

APPENDIX E

Objector A

From: [REDACTED]
Sent: Wednesday, November 15, 2023 11:49 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to licence application 881493

Please find attached my objection to 881493 Los Arrieros de Pito

Kind regards

[REDACTED]

[Redacted]

Wednesday 15 November 2023

Dear Sir/Madam

Re: licence application 881493

I write in connection with the application by Los Arrieros de Pito Ltd for a new premises licence for Arch 144 in Maldonado Walk (also known as Eagle Yard) at the Elephant & Castle.

I object to the application in its current form but I think that with careful use of conditions - to protect the amenity of neighbouring residents - my concerns can be overcome.

Residents of the Draper Estate and the Strata SE1 tower have been in correspondence with councillors, council officers and the local policing team for several years about noise and nuisance arising from the venues on Maldonado Walk (and their customers).

The premises that is the subject of this application - Arch 144 - was once the most problematic venue (Corporación Ponce). At present, it is Arch 145 (Carolina Bar & Lounge) that generates most of the nuisance experienced by local residents.

As residents, we are keen to have a good relationship with the neighbouring businesses on Maldonado Walk, but this has been difficult when some venues have shown disregard for their impact on nearby homes.

I believe that with suitable give and take on both sides there need not be any conflict between the food and drink venues in the arches, and the residents living in close proximity.

The licensed hours proposed by Los Arrieros de Pito seem reasonable, and to date it seems to have been a food-led operation, in contrast to previous drinks-led operations in the same arch.

This representation is primarily made in connection with the third licensing objective: the prevention of public nuisance.

I am concerned that if this became more clearly a bar rather than a restaurant, then there would be significant concerns under the licensing objective relating to crime and disorder.

[Redacted] I live in [Redacted]. I have lived at this address for more than eight years. Our flat is on the [Redacted] floor, directly opposite the premises which is on the other side of the servicing yard at the rear of the Strata SE1 tower.

In recent years - especially during the summer months - we have been disturbed on multiple occasions by noise associated with late night activity at this premises and the nearby venues on Maldonado Walk.

The noise sometimes comes from patrons gathered outside having loud conversations and disputes with raised voices, and sometimes from staff dealing with rubbish - including bottles - after the premises has closed.

The acoustic qualities of the space mean that even when customers are standing directly next to the railway arches, noise travels across the yard and causes a disturbance to neighbouring residents.

Whereas some of the other premises on Maldonado Walk are shielded from nearby residents by Crossway Church, Arch 144 opens directly onto the servicing yard, so the impact of the behaviour of people leaving the venue is felt directly by residents in Draper House and Wollaston Close (both part of the Draper Estate) and the Strata tower.

There are eight full-size railway arches between Walworth Road and Maldonado Walk. Currently there are five licensed premises in this parade, all concentrated in the southern 50 metres of the alleyway. The current application will add a sixth licenced premises.

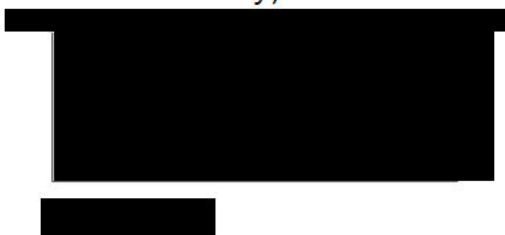
The existing situation already results in significant detriment to neighbouring residents, so it is understandable that we are concerned about the impact of further intensification of the cluster of bars and restaurants.

I would ask that consideration is given to adding conditions to address the following:

1. That the character of the operation remains food-led (eg no alcohol without a substantial table meal) in line with the application's description of the premises as "eat in or take away food shop"
2. That the premises should have a dispersal policy specifically adapted to the circumstances in Maldonado Walk, including the cumulative impact of patrons leaving multiple venues and spilling out into the yard
3. That the times during which rubbish (including glass) can be placed outside the premises be limited to prevent nuisance to neighbours
4. That the premises should display contact details for an English-speaking staff member who can liaise with nearby residents in case problems arise
5. That arrangements for smokers outside the premises be governed by condition

I would like to attend any sub-committee meeting.

