

APPENDIX C

From: [REDACTED]
Sent: Thursday, December 15, 2022 9:42 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>

OTHER PERSON A

Subject: RE: Licence 879132 objection - COLAB - representation with full postal address added

licensing@southwark.gov.uk

Dear Sirs

Licence 879132 objection – COLAB at Red Lion Court

This licence is calling for hours that are too late for this densely residential area and which are well outside Southwark policy on Thursday, Friday and Saturday nights.

Reduced hours should be offered on Sundays.

There has been no reach-out to the residents' group to establish conditions that would reduce Public Nuisance impacts.

The licensing area appears to cover a very large area that includes open spaces a few metres from residents' homes and where there is no acoustic protection.

If the hours are reduced and acceptable conditions are imposed, including a cap on numbers and a more appropriate application plan, restrictions on noisy deliveries and disposals at antisocial hours -

we do of course welcome this excellent theatre group in the area. We also appreciate cultural meanwhile uses in buildings that are awaiting development.

But the licence as it stands is not acceptable, so I must make this objection until the licence is revised .

[REDACTED]

From: [REDACTED]

OTHER PERSON B

My postal address is:

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED] <[REDACTED]>

Sent: Thursday, December 15, 2022 8:21 AM

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

Subject: Licence 879132 objection – COLAB at Red Lion Court

Dear Sirs,

Re: Licence 879132 objection – COLAB at Red Lion Court

This licence is calling for hours that are too late for this densely residential area and which are well outside Southwark policy on Thursday, Friday and Saturday nights.

Reduced hours should be offered on Sundays.

There has been no reach-out to the residents' group to establish conditions that would reduce Public Nuisance impacts.

The licensing area appears to cover a very large area that includes open spaces a few metres from residents' homes and where there is no acoustic protection.

If the hours are reduced and acceptable conditions are imposed, including a cap on numbers and a more appropriate application plan, restrictions on noisy deliveries and disposals at antisocial hours - we do of course welcome this excellent theatre group in the area. We also appreciate cultural meanwhile uses in buildings that are awaiting development.

The licence as it stands is not acceptable, and I will maintain an objection until the licence is revised.

Yours faithfully,

[REDACTED]

From: [REDACTED] >
Sent: Thursday, December 15, 2022 4:26 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: LICENCE OBJECTION 879132

OTHER PERSON C

Dear Sirs

I live at [REDACTED] and my flat is [REDACTED] to Red Lion Court where a submission has been made by COLAB.

I am opposed, as a number of other neighbours, to the extended hours of noise on Park Street, a densely residential area.

The nuisance of bars and restaurants and noisy antisocial street gatherings in the squares and park leading into Maiden Lane and the market after closing hours, is intolerable. One more live music venue is hardly needed in what once once a quiet area after 9pm.

Porter Street is now used as a throughway to the market and other restaurants and it will not be made more liveable by another venue for drinking until midnight.

Yours sincerely

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Sunday, December 18, 2022 1:49 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: [REDACTED]

OTHER PERSON D

Subject: RE: New premises consultation Red Lion Court 46-48 Park Street

Dear licensing team,

I wish to object to this license.

Borough and Bankside ward is in a cumulative impact policy area because of the alcohol related crime and disorder statistics for the area, and the alcohol related hospital admissions data. Therefore, this application should be refused. The new premises would impact negatively on efforts to prevent crime and disorder, public nuisance and protect public safety.

Also, please when you write to ward councillors could you provide a direct link to the licensing application details on the online portal? Currently, I have to go to the portal, type in the name and search myself. This may not seem like a big task but we receive hundreds of action emails a week from multiple teams internally as well as external requests. So anything you could do to help to reduce our task list would be appreciated.

Many thanks,

David
Councillor David Watson
Liberal Democrat Councillor for Borough & Bankside Ward
[REDACTED]

OTHER PERSON E

From: [REDACTED] >
Sent: Thursday, January 5, 2023 4:27 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: [REDACTED]
Subject: Licence 879132 objection – COLAB at Red Lion Court

Dear Licensing Team

Our attention has been drawn to a licensing application for the above, We wish to object.

Southwark Council has a licensing policy and this application does not comply. It should comply.

The proposed hours are too extensive.

It is for 'vertical' drinking with no food and for hundreds of guests.

The immediate area is already well-supplied with establishments that serve alcohol (and food) and the local resident population already suffers from the consequences. Another licensed premises is unwelcome unless more strict conditions are placed on its operations.

It is our unhappy experience that those who drink to excess, especially when food is not taken, can be rowdy, noisy and disruptively antisocial when leaving licensed premises and making their way home through residential streets; the long, narrow Clink and Stoney streets exert a 'canyon effect', amplifying noise that is then even more intrusively audible through bedroom windows overlooking the streets. Residential Park street will also be affected.

The theatre (not unwelcome in itself) must please offer better conditions to safeguard local residents. Hours should be reduced, even more so on Sundays. Anti-social, noisy and disruptive behaviour must be controlled.

Noise from glass bottle disposal and collections by recycling companies must not be audible from 11pm until 8 am on any day.

Any alcoholic refreshment served must be contained within a clearly defined space, conditioned by regulation, and not be permitted outdoors. Any smoking of tobacco or vaping must be subject to conditions so that local residents are not affected by it.

The local area already suffers from antisocial behaviour in terms of urination and vomiting in the streets and in residents' doorways. Adequate lavatory facilities must be a condition of the grant of a license.

The present application is not acceptable. If amendments are made along the above lines and so that there is compliance with Southwark Council's policies, a properly regulated facility, with conditions that are enforced, would be acceptable.

Please acknowledge receipt and please keep us advised about progress with this application.

Yours faithfully

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, January 9, 2023 6:09 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to COLAB: Red Lion Court Licence application 879132

OTHER PERSON F

Southwark Licensing.

Dear Sirs,

COLAB: Red Lion Court. Licence application 879132

We are writing to object to the above licence application for the following reasons, which generally relate to **public nuisance**.

The application, for an establishment with up to 300 drinkers, seeks hours that are too late for an area which has large number of nearby residential properties. There is a lot of housing in the immediate area, to the east in Clink Street and Stoney Street, to the west beyond Cannon Street rail bridge as far as Blackfriars rail bridge and immediately to the south of Red Lion Court between Park Street and Southwark Bridge Road. Some areas are particularly sensitive to noise because of the acoustic effect of narrow streets.

Changes to this licence application are needed to protect residents, particularly late in the evening and into the early hours, from unreasonable noise and other nuisance from corrousing revellers, who have been drinking, passing close to their homes, often shouting or talking in loud voices over a long period whilst finding their way home. A few may park locally, if they can find space, but their travel options will be mainly to walk to nearby London Bridge main line or underground station, Blackfriars mainline station, local buses on Borough High Street or Southwark Street or taxis or minicabs called to these residential streets.

The following changes to the licence application are needed:

- Bar hours should be restricted to 11pm, as is the case in much of the area around Borough Market and Borough Yards.
- Entrances and exits should be away from nearby residences.
- Timing of deliveries and bottle collection, in particular, need to be restricted to a period between 8am and 8pm.
- Licence conditions are needed to protect residents from patrons gathering in areas near their homes to drink, smoke or talk animatedly.
- Sufficient staff must be required to enforce the above controls and restrictions.

If the above changes are made, and appropriate conditions are imposed to adequately address our concerns, we would welcome a good theatre group as an appropriate temporary use of the building pending its redevelopment.

