPS at The Cool and Cozy Lounge on Wells Way. Cool and Cozy Lounge has had their license revoked after many complaints of anti-social behaviour by local residents. The management there has no regard for the well-being and safety of the local community and I don't see why they would show concern for the residents through their operations at the St. George's Tavern either.

I oppose this application on the grounds of:

- prevention of crime and disorder
- prevention of public nuisance
- public safety
- protection of children from harm

Yours sincerely

[REDACTED]

**From:** [REDACTED]  
**Sent:** Wednesday, January 4, 2023 4:25 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>; **Subject:** Objection to license application - 879080 for St Georges Tavern

Trading Name: St Georges Tavern  
License Number: 879080  
URL:  
<https://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=879080>

**Reasons for opposing:**

I am opposing the application 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 pub is located on an entirely residential street corner, opposite a school.

All licensable hours should be from 11am to 11pm Monday to Saturday, and 11am to 10:30pm on Sundays.

All licensable activities to end at 11pm and premises to be closed by 11pm (10:30pm on Sundays).

No license to be granted for sale by retail of alcohol to be consumed off-premises, as premises is physically connected to Angel Grocery, which is not a suitable location for the sale of take-away alcohol and I will be submitted a separate objection for.

Regards,

[REDACTED]  
[REDACTED]

Date: 4th January, 2023

30<sup>th</sup> 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 & Cozzy 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 Cozzy 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

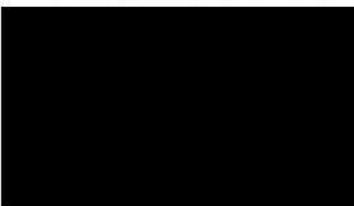
Local residents will be effected by the increase in crime as experienced around Cool & Cozzy Lounge. Of particular note – driving under the influence, fights spilling onto street and residents' property, increased police presence, knife crime. This is a lovely, sleepy network of roads with a peaceful,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

Additionally, as documented re: Cool & Cozzy 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 & Cozzy License review (SASBU referral dated 20/09/2021). To protect our family, please register these objections anonymously.

Many thanks.



--

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 3:29 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Opposed application: Licence Number: 879080 - St George's Tavern

Date sent: 03/01/2022

To whom it may concern

My name is [REDACTED] I live at the below address:

[REDACTED]  
[REDACTED]  
[REDACTED]

I am writing regarding my opposition to the application for licensing at ST George's Tavern:

**Opposed application:** Licence Number: 879080  
<https://app.southwark.gov.uk/Licensing/LicPremisesAppliedDetails.asp?systemkey=879080>

**Reason for objection:** prevention of public nuisance

- There should be NO LICENCE granted for off-premise consumption alcohol sales. This is because the premise is physically connected to Angel Grocery next door which I also applying for a licence, and for the same reasons is not a suitable location for the sale of take-away alcohol because it is in a residential area not suited to retail.
- There is no need for an off licence as we have plenty of existing provisions in the area, including Costcutter and Tesco, in established retail locations on Southampton Way.
- It is directly opposite a school which further confirms the unsuitability of the location.
- It is likely to encourage local street drinking.

Kind regards,

[REDACTED]

**OTHER PERSON K**

**From:** [REDACTED]  
**Sent:** Thursday, December 22, 2022 9:55 AM  
**To:** O'Callaghan, Barry [REDACTED] >  
**Cc:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Licensing Act 2003 - Objection Licence application 879080 St George's Tavern

Barry please substitute below re my earlier objection 16th December 2022, and this letter to be submitted to the Committee.

I am writing to register my objection to the application for a premises licence with entertainment by Franima Angel Ltd proposed licence operators of St George's Tavern, 14 Coleman Road SE5. The basis for this opposition is that granting a licence for these premises will not promote the licensing objectives, particularly the prevention of disorder, public nuisance and antisocial behaviour.

The application proposes that alcohol will be sold for consumption on and off the premises between 10:00am and 11:00pm seven days a week with extensions to include music, dance and entertainment. Coleman Road and the surrounding area is a quiet residential area and with a school opposite the Tavern, and the granting of a premises licence as per the application would be highly detrimental to the community. It is accepted that traditional pub hours serving alcohol and food may have merit but there is a huge risk in allowing the noise and disorder that accompanies music, dance and entertainment.

Under the previous management of St George's Tavern local residents did suffer noise nuisance and antisocial behaviour at all hours of the day and night. They endured this inconvenience for many years until the premises were closed down, and the area has been free of noise and disorder over the last two years and it is totally unacceptable to expect them to suffer again going forward.