Yours faithfully,

A large black rectangular redaction box covers the signature area. Below it, a smaller black rectangular redaction box covers a portion of the text.

From: [REDACTED]
Sent: Monday, November 27, 2023 2:58 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>; Seaton, Martin <Martin.Seaton@southwark.gov.uk>
Subject: Licence application

Dear licencing Committee

License no 881493

Los Arrieros De Pito
10 Arch 144, Eagle Yard Hampton Street
SE1 6SP

Background to situation in Maldonado walk

In the last 2 years since licences premises were agreed at Maldonado walk we have had one murder, 2 stabbings.

More recently in 4 September 2023 an attempted glassing of another person while leaving premises when a mass fight broke out (Video available for committee to see) and on 02/10/23 one was left unconscious on our estate after a fight related to premises at Maldonado walk (photos for committee to see)

We have become so concerned with the situation at Maldonado a group of residents from draper estate and strata have set up a WhatsApp group where we share concerns and videos of incidents. I urge the committee to look at some of these videos to see what the we are experiencing on both draper and strata estates. And to consider if it is any way appropriate to have another licensed.

Police and local councillor Martin Seaton have witnessed some of problems we are experiencing.

Crime and disorder

On so many numerous occasions, I have seen people taking drugs outside various establishment.

I have witnessed on numerous occasions people leaving the establishments and having verbal arguments while extremely drunk.

I have witnessed on numerous coassions, people completely drunk and completely incapable of walking because of the amount of alcohol they have consumed.

Anti social behaviour

On so many numerous occasions I have been woken up by people, shouting and arguing with each other while leaving the premises.

On numerous occasions, I have seen the door man stand by, while people were standing outside smoking and shouting and laughing creating nuisance and anti social behaviour. The door men never intervene to stop this.

On numerous occasions, I have seen men urinating after leaving the club. Sometimes up to a dozen at a time right outside the church in view of the whole estate where children live.

I was told by another witness that the chef came out of club and urinated outside.

On numerous occasions, I have seen and heard, music emanating from persons cars who have left premises and getting into their cars parked outside of club. Then, sitting for long periods of time with music on high volume.

Health and safety

On numerous occasions, I have seen men urinating after leaving the club. The area stinks of urine behind Crossways church.

People on the estate fear for their safety when certain establishments are open because the area has become a centre for crime and anti social behaviour, since licensed premises were opened.

Protection of children from harm

The constant noise and anti social behaviour from ponce, is making difficult for children to sleep at night on our estate. They are witnessing fights, people urinating and high amounts of anti social behaviour.

Children from all these premises are seen regularly playing football in car park where cars are moving around.

We are completely overwhelmed with licensed premises in a small area which are attracting criminals including drugs dealers.

I also urge the committee, to see photos of area which show the very close proximity of
to residential areas, and consider a saturation policy for immediate area. Strictly limiting licensing hours for this area of Eagle Yard.

I urge the committee if minded to agree another licenced premises should put in the following conditions.

As local resident we have concerns that some Licensing premises in Maldonado walk were very regularly over legal capacity therefore we request-

That they have CCTV inside to monitor numbers/capacity.

Local residents have experienced regular noise and anti social behaviour from premises in Maldonado walk therefore we request-

That all patrons leaving premises should be assisted by staff stationed outside to leave quietly and in good order without disturbing local residents in anyway way by shouting, urinating in public places near establishment, disturbing people or in by passenger vehicles leaving premises. Hooting horns, slamming doors or making any intrusive engine noise.

Local residents experienced from these premises in 2023 a marching band playing outside therefore

That no musical bands or musical instruments or anything similar be allowed to perform at anytime outside premises.

That no outside tables be allowed outside as this premises in extremely (5 yards) close from people's flats in strata.

