

OTHER PERSON 1

From: [REDACTED]
Sent: Monday, April 3, 2023 6:30 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: licensing objection to 34-36 Choumert road

To whom it may concern,

I am writing to express my concern in regards to the Bill or Beak limited (34-36 Choumert Road, London, SE15 4SH) application for regulated entertainment (to include recorded music) and the sale of alcohol on and off premises Monday to Sunday 8 to 23:00 hours.

My request is that this specific location should not be given a music and alcohol selling licence and should not stay later than 18:00 on weekdays and 20:00 hours on weekends.

I have lived the last [REDACTED] years in [REDACTED], which is [REDACTED] the location mentioned above. This is generally a residential area, with more than 10 residential properties with bedrooms directly opposite and above the location.

There is an existing and ongoing problem with drunk people gathering, exhibiting antisocial behaviour, playing loud music and drug dealing on this side of Choumert road. I personally have called the police, the noise team and the council on various occasions. By opening a venue that sells alcohol and plays music till late it will only encourage the antisocial behaviour that we have been trying for years to eliminate with the help of the police.

We have previous experience of how it will be. This specific shop (34-36 Choumert road) was used as a premise to sell alcohol some years ago. It is a tiny shop which cannot fit in many people. As a result the customers would stand outside drinking and conversing in high voices. The loud music was spilling outside from the open door and the customers would stay there, and around the area, till late hours , after the shop was closed , encouraging drug dealers and others to come over and join the crowd. Although the premises had a duty to ensure that they were not causing a noise nuisance, no one would stop the people outside the premises from behaving antisocially.

Unfortunately, it is down to us, the nearby residents, to call the police or the noise team to help us with the drunk people passing by, shouting or those who start fighting outside our flats.

Please, it would be greatly appreciated if the southwark council would look into solving the noise and antisocial behaviour problem occurring in Choumert road. By opening more places that stay later than the market opening hours, offering alcohol and playing loud music the problem will only be aggravated and Choumert road will turn into an

uninhabitable place. I have been sleep deprived with health issues caused from the constant noise by drunk people. We could tolerate the weekends but I think the weekdays will take us all residents here to a breaking point.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: Tuesday, April 4, 2023 10:25 PM
To: Krishnan, Anusyutha <Anusyutha.Krishnan@southwark.gov.uk>
Subject: Re: licensing objection to 34-36 Choumert road

Thank you for your reply,

[REDACTED]

Kind regards,

[REDACTED]

On Tue, Apr 4, 2023 at 8:45 AM Krishnan, Anusyutha
<Anusyutha.Krishnan@southwark.gov.uk> wrote:
Dear [REDACTED],

Thank you for your email lodging a representation.

Please give us your address (with post code), as it is a requirement for a valid representation.

<https://www.southwark.gov.uk/business/licences/business-premises-licensing/how-to-lodge-a-representation>

Thank you in advance.

Kind regards,

Anusyutha Krishnan
Unit Support Officer
Licensing | Regulatory Services
Southwark Council, 3rd Floor, Hub 1 | PO Box 64529 | London | SE1P 5LX
Tel - 020 7525 7421 Licensing email - licensing@southwark.gov.uk

OTHER PERSON 2

From: [REDACTED]
Sent: Wednesday, April 5, 2023 11:01 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to Licence Application 879901

Hi,

I would like to raise an objection to licence application 879901 - Bill or Beak.

My concern is that the Choumert Road premises extended their internal floor space to absorb former open yards - right up to party walls with Choumert Square without any soundproofing. If the restaurant operation and machinery are to be extended, soundproofing should be added.

Name: [REDACTED]
Address: [REDACTED]
Date: 05/04/23

Kind regards,
[REDACTED]

OTHER PERSON 3

From: [REDACTED]
Sent: Monday, April 10, 2023 7:49 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Case no. 879901

[REDACTED]

I am opposed to application no. 879901 Regarding 34-36 Choumert rd I am opposed because of the noise nuisance and privacy infringement that this application proposes; the premises in question [REDACTED] onto our [REDACTED] homes ; they share a common wall, and there is no provision in the application for any soundproofing whatsoever which would be vital seeing as they have applied for a music and alcohol licence with opening hours from 0800 until 2300!

OTHER PERSON 4

From: [REDACTED]
Sent: Tuesday, April 11, 2023 10:04 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Application number 879901

11 April 2023

To Whom it May Concern

I wish to object to the licensing application 879901 at 34-36 Choumert Road

The application is misleading, as it refers to an existing restaurant at 34-36 and whilst 34 has indeed been operating as various different cafes/takeaways, although currently closed, no. 36 has never been part of a restaurant operation. It was most recently refurbished as a beauty salon.