The sole Director listed for Franima Angel Ltd the licence applicant is also a Principal linked to Cool & Cozy Lounge a bar business in Southampton Way that recently lost its licence due to a huge number of police and resident complaints over noise and disruptive behaviour

In view of the above, I would urge the Licensing Authority to refuse the application.

Please note that I have business interests near Coleman Road SE5

Yours faithfully,

[REDACTED]

**From:** [REDACTED]  
**Sent:** Monday, January 2, 2023 12:34 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to 879080 licence

Hello, I'd like to object to the alcohol takeaway licence application for the St George's pub in Coleman road, se5.

The pub is opposite a primary school and next to a pub and is at risk of creating an atmosphere of street drinking. I live [REDACTED] doors down from it. There are already a lot of off licences in the area.

[REDACTED]  
[REDACTED]  
[REDACTED]

Thanks for noting my objection

[REDACTED]

**From:** [REDACTED]  
**Sent:** Wednesday, January 4, 2023 4:11 PM  
**To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>  
**Subject:** Objection to the license application 879080 for St Georges

Trading Name: St Georges Tavern

License Number: 879080

URL:

<https://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=879080>

Reasons for opposing:

- I'm opposing the application 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 people behind the application have recently had a nearby license revoked at the Flying Dutchman by the council following complaints raised by residents, and it concerns me that even before opening every pane of glass and each pillar by the entrance has had a large (A3+) drug will not be tolerated poster attached.
- The pub is located on the corner of entirely residential streets, is the end of terrace for both Rainbow Street and Coleman Road houses, and is opposite a school. I am concerned about an increase in noise and traffic in the area as a result, as well as anti-social behaviour.
- All licensable hours should be normal pub hours i.e. from 11am to 11pm Monday to Saturday, and 11am to 10:30pm on Sundays.
- All licensable activities to end at 11pm and premises to be closed by 11pm (10:30pm on Sundays)
- No license to be granted for sale by retail of alcohol to be consumed off-premises, because the premises as it is opposite a school. The pub has off-street access to Angel Grocery (879081) which is part of the premises. I have objected to that application, on the grounds it is opposite a school, is in a wholly residential area and there already ample off-licenses on nearby Southampton Way.

Regards,

[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 3 January, 2023

**OTHER PERSON N**

**From:** [REDACTED]  
**Sent:** Tuesday, January 3, 2023 1:18 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to licence application number 879080

Good morning,

I wish to object to the application for licence number 879080 for St Georges Tavern, 14 Coleman Road. I am objecting on the grounds that the application does not meet the licencing act 2003 objectives regarding prevention of public nuisance, and constitutes a clear risk of failing to meet the objectives of prevention of crime and disorder.

I am a local resident, living at [REDACTED] [REDACTED]

While the named licence applicant is Franima Angel Limited, the planned operator of the premises is clearly the individual involved in operating the venue that was the subject of the recent revocation of the license for the Cool and Cozy restaurant operating in the Flying Dutchman premises, following a sub-committee meeting on 13th October 2022.

I am very concerned that the issues raised by the applicant in that licence hearing will re-occur if the same individual is licenced to operate the venue at St George's Tavern. The St Georges Tavern location is in the middle of a very quiet residential area. If the type of activities that occurred in and around the Cool and Cozy Flying Dutchman venue re-occurred in and around the St Georges Tavern it would be a huge disruption to the neighbourhood, in contravention to the license act objective of prevention of public nuisance. These activities included very loud music both within the venue and spilling out into the neighbouring area, and very loud, and sometimes violent behaviour in the vicinity of the venue, as documented in the notice of the sub-committee hearing of 13th October.

I have little confidence that any restrictions put on the licence, including shorter licencing hours, would sufficiently mitigate this risk. In my view the track-record of the planned operator of the st Georges Tavern venue, in regard to the failure to avoid creating a public nuisance and public disorder in the operation of the cool and cozy restaurant at the Flying Dutchman, should preclude them from receiving a licence allowing them to operate another venue in an even quieter and more residential part of the neighbourhood.

Please do not disclose my name and contact details.

Regards,

[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**Sent:** Wednesday, January 4, 2023 2:10 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** late night license request - Rainbow Street - License number: 879080

Hello,

I am a resident of [REDACTED]

The George Tavern pub at the end of the street has applied for a late night license - until 2:30am.