[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPhone

From: [REDACTED]
Sent: Monday, November 27, 2023 5:23 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject:

Monday 27th November 2023

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

To whom it may concern,

I am writing to object to the current licence application for the following:

Los Arrieros De Pito
10 Arch 144, Eagle Yard
Hampton Street
SE1 6SP

Licence number: 881493

The reasons are as follows:

prevention of crime and disorder and public safety

At present, the 100m pedestrian walk has already four or five premises licensed to sell alcohol with live and or recorded music. Similar premises next to the applicant's venue have been attracting considerable amount of people, causing nuisance (for example shouting outside my window) and when this venue was operating last time under the name Ponce, many residents had to endure spontaneous parties outside their windows or at worst, loud fights. These gatherings often happened and still happen after closing hours, with the knowledge of the premises' management and despite conditions that should prevent this from happening. Several reports have been filed by local residents to the noise team as well as the police and anti-social behaviour team.

I notice that the licence does not mention any conditions with regards to drinking and smoking outside. In the past, this venue allowed punters to regularly leave premises with drinks in cups (I have several videos and photographs documenting this), further encouraging anti-social behaviour.

prevention of public nuisance

Vandalism has been noted in the immediate adjacent area, including the Crossway Church; I often witness people freely urinating outside my window. There is now widespread of littering and food waste along Maldonado Walk/ Eagle Yard and often see broken bottles on the ground in the morning. I feel there is a cumulative effect that is taking place, by granting licences to so many premises all selling alcohol which is making the area unsafe and perpetrates anti-social behaviour.

This particular venue had a full brass band playing on a weekday back in July (something which I have raised then and still waiting for a follow-up from the council).

Looking at the licence, I noticed no condition is set to a limit of people smoking outside, no condition of limiting the amount of people inside the premises, no condition of having security at the door (only two doors down, there was a stabbing recently) and no condition asking the premises to keep a record of complaints and incidents. There is also a complete lack of dispersal policy.. The posters advising people to leave considerably are just not enough as historically this venue has caused many incidents of public nuisance in the past. I'm also concerned about the late opening on a Sunday: people have a right to rest and be ready to function on a Monday morning (I have to get up at 6 am, for example). Closing at 11 pm on a Sunday means people dispersing loudly until 11:30/midnight and that is not good enough. All these venues in Eagle Yard/ Maldonado Walk regularly apply for TENs with really late closures (4am for instance), which are automatically granted, then we residents have to deal with the nuisance of more anti-social and we are burdened with having to call the noise team and wait for them to turn up or having to write letters to the licensing team which get usually dismissed. I cannot also see any mention of disposing of glasses and rubbish in a sensible way that does not disturb the neighbours. (At the moment, I have to deal with this too from other the venues in the area).

The local residents are already suffering due to the nuisance caused by current venues. Additional licences further worsen the frankly current intolerable conditions in what is largely a residential area.

Your sincerely,

██████████

Objector D

From: [REDACTED]
Sent: Monday, November 27, 2023 10:56 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: License 881493

Regarding License 881493

Los Arrieris de Pito
10 Arch 144
Eagle Yard
Hampton Street
SE1 6SP

Dear License Officers, Southwark Council

I am writing to OPPOSE VEHEMENTLY the concession of a license to the venue afore mentioned.

Reasons:

We from Draper and strat have been living through the hell of the antisocial behaviour caused by the many venues that you as a council allowed to settle in Maldonado Walk.

- One MURDER.
- Two STABBINGS.
- MASS FIGHT on 4th of September with dozens of people taking part.
- DRUG dealing and drug taking freely by the patrons of the venues in question.
- ARGUMENTS at very loud voice, ● SHOUTING, often in Spanish(a language that I understand) regarding deals with money, drugs and personal VENDETTAS Chicago mafia 1930ies style
- BEATINGS Like the one on the 2nd of October which left a "gentleman" unconscious in Droaer Eststate premises
- a BRASS BAND playing at around 11 PM!!!!
- children late at night playing and wandering in the car park
- men URINATING and non-challantly exhibiting their genitals while drunk causing a stench non dissimilar to the ones prior to Balzagette's building of the sewage.
- cars and motrbikes and quadbikes at all times making impossible motor noises
 - tables put in front pf premises during Summer months making us having to close the windows because of noise and exoctic food smell.
- IMPROMPTUS BAD TASTE KARAOKES with hyper amplified ghetto blasters creating HELL in Summer months

The list could go on and on.