I object to this application primarily due to the potential for sound nuisance. The premises directly back onto nos. [REDACTED] and [REDACTED], in fact they share a wall of only one brick's thickness with the residencies behind. The application to play recorded music until 23.00 seven days a week without any reference to any form of soundproofing is alarming. I know from experience that recorded music comes directly through that thin rear wall and 14 hours a day of that intrusion would be unbearable - materially and detrimentally impacting on those living in the houses in Choumert Square, particularly now when so many people are working from home.

I find it concerning that the residents of Choumert Square are constantly seeing planning and licensing applications for various bars and restaurants being proposed on Choumert Road that do not even mention the extreme proximity of residential buildings and the shared structural wall with those residencies, let alone the obvious need therefore for sound and smell mitigation. There is a separate planning application for an extractor fan for this restaurant- which I have commented on elsewhere-which again makes no reference to the fact that the fan (already in place despite the application not being identified as retrospective) is facing directly at the rear windows of the houses on Choumert Square, effectively making those windows unusable during the restaurant's hours of operation.

Regards

[REDACTED]

[REDACTED]

OTHER PERSON 5

From: [REDACTED]
Sent: Friday, April 14, 2023 7:59 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Re: Southwark Alert Scheme 34-36 Choumert Road

Dear Sirs,

Thank you for sending me information regarding the above licensing application [879901] for 34-36 Choumert Road. Regrettably I must raise objections to this for the following three reasons:

1.
Description within the application and attached plan which is misleading
2.
Failure to acknowledge impact of sound on adjacent private residences and their fragile infrastructure
3.
Trading alcohol for both on-site and offsite consumption in a 'hot spot' area

1. DESCRIPTION OF PREMISES

The application requests that the Licensing permit should apply to this premises from 26th April 2023. But the restaurant as outlined and described in the attached plan does not yet exist.

No. 34
operated as a Taco bar briefly in 2022, then closed. *Puff Pizza* was set up on the same site in late 2022, but never fully operated, and is closed.

No.36
, (next door) late in the pandemic became a workshop rented by *Sage* the florists. When they left last autumn, it was completely refurbished in December 2022 as a beauty technician's shop. No. 36 is **not a dining area for an existing restaurant** which the plan suggests; nor has it been a restaurant in the past. Therefore the premises as described and outlined in the licensing application does not exist in that format, and the information in the application is misleading.

2. NO ACKNOWLEDGMENT IN APPLICATION TO FRAGILE BUILDING FABRIC/SOUND TRANSFER TO ADJACENT RESIDENCES

This new licensing application is attached to one of several independent commercial initiatives aimed to improve the economy and vigour of Choumert Road. **All** local residents welcome that aspiration. But this is overshadowed by our belief that without proper planning and enforcement,

such development will bring a seriously detrimental impact on the lives of those residents close by. As it stands, this application makes no acknowledgment either to its impact on a Conservation Area or, more importantly, to the impact it will have on private residences in Choumert Square because of its unique 'adjacency'.

To explain:

a) **Choumert Road**

runs directly parallel behind the southside of Choumert Square. This former flourishing market has over time become comparatively run-down, and is more recently seen as a local trouble 'hot-spot' area – Police Liaison meeting minutes evidence this. It's comprised of a mix of properties mostly rented for ground floor commercial outlets with flats above.

b) **Choumert Square,**

built in the late 1880s, in comparison is a quiet non-vehicular residential laneway of 46 cottages. It lies within the Holly Grove Conservation Area, is recognised as part of Peckham's Heritage, and famed across the UK and beyond for its tranquillity and environmentally-conscious green ambience. [It holds a David Bellamy Conservation Award, one of only 25 in London].

The cottages are of a fragile construction mix - including lath and plaster and, at the rear, a wall that's only a single brick in depth. It's noted that the application's 'plan' doesn't identify that the walls on the left of its diagram are those single brick party walls now shared with Choumert Square residences. And this is significant to my objection: this licensing application makes no acknowledgement of how, without due sound insulation, its operation will impact on the lives of those adjacent to it.

Background

In former days, Choumert Road premises had backyards which buffered between their shops and Choumert Square rear house walls. When I moved here in the 1980s, 34-36 Choumert Road had backyards which I could see from my rear window.

Across the years, however, 34-36 Choumert Road proprietors (and others) have 'covered over' the yards at first floor level, and extended the back area of their ground floor underneath. Their new ground floors' internal 'territory' directly abuts the rear wall of Choumert Square houses. At this point, the rear wall of the Square houses is (as already said) just **one single brick in depth**. Choumert Road proprietors' expansion has by default transformed this into a party wall. These single brick walls are thin and fragile: this fact often becomes an issue for those applying for mortgages to live here. But the 'party wall' and its nature are not recognised anywhere in this licensing application.

