

APPENDIX I

From: Prickett, Mark <Mark.Prickett@southwark.gov.uk>
 Sent: Monday, February 27, 2023 5:11 PM
 To: Heron, Andrew <Andrew.Heron@southwark.gov.uk>
 Subject: RE: EPT rep - La Estacion / Southbank Nightclub, 57-59 Camberwell Road

Dear Andrew,

To add to EPT's representation which was submitted as attached on February 9th, it is pertinent to now add one further complaint to the log ahead of Thursday's sub-committee hearing.

The complaint details are below, whereby another statutory noise nuisance was witnessed by a Southwark Council noise officer due to loud music from the La Estacion / Southbank Nightclub, 57-59 Camberwell Road premises.

Date	Time rec'd	CMU ref	Receiving team	Details of complaint	Officer visited?	Notes	Property ref (to differentiate between complainants)
2023							
Sunday 12 th February	21:21	993893	Noise and Nuisance Team (N&NT)	"Loud bar called L'estacion 57 pounding music"	Yes	Noise officer notes: "visit made 22:35 flat located above parade of commercial premises on busy high street / main road, accessed at rear on arrival to communal entrance to flats amplified latino / salsa style music audible at pavement of boundary lane, coming from black metal door. assessed in flat, purpose built above shops floor, same style music audible in communal stairwell walking up to the flat. initially assessed in the kitchen/lounge window was open, no tv, comp wasnt using at the time. latino style music clearly audible above level of background noise from passing traffic from busy road, windows on camberwell road facade, closed window at 22:40 music more prominent and predominant noise source, beats and tune clearly audible and intrusive, above background noise levels with window closed. continuous and ongoing. Moved to bedroom adjacent to the kitchen. Comp advised struggles to sleep at the weekend when it goes on into the early hours. same style music audible at 22:45 slightly louder in the bedroom than the lounge, predominant noise source, in escapable and at a level which would prevent sleep and a statutory nuisance , clearly audible during speech, at a level above the background noise from busy road, window on camberwell road facade. continuous and ongoing when left the property at 22:55. Traced source to La Estacion musica, same style music audible at street level, stairs leading to basement when basement door open noise level increased significantly. at 23:00 spoke to door supervisor who advised dps /owner just popped out, he tried to call him, at 23:10 door supervisor	Property C

					advised he isn't picking up and that he messaged him as well but no response. he advised volume reduced (?) and that premises would be shut at 23:30 and people would be leaving in ten mins. left area at 23:12.	
					Statutory noise nuisance witnessed by Southwark Council Noise Officer.	

With regards to an ongoing planning enforcement investigation referred to in the EPT rep, the following response from a planning enforcement officer was received by EPT today, 27th Feb 2023:

"To update you on the matter, I have briefly investigated the site and complaint and have not found any evidence to contradict the continued use of the unit as a bar/club for the over the past 10 years. Google Streetview Imagery dating back to August 2008 supports the use as exists, despite the change of business name – it is clear that the unit has a longstanding separate entrance.

Whilst we are not sure of the lawful use of the site, at the moment we will not be taking action. We are unlikely to pursue this complaint any further as we would struggle to convince an inspector that the site is in any use, other than a club. Our records show that complaints of the same nature have been received by the team in 2007, 2010 and 2014 which again supports the current use.

Whilst we refused an application in 2015 for the retention of the nightclub, the application form submitted states that the use began in 2006."

Kind regards,

Mark Prickett
Principal Environmental Protection Officer