It is disgusting that the council allows this to happen when the Met Police officers and Councillor Seaton observed and even tried to help the residents. It is illogical, immoral, indescent.

Please revoke the licenses at once.

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Thursday, November 30, 2023 11:58 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection license

Regarding License 881493

Los Arrieris de Pito

10 Arch 144

Eagle Yard

Hampton Street

SE1 6SP

Dear License Officers, Southwark Council

I am writing to OPPOSE the concession of a license to the venue afore mentioned.

The bars and clubs in question are literally less than a stones throw away from a very highly populated residential area in a cul-de-sac with a dark alleyway. The area has a feeling that it is un policed and that anything goes. To import a strip of downtown Bogota nightlife to such an area is madness and very dangerous. It is only a matter of time before there is another murder.

The owners of these bars and clubs have had years to address the problems that their customers are causing the community. I see no signs asking customers to show respect as they are in a residential area.

After leaving these establishments large groups gather sometimes shouting and screaming until the early hours of the morning and urinating at the back of the strata Tower building and Foxtons estate agents. I'm a grown man and I feel very intimidated going home at night, one can only imagine how bad it must be for single females.

I've heard the argument put that these Club goers have been drinking and they need to urinate somewhere, perhaps so but not on a large residential building, how would you feel if you're very young family members had to witness this behaviour.

I've also heard it argued that these bars and clubs help the night-time economy,

maybe so but at what cost to the daytime economy, I for one cannot operate fully for work the next day due to lack of sleep, and I'm sure there's many others who are suffering ill effects due to the situation.

The Stata Tower has many foreign students and short term tenants, although they are unhappy about the noise and inconvenience, the problem was there before they moved in and they do not feel they're in a position to complain.

Loud beer bottle collections can be heard most mornings about 4 a.m. I have to leave from the back of the building to collect my bike, The whole place is covered in litter, cigarette butts and broken bottles with a terrible stench of urine
Please do not Grant any more licences.

[REDACTED]
[REDACTED]
[REDACTED]

Objector F

From: [REDACTED]
Sent: Thursday, November 30, 2023 10:39 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Application for against granting of license - Arch 144 SE1 6SP

Dear licencing Committee

License no 881493

Los Arrieros De Pito
10 Arch 144, Eagle Yard Hampton Street
SE1 6SP

Background to situation in Maldonado walk

In the last 2 years since licences premises were agreed at Maldonado walk we have had one murder, 2 stabbings.

More recently in 4 September 2023 an attempted glassing of another person while leaving premises when a mass fight broke out (Video available for committee to see) and on 02/10/23 one was left unconscious on our estate after a fight related to premises at Maldonado walk (photos for committee to see)

We have become so concerned with the situation at Maldonado a group of residents from draper estate and strata have set up a WhatsApp group where we share concerns and videos of incidents. I urge the committee to look at some of these videos to see what the we are experiencing on both draper and strata estates. And to consider if it is any way appropriate to have another licensed.

Police and local councillor Martin Seaton have witnessed some of problems we are experiencing.

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On numerous occasions, I have seen men urinating after leaving the club. Sometimes up to a dozen at a time right outside the church in view of the whole estate where children live.

I was told by another witness that the chef came out of club and urinated outside.

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We are completely overwhelmed with licensed premises in a small area which are attracting criminals including drugs dealers.

I also urge the committee, to see photos of area which show the very close proximity of to residential areas, and consider a saturation policy for immediate area. Strictly limiting licensing hours for this area of Eagle Yard.

I urge the committee if minded to agree another licenced premises should put in the following conditions.