The possibility of noise transfer and damage is significant. Twice in December 2022, myself and neighbours had to go around to 36 Choumert Road to find out what was happening: unannounced loud building work on the other side of my house's back wall was causing my kitchen and bathroom cabinets installed on that wall to vibrate alarmingly. The hammering occurred as a team in no. 36 installed pipework/a boiler system on the party wall. We only discovered *then* that the former florist's workshop was now being converted to a beauty technician's salon.

The single brick phenomenon means that transfer of sound from Choumert Road activity comes directly into the living rooms and bedrooms of Choumert Square residencies – not in a muffled ‘background’ way, but loudly and directly, as if actually happening in our houses.

Plans for Choumert Road commercial properties should demonstrate awareness of that given that this problem only arises from the ‘expansion’ of their ground floor territories, and a provision for sound insulation should be included in every part of their proposals: without that, the applications should not be granted.

Many residents along the southside stretch of the Square have young families with bedrooms at the rear; many residents since the pandemic now carry out their work from home. These lives should not be compromised by new commercial activity’s failure to acknowledge and respect this, and they should work to reassure local residents that they’ve taken their lives’ proximity into account within their plans.

Nothing in this licensing application currently acknowledges the unique proximity to these private residencies nor the stressful issue of sound transfer that granting of their requests would result in. I suspect, as seen from their plans, that the applicants have not been made aware of this. But without **thorough** sound-proofing, the proposed sound and activity in a commercial kitchen, together with a populated restaurant where people are talking over recorded music **from 0800 hrs to 2300 hrs seven days a week**, will seriously disturb our private lives and homes with consequent stress problems. For those reasons I strongly object to the application as it stands.

For background information, may I also refer to **LICENSING SUB-COMMITTEE – 20 JUNE 2019 LICENSING ACT 2003: SIX YARD BOX PECKHAM, 34 – 36 CHOUMERT ROAD, PECKHAM, LONDON SE15 4SE 1.** **Decision**

A Licensing Application for a new branch of SIX YARD BOX was logged for the same premises back in 2019 –it was very clear that consideration would be conditional on necessary sound-proofing between the floors (to protect residents living over the premises) and on rear walls (to prevent intrusion to Choumert Square living rooms and bedrooms). The considerate proprietor met with Square residents in August 2019, where we discussed the issues and he was made aware of not only the noise transfer issue – but also of issues around the drainage system along the ‘party wall’. This is very complex, fragile and tricky to maintain, and in 2023 alone we have had numerous visits from both Thames Water and private ‘drain blockage’ companies to address problems with the antiquated Victorian drainage system.

3. LATE NIGHT /EARY MORNING DRINKING.

Last, as mentioned above, at Police Liaison meetings, officers have identified this area of Choumert Road as a trouble ‘hot spot’ for anti-social behaviour - especially in the summer months. While I stress again that the efforts to improve the quality and range of independent businesses along this stretch of the road is **really** encouraging, I worry that any facility offering such extended hours of alcohol sales for consumption both on-site and off-site could contribute to increasing problems and put extra stress on over-stretched police resources.

[END]



And in case this has not come through accurately, I attach a word document covering my objection.

On 28 Mar 2023, at 15:31, "Regen, Licensing" <Licensing.Regen@southwark.gov.uk> wrote:



The email you received and any files transmitted with it are confidential, may be covered by legal and/or professional privilege and are intended solely for the use of the individual or entity to whom they are addressed.

If you have received this in error please notify us immediately.

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Where opinions are expressed in the email they are not necessarily those of Southwark Council and Southwark Council is not responsible for any changes made to the message after it has been sent.

[REDACTED].pdf>

OTHER PERSON 6

From: [REDACTED]
Sent: Wednesday, April 19, 2023 6:44 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: [REDACTED]
Subject: 879901 - Bill or Beak 34-36 Choumert Road SE15 4SE

Objection to licence application
879901 - Bill or Beak 34-36 Choumert Road SE15 4SE

Dear Wesley,

In addition to my objection to the flue at the rear of 34-36 Choumert Road (see objection re-sent below) I am objecting to the licence application 879901 - Bill or Beak 34-36 Choumert Road SE15 4SE.