License number: 879080  
St Georges Tavern  
14 St Georges Tavern Coleman Road  
SE5 7TG

I would like to appeal against this change as it is a residential road and there is no guarantee visitors to the pub will leave quietly. This pub does not seem to serve the local community as it has irregular opening hours and uninviting frontage - where you cannot see inside the pub.

The extra large anti-drug notices on the exterior of the pub seem to be odd too.

I notice on the print-out stuck to the front of the pub it says opening weekdays until 2am but on the form online, it only states until 11pm.

Many thanks,

[REDACTED]

[REDACTED]

**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 a year 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]

**From:** [REDACTED]  
**Sent:** Wednesday, January 4, 2023 8:51 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to license application - 879080 for St Georges Tavern

Trading Name: St Georges Tavern

License Number: 879080

URL:

<https://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=879080>

**Reasons for opposing:**

I am opposing the application 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 pub is located on an entirely residential street corner, opposite a school.

All licensable hours should be from 11am to 11pm Monday to Saturday, and 11am to 10:30pm on Sundays.

All licensable activities to end at 11pm and premises to be closed by 11pm (10:30pm on Sundays).

No license to be granted for sale by retail of alcohol to be consumed off-premises, as premises is physically connected to Angel Grocery, which is not a suitable location for the sale of take-away alcohol and I will be submitted a separate objection for.

Regards,

[REDACTED]  
[REDACTED]

Date: 4th January, 2023

**From:** [REDACTED]  
**Sent:** Monday, January 2, 2023 9:48 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection licence number 879080

Dated: 02/01/2023

To whom it may concern,

I am writing to register my **objection** to the application for licence number: **879080**

**Opening Hours / Sale by retail of alcohol to be consumed on premises:**

Currently, the pub seeks to be open 10 am to 11 pm, 7 days a week, serving alcohol on-site for the whole time. I cannot support this and would like Sunday-Thursday hours to be reduced and close earlier to 9pm. The pub exists in a quiet, residential street opposite a primary school. When this pub was open, the main disruption we, as residents, experience is drunken, anti-social behaviour at night, including shouting and arguments, littering, and property damage. Please take its location into account when deciding how late it can sell alcohol, especially on week nights. Please consider children who have to attend school the following mornings and the disruption that lack of sleep causes to their learning and mental health.

**Sale by retail of alcohol to be consumed off premises:**

The pub wants to be able to sell alcohol for consumption off the premises from 10 am til 11 pm. I wholeheartedly object to this and would like them not be issued a license for the sale of alcohol off-premises. Nearby 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 neighborhood. 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, right opposite the pub.

In addition, it is of much concern to me that the Designated Premises Supervisor for the pub is the same person who is DPS at The Cool and Cozy Lounge on Wells Way. Cool and Cozy Lounge has had their license revoked after many complaints of anti-social behaviour by local residents. The management there has no regard for the well-being and safety of the local community and I don't see why they would show concern for the residents through their operations at the St. George's Tavern either.

I oppose this application on the grounds of:

- prevention of crime and disorder
- prevention of public nuisance

- public safety
- protection of children from harm

Yours sincerely

[Redacted signature]

[Redacted name]

**From:** [REDACTED]  
**Sent:** Wednesday, January 4, 2023 5:05 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Fw: Representation re licensing application 87980

[REDACTED]

4 January 2022

Objection to licence application: re 879080 -

Further to my objections below I would also like to add my concerns over the application as a whole, given that it is from the same management team that has just had the licence for the Flying Dutchmen on Wells Way revoked, and the ongoing trouble with that premises.

I do not want the same behaviours to relocate to Coleman Road.

Thank you

Yours faithfully

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 04 January 2023 16:58  
**To:** [licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk) <[licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)>  
**Subject:** Representation re licensing application 87980

[REDACTED]

4 January 2022

Objection to licence application: re 879080 St George's Tavern

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

The licence to sell alcohol to take away should not be allowed. It is not a suitable location for the sale of takeaway alcohol (effectively an off-licence) It is a quiet residential area, opposite a primary school. 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 same applicant (Franima Angel Ltd) has also applied for another licence for an off-licence in an adjoining building which they run as a shop - Angel Grocery. I have also objected to that on the same grounds.

I consider that the hours of the licence for the sale of alcohol **on** the premises are too long:

I would suggest 11am -11pm Mon-Sat, and 11am - 10.30pm on Sundays.