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That they have CCTV inside to monitor numbers/capacity.

Local residents have experienced regular noise and anti social behaviour from premises in Maldonado walk therefore we request-

That all patrons leaving premises should be assisted by staff stationed outside to leave quietly and in good order without disturbing local residents in anyway way by shouting, urinating in public places near establishment, disturbing people or in by passenger vehicles leaving premises. Hooting horns, slamming doors or making any intrusive engine noise.

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That no outside tables be allowed outside as this premises in extremely (5 yards) close from people's flats in strata.

██████████
██████████ ██████████
██████████

[REDACTED]

From: [REDACTED]
Sent: Thursday, November 30, 2023 10:25 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to license application 881493 Los Arrieros De Pito Ltd

Dear Licensing Team,

I am writing to object to the license application for license number 881493 at Los Arrieros De Pito Ltd, Arch 144, Eagle Yard / Hampton Street. SE1 6SP.

I am a resident at [REDACTED] whose residence overlooks the premises at Arch 144. Over recent years local residents have experienced a number of serious issues with licenses issued to businesses at this address. The location is problematic for a licensed premises as the sale of alcohol creates numerous anti-social problems such as drunkenness, fighting and shouting late at night which prevents residents from sleeping. The problems created by the previous business at this location severely affected my mental health due to sleep deprivation and additionally prevented me from working from home due to noise in daytime hours.

The cumulative effect of adding yet another licensed premise to Eagle Yard is significant - customers often wander from one establishment to another, loitering in the street being rowdy and chatting to door staff. Neighbouring premises have created a lot of crime in the area over the last few years including two stabbings and a machete attack. All venues have the common issues of overcrowding venues, playing loud recorded music without adequate sound proofing, staying open later than the licensed hours and have no adequate dispersal policies. I strongly oppose adding yet another similar venue to the area as experience shows that it will most likely exhibit the same behaviour. I particularly oppose the Sunday night opening until 23:00 as the real time that customers leave the streets will likely be after midnight which is too late for people who need to work on Monday mornings.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Thursday, November 30, 2023 9:01 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: Seaton, Martin <Martin.Seaton@southwark.gov.uk>
Subject: Objection: License no 881493

License no 881493

To whom it may concern,

I am objecting to this licensing application on the following grounds:

- prevention of crime and disorder / public safety

As you are well aware, and as the police will hopefully have indicated in their own representations, this application is in an area that has seen criminal activity linked to licensed properties over the years - from illicit activity inside venues, to chaotic spillouts and assaults in the street, and even a murder.

This causes distress to local residents, and is an unnecessary draw on police resources, further contributing to crime and disorder elsewhere in the borough. While this is a 9pm licensing application, no one I know believes that the applications won't come for later hours in due course. And that they will be granted if an existing license is in place. Further - we know that TENS are increasingly used by the businesses in this quarter, which can result in late night disturbances on many weekends, and establishing more of a habit of later drinking here can only increase TENS temptation.

- prevention of public nuisance

As mentioned above, the licensed premises contribute to antisocial behaviour with unenforced/unenforceable dispersion policies for their customers. You will be aware of the concerns this has caused. If not, please ask Cole Martin Seaton (copied)

I know that many of my neighbours find it difficult to believe that this venue won't morph into something more like that already owned by the director making this application. I trust you are aware of the other interests.

It would be extremely disappointing if the committee were to again ignore the views of residents and the police, if I understand their position correctly. If you do choose to ignore the views of those who have to live and work with the consequences of committee licensing decisions, then I would ask that any new license applies the same variations recently discussed with other license holders in this row. In particular, please require that:

A) noise monitoring is installed from day 1 - we anticipate TENS applications and noise nuisances and the council does not have the resources to attend in a timely manner. This would help to get ahead of the lack of council resources to supervise licensee behaviour.