As you know we have had lots of problems over the years with late night noise from both Choumert Road and Rye Lane, both of which back directly onto the houses and outdoor spaces in Choumert Sq. Bill or Beak applicants may not be aware that the party walls between Choumert Road and Choumert Sq are single brick. Over time the properties in Choumert Road have infilled in their back yards (many or all without building control approval or planning permission) to extend internal floor space and have built up against the rear boundary walls of Choumert Sq without any sound proofing. Many Choumert Sq residents work from home and/or have small children sleeping at the back, some residents even have ground floor bedrooms at the rear, and the noise of recorded music travels directly into residents living, working and sleeping spaces, it therefore seems wholly inappropriate to have a burger bar with live music backing directly on to residential properties in Choumert Sq, I believe there are also residential properties above 34-36 Choumert Road and to the left and the right of 34-36.

In addition to this it seems unwise to do **anything** that exacerbates the existing problem of late night noise, increases late night footfall and encourages further street gathering in Choumert Road (which as you know, despite being reported by many times to the noise teams, often go on till 4.00am - especially in the summer when people need to sleep with their windows open).

I am in principle supportive of independent businesses in the area especially with the challenging times we find ourselves in but it is clear that this application will cause noise disturbance.

I have also objected to the retrospective application re the flue to the rear of 34-36 Choumert Road on the following grounds which will cause additional problems and are related to the licence application 879901 - Bill or Beak, so am pasting here for clarity

1. the flue is directly opposite the back bedroom windows of houses in Choumert Sq (to the point that the visual impact of the flue on the view from 39 Choumert Sq would I imagine make the property unsalable). You will see from images provided by the applicant that they state that the flue is not visible from various angles but it's a matter of a few meters from the windows the rears of 38 - 42 Choumert Sq and is a massive eye sore for properties in Choumert Sq

2. When Lolak (38 Choumert Rd) was required to add an extractor fan to the rear of their restaurant, all that it did was direct the smells up and over the 2 story roof tops of Choumert Sq's north facing properties and into the main Choumert Sq path and directly into the bedroom window of the south facing properties of Choumert Sq, thus just pushing the problem elsewhere - the flue of 34/36 will just cause the same problem.

3. It says in the application that the site was previously a licensed bar, **this is not the case. There was a sports bar planned for this site but it never opened.**

4. It is also unclear as to whether the application is for 34 or for 34 and 36.

5. As Southwark are aware from previous applications and objections related to this strip of Choumert Rd, the party walls between Choumert Rd and Choumert Sq are single brick (due to the rear yards of Choumert Road properties having been roughly infilled and roofed in over the years to increase interior spaces - mostly without building control approval) so noise transference and vibration through the walls has been a serious problem for the Choumert Sq residents over the years.

6. Both Choumert Rd and Choumert Sq are in a conservation area and the visual impact of this large industrial scale flue on the adjacent properties is unacceptable.

Yours sincerely,

[REDACTED]

[REDACTED]

cc: [REDACTED] Chair of Choumert Sq Residents Assoc.

In addition, in case useful, I thought I would add my reasons for objection here.

As you know we have had lots of problems over the years with late night noise from both Choumert Road and Rye Lane, both of which back directly onto our houses and outdoor spaces in Choumert Sq.

I think it was before Christmas that No 18 Choumert Road was operating late at night (a party I think) with lots of people spilling out onto the street with a lots of related noise. I know that the licence conditions are that the doors are closed after 10.00pm but conditions around our area are often not complied with and it's neigh impossible for Southwark to keep on top of all the late night activity in the area.

In addition to this, the party walls between Choumert Road and Choumert Sq are very thin as the properties in Choumert Road have filled in their back yards (to extend internal floor space) and built up against the rear walls of Choumert Sq without any sound proofing. Many Choumert Sq residents work from home and/or have small children sleeping at the back, some residents even have ground floor bedrooms at the back, so the noise, even up to 11.00, can be pretty intolerable. It would therefore seem wholly inappropriate to extend the hours beyond the existing licensing hours.

In addition to this is seems unwise to do **anything** that exacerbates the existing problem of late night noise, increases late night footfall and encourages further street gathering in Choumert Road (which as you know, despite being reported by many to the noise teams, often go on till 4.00am - especially in the summer when people need to sleep with their windows open).

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

OTHER PERSON 7

From: [REDACTED]
Sent: Thursday, April 20, 2023 2:55 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licence applications 879872 and 879901: objection

Hello

I am emailing to object to the grant of these licences.

I live in Choumert Square, [REDACTED] the two premises on Choumert Rd that are applying for licences.

I am particularly concerned about the proposals in the licence applications for recorded and live music throughout the day and until late at night seven days a week at both premises.

This will have a serious negative impact on residents of Choumert Square unless extensive soundproofing is performed on the premises and the businesses are required to keep doors and windows closed.

[REDACTED]