All activities including the playing of music, live or recorded should finish by those pm times.

I am particularly concerned about possible noise nuisance as this has been an issue in the past, including activities spilling out on to the street.

Yours faithfully

██████████

4 January 2023

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

**Licence application number. 879080**

St Georges Tavern, 14 Coleman Road, SE5 7TG

I have no objection in principle to the pub re-opening. On the contrary. There is no other local pub in our area, and I think the neighbourhood would benefit from a decent, genuine local hostelry. However, I object to two specific aspects of the licence application.

I think the licensing/opening hours should be in line with 'traditional' pub hours (and I am relieved that the applicant amended their original application from the original proposal of 2am!). 11pm on weekdays and Saturdays, as now proposed, is fine, but in a residential area, 10.30pm would be more appropriate on Sundays.

I do not think the St George's Tavern should sell alcohol for consumption off the premises. The pub is physically connected to Angel Grocery – there is direct interior access from one to the other. I have submitted a separate objection to the off-licence application for Angel Grocery, on the basis that an off-licence is inappropriate in a residential area directly opposite a primary school, and would encourage street drinking, and would

Because the pub is physically connected to Angel Grocery and is run by the same people, it would be illogical to allow one but not the other to sell alcohol for consumption off the premises. I think that neither of the premises should be allowed to do so.

\_\_\_\_\_

**From:** [REDACTED]  
**Sent:** Tuesday, January 3, 2023 11:42 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto: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 [REDACTED] [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]  
[REDACTED]

**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 5:25 PM  
**To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>  
**Subject:** Representation: Licence application 879080

[REDACTED]  
[REDACTED]  
[REDACTED]

Date of email: 3rd Jan 2023

Application I am opposed to: 879080 (St Georges Tavern)

Reasons for being opposed: I object to this application on the grounds of public nuisance. There are a number of student houses in the neighbourhood who at times host house parties lasting throughout the night increasing noise and disturbing other residents. The provision of late night alcohol at this establishment is likely to encourage these gatherings and increase the level of noise and nuisance disturbing residents during the night time.

OTHER PERSON X

**From:** [REDACTED]  
**Sent:** Monday, January 2, 2023 8:59 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to license application 879080 for St Georges Tavern

To: Southwark Licensing Team - [licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)

Subject: **Objection to license application 879080 for St Georges Tavern**

Trading Name: St Georges Tavern

Licence Number: 879080

URL:

<https://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=879080>

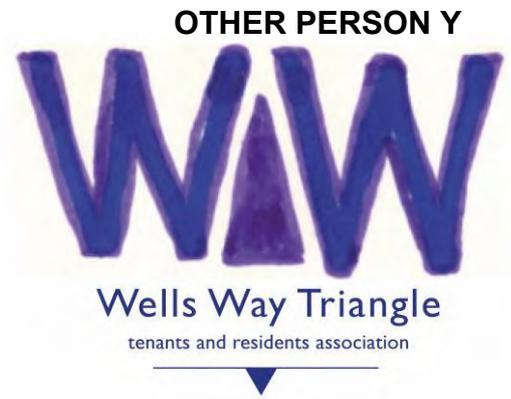
Reasons for opposing:

- I'm opposing the application 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 pub is located on an entirely residential street corner, opposite a school.
- All licensable hours should be from 11am to 11pm Monday to Saturday, and 11am to 10:30pm on Sundays.
- All licensable activities to end at 11pm and premises to be closed by 11pm (10:30pm on Sundays)
- No license to be granted for sale by retail of alcohol to be consumed off-premises, as premises is physically connected to Angel Grocery, which is not a suitable location for the sale of take-away alcohol and I will be submitted a separate objection for.

Regards,

Name: [REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2nd January, 2023



3 January 2023

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

**Licence application 879080**

St George's Tavern, 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 among the committee members.

We support the re-opening of a local pub/restaurant on this site. However, the application is for the sale of alcohol for consumption on *and off* the premises.

We think on-premise licensed hours should be 11am to 11pm Monday to Saturday and 11am to 10.30pm on Sundays.

There should be NO LICENCE granted for the sale of alcohol for consumption off the premises. The pub is physically connected to Angel Grocery (the subject of a separate licence application 879081) – the two premises are intrinsically linked. We completely object to application 879081, so by definition we object to the pub selling alcohol for consumption off-premises. This is not a suitable location for the sale of take-away alcohol because it is in 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.

It 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