B) cameras are installed from day 1, so that police and licensing staff can monitor for compliance with licensing conditions after the fact. This would help to get ahead of the lack of council resources to supervise licensee behaviour. Ideally this would also

cover the yard, with audio, so you can see when employees of one or more venues rev up their scooters every Monday night at around midnight.
C) detailed dispersal policy, which can be overseen by internal CCTV
D) minimal use of outside space - perhaps limited to 9pm if it must be granted.

Further - in any event, please do not proceed without getting input from Cllr Seaton, who has spent significant time on this issue and witnessed a small sample of the difficulties we are all living with as a result of the councils licensing decisions and the inability of the council and police to bring multiple venues into line with the best practice behaviours we see from other night time economy venues such as Pineapple and Theo's.

I also urge the committee to consider a saturation policy for immediate area. Strictly limiting licensing hours for this area of Eagle Yard. This yard was previously a quiet courtyard overlooked by hundreds of bedrooms. The council has enabled its transformation into a source of noise, anxiety, and physical violence. A policy to reverse this consequence - surely not the committee's intention - can be the only ethical response if Southwark still considers wellbeing a guiding principle for policy.

To reiterate my position - I welcome a healthy mixed town centre economy. And we have had some excellent night time economy neighbours over the years. But the committee and the council has demonstrably failed to deliver for the wellbeing of residents overlooking this yard for over half a decade, and I live in hope that I will see a change in policy direction one way or another.

Kind regards,

████████████████████

████████████████████

████████████████████

Objector I

From: [REDACTED]
Sent: Friday, December 1, 2023 11:52 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to License No. 881493 for Los Arrieros De Pito, Maldonado Walk

Re: License Application for Los Arrieros De Pito, Maldonado Walk - License No. 881493

Dear Licensing Committee,
I'd like to object to the proposed license for Los Arrieros De Pito 10 Arch 144, Eagle Yard Hampton Street, SE1 6SP.

Background to the Situation in Maldonado Walk:

Over the past years, the premises at Maldonado Walk, since being granted licenses, have unfortunately become a hotspot for anti-social behaviour and unlawful activities, with a murder, two stabbings, and recent violent incidents that pose a serious threat to the safety and well-being of residents and visitors to our estate.

Crime and Disorder:

The use of drugs is widespread, with residents being offered illicit substances. Most weekends we witness fights, and our peace is interrupted by shouting from visitors to the many restaurants along the strip. It seems the door staff are unable to control the behaviour of their clients, The rear of the church is a public urinal, as are many other parts of our estate. We have regular motor vehicles driven recklessly in the car park outside our home visiting these restaurants,

Residents would like to see the following:

Proposed Conditions if License is Granted:

1. Mandatory CCTV installation inside the premises to monitor capacity adherence.
2. Ensuring staff assistance for patrons leaving the premises to maintain a quiet and orderly departure.
3. Prohibition of musical bands, instruments, or similar performances outside the premises.
4. Restriction on outside tables due to the close proximity to residential flats in Strata.

Thanks

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

Objector J

From: [REDACTED]
Sent: Friday, December 1, 2023 12:28 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: Merrill, Darren <Darren.Merrill@southwark.gov.uk>; Ali, Naima <Naima.Ali@southwark.gov.uk>
Subject: Subject: Formal Objection to License No. 881493 for Los Arrieros De Pito, Maldonado Walk

Southwark Council Licensing Committee

Re: License Application for Los Arrieros De Pito, Maldonado Walk - License No. 881493

Dear Licensing Committee,

I am writing to express my formal objection to the proposed license for Los Arrieros De Pito, situated at 10 Arch 144, Eagle Yard Hampton Street, SE1 6SP. As a concerned and directly affected resident of neighbouring [REDACTED] I feel compelled to address the significant issues arising from this establishment's operations and their track record over last few years.

Background to the Situation in Maldonado Walk:

Over the past two years, the premises at Maldonado Walk, since being granted licenses, have unfortunately become a hotspot for anti social behaviour unlawful activities, with a murder, two stabbings, and recent violent incidents that pose a serious threat to the safety and well-being of our community.

Concerns and Violations:

Crime and Disorder:

Instances of drug use in the vicinity.
Frequent altercations and verbal disputes among highly intoxicated individuals.
Disturbing incidents of extreme intoxication impairing individuals' ability to walk.

Anti-Social Behavior:

Persistent disturbances involving shouting, arguing, and unruly behavior.
The failure of doormen to address nuisance and anti-social conduct.
Public urination, including by staff members, in full view of residential areas.
Driving motorised vehicles in a reckless manner with no concern for public safety
Noise - History of loud music late into the nights.

Health and Safety:

Recurrent instances of public urination leading to an unsanitary environment.
Residents fearing for their safety due to escalating crime and anti-social behavior.
Children exposed to inappropriate behavior, impacting their sleep and well-being.

Protection of Children from Harm:

Ongoing noise and anti-social behavior negatively affecting children's sleep.
Children playing in a car park frequented by moving vehicles, posing potential hazards.

Saturation Policy and Licensing Hours:

Urgent consideration for a saturation policy in the immediate area, with strict limitations on licensing hours in Eagle Yard.

Proposed Conditions if License is Granted:

1. Mandatory CCTV installation inside the premises to monitor capacity adherence.
2. Ensuring staff assistance for patrons leaving the premises to maintain a quiet and orderly departure.
3. Prohibition of musical bands, instruments, or similar performances outside the premises.
4. Restriction on outside tables due to the close proximity to residential flats in Strata Tower, Wollastone Close and Draper House.

As a resident of [REDACTED] (with a direct view of venue and being able to hear all the drama that has been unfolding in last few years at the application site, I implore the committee to thoroughly assess these concerns and prioritise the safety, security, and well-being of the local community. Your commitment to upholding UK law, local regulations, and the welfare of residents is crucial in preserving the integrity of our neighborhood.

Please confirm receipt of my objection and keep me posted on the progress and any decisions made.

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Objector K

From: [REDACTED]
Sent: 02 December 2023 14:12
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Re: Formal Objection to License No. 881493 for Los Arrieros De Pito, Maldonado Walk

Please see below

[REDACTED]
[REDACTED]
[REDACTED]

Kind Regards

[REDACTED]
[REDACTED]

[REDACTED]

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



[REDACTED]
[REDACTED]

On Fri, Dec 1, 2023 at 12:34 PM Regen, Licensing <Licensing.Regen@southwark.gov.uk> wrote:
Dear [REDACTED]

Thank you for your email. However, we are unable to process your representation as you have not provided your full postal address.

Kind regards,

Claire Beswick
Unit Support Officer
Southwark Council | Licensing | Regulatory Services
Tel: 0207 525 2285
Email: Licensing@southwark.gov.uk

In future if you wish to submit an application, a quicker way would be to [apply online](#)

Postal Address: Regulatory Services, Licensing Team, Hub 1, 3rd Floor, P.O Box 64529, SE1P 5LX
Visitor's Address: 160 Tooley Street, London, SE1 2QH

From: [REDACTED]
Sent: Friday, December 1, 2023 11:36 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Formal Objection to License No. 881493 for Los Arrieros De Pito, Maldonado Walk

Dear Licensing Committee,

I am writing to express my formal objection to the proposed license for Los Arrieros De Pito, situated at 10 Arch 144, Eagle Yard Hampton Street, SE1 6SP. As a concerned resident [REDACTED] I feel compelled to address the significant issues arising from this establishment's operations.

Background to the Situation in Maldonado Walk:

Over the past two years, the premises at Maldonado Walk, since being granted licenses, have unfortunately become a hotspot for anti social behaviour unlawful activities, with a murder, two stabbings, and recent violent incidents that pose a serious threat to the safety and well-being of our community.

Community Engagement:

[REDACTED] has witnessed the escalating concerns of residents from both Draper Estate and Strata. We actively participate in a WhatsApp group where incidents are documented and shared among residents. Our commitment to fostering a safe and harmonious community underscores the urgency of addressing these issues.

