

Flat [REDACTED]  
Evans Granary Apartments  
[REDACTED] Stoney Street  
London  
SE1 [REDACTED]

Tel: [REDACTED]  
[REDACTED]

Southwark Council Licensing Service  
Floor 3  
Hub 1  
PO BOX 64529  
London  
SE1P 5LX

9 August 2023

Dear Sirs

**Re: Licence Application 880703**

Unit 215 - Shadow Licence, 215 Arch, Stoney Street, SE1 9AD  
Applicant: Mark Bermondsey (Guernsey) Limited

**Representation submitted 9 August 2023 in respect of the above licence application**

We own and live in a residence in Evans Granary Apartments, [REDACTED] Stoney Street, SE1 [REDACTED]

Our living room, bedroom and terrace all face directly onto Stoney Street and are opposite and within a few yards of the proposed bar at the above address.

We also own another separate apartment in the same building, the living room of which also faces directly onto Stoney Street and is opposite and within a few yards of the proposed bar.

Borough Market is already a very lively area with many bars and restaurants in and around the market. Pedestrian traffic in the area has increased very notably in the past 12 months. Whilst we hear noise at night from the restaurants and bars in and around the market, it is manageable as the restaurants and bars are located in the non-residential 'southern' end of Stoney Street, (south of Winchester Walk) and therefore are not immediately beside our home.

In contrast, the northern end of Stoney Street (north of Winchester Walk) is predominantly residential and is therefore very different in character from the 'southern' end. There is only a single restaurant abutting Stoney Street at the very northern end of the street (on the corner with Clink Street) but this closes at 11pm and does not typically attract a 'late' crowd.

The proposed bar/restaurant at the above address will be located in the middle of the predominantly residential end of Stoney Street and directly opposite the living/sleeping areas of our properties in Evans Granary Apartments.

The application seeks a license to operate until midnight. If granted, this would subject us and the other residents of both Evans Granary Apartments and Pontifex Wharf to a dramatic and immediately proximate increase in noise disturbance at an unreasonably late hour.

The northern end of Stoney Street also differs significantly from the southern end not only in terms of being predominantly residential, but also in terms of its physical construction characteristics. These are directly relevant from a noise perspective. The northern end of Stoney Street is very narrow (approx. 20 feet), being only one lane wide. Furthermore, it is built up vertically in an unbroken manner on both sides along that entire end of the street. This narrowness, in combination with the multi-level construction on both sides, acts as a 'sound box' which significantly amplifies and projects street-level noise upwards. Consequently, the adverse noise impact from the bar/restaurant would be exacerbated even beyond 'normal' levels.

For the reasons set out above, the proposed midnight licence applied for in the above application would unquestionably result in noise disturbance at an unreasonably late hour which would have a significant and unreasonable negative impact on our peaceful habitation of our property and, from a very practical perspective, our ability to sleep. More generally, it would represent a public nuisance.

We therefore object to the above application to remain open and supply alcohol, regulated entertainment and late night refreshment until midnight at the above premises.

Please feel free to contact me if you wish to discuss further.

Yours sincerely

[Redacted Signature]

[Redacted Name] & [Redacted Name]



**From:** [REDACTED]  
**Sent:** Thursday, August 10, 2023 12:07 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** License Application 880703 - Objection

To whom it may concern,

I live in Evans Granary Apartments at the north end of Stoney Street.

At this end of Stoney Street, the buildings on both sides of the street are multi-level and uninterrupted, forming a tight and narrow corridor that causes sound to echo and amplify into all of the street-facing windows. Whilst we experience high levels of foot-traffic and associated noise through the day, we enjoy relative peace and quiet during the evening and night as there are currently no bars or restaurants open past 23:00 within the immediate proximity of the building.

My apartment faces directly onto Stoney Street and is opposite and within just a few meters of the facade of Unit 215 - the property for which the above application 880703 has been made for a midnight food/drink/entertainment license. If granted, the proposed midnight license would fundamentally change the night-time character of this end of Stoney Street by dramatically increasing late night noise-levels up to midnight and beyond. This would seriously impact both the ability to sleep and the evening/night quality of living in my building and my ability to peacefully enjoy my home. As such it would represent a public nuisance.

For the avoidance of doubt, I have no objection to the concept of a restaurant/bar in Unit 215 and I recognise that is a natural element of the evolution of the street. It is the midnight hours provision incorporated in license application 880703 to which I specifically object.

My address is Flat [REDACTED], Evans Granary Apartments, [REDACTED] Stoney Street, London, SE1 [REDACTED] and my email address is [REDACTED]

Please do not hesitate to reach out with any questions.

Best,

[REDACTED]