Collaboration with Local Authorities:

[REDACTED] has collaborated closely with local authorities, including the police and Councillor Martin Seaton, who have borne witness to the distressing problems faced by residents due to the operation of licensed premises in Maldonado Walk.

Concerns and Violations:

Crime and Disorder:

Instances of drug use in the vicinity.
Frequent altercations and verbal disputes among highly intoxicated individuals.
Disturbing incidents of extreme intoxication impairing individuals' ability to walk.

Anti-Social Behavior:

Persistent disturbances involving shouting, arguing, and unruly behavior.
The failure of doormen to address nuisance and anti-social conduct.
Public urination, including by staff members, in full view of residential areas.
Driving motorised vehicles in a reckless manner with no concern for public safety

Health and Safety:

Recurrent instances of public urination leading to an unsanitary environment.
Residents fearing for their safety due to escalating crime and anti-social behavior.
Children exposed to inappropriate behavior, impacting their sleep and well-being.

Protection of Children from Harm:

Ongoing noise and anti-social behavior negatively affecting children's sleep.
Children playing in a car park frequented by moving vehicles, posing potential hazards.

Saturation Policy and Licensing Hours:

Urgent consideration for a saturation policy in the immediate area, with strict limitations on licensing hours in Eagle Yard.

Proposed Conditions if License is Granted:

1. Mandatory CCTV installation inside the premises to monitor capacity adherence.
2. Ensuring staff assistance for patrons leaving the premises to maintain a quiet and orderly departure.
3. Prohibition of musical bands, instruments, or similar performances outside the premises.
4. Restriction on outside tables due to the close proximity to residential flats in Strata.

██ I implore the committee to thoroughly assess these concerns and prioritise the safety, security, and well-being of the local community. Your commitment to upholding UK law, local regulations, and the welfare of residents is crucial in preserving the integrity of our neighborhood.

Sincerely,

██
██

Objector L

From: [REDACTED]
Sent: Saturday, December 2, 2023 8:23 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Re: Formal Objection to License No. 881493 for Los Arrieros De Pito, Maldonado Walk

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

On Fri, 1 Dec 2023 at 12:36, Regen, Licensing <Licensing.Regen@southwark.gov.uk> wrote:

Dear [REDACTED]

Thank you for your email. However, we are unable to process your representation as you have not provided your full postal address.

Kind regards,

Claire Beswick

Unit Support Officer

Southwark Council | Licensing | Regulatory Services

Tel: 0207 525 2285

Email: Licensing@southwark.gov.uk

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Postal Address: Regulatory Services, Licensing Team, Hub 1, 3rd Floor, P.O Box 64529, SE1P 5LX

Visitor's Address: 160 Tooley Street, London, SE1 2QH

From: [REDACTED]
Sent: Friday, December 1, 2023 11:33 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Formal Objection to License No. 881493 for Los Arrieros De Pito, Maldonado Walk

Dear Licensing Committee,

I am writing to express my formal objection to the proposed license for Los Arrieros De Pito, situated at 10 Arch 144, Eagle Yard Hampton Street, SE1 6SP. As a concerned resident [REDACTED]

[REDACTED] I feel compelled to address the significant issues arising from this establishment's operations.

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4. Restriction on outside tables due to the close proximity to residential flats in Strata.

██████████████████████ implore the committee to thoroughly assess these concerns and prioritise the safety, security, and well-being of the local community. Your commitment to upholding UK law, local regulations, and the welfare of residents is crucial in preserving the integrity of our neighborhood.

Sincerely,

██████████████████████

██████████

From: [REDACTED]
Sent: 01 December 2023 18:09
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to Licence No. 881493 for Los Arrieros De Pito

Re:
License no 881493
Los Arrieros De Pito
10 Arch 144, Eagle Yard Hampton Street
SE1 6SP

Dear licencing Committee,

I am writing to express my objection to the proposed licence mentioned above.

In the short time since I moved to [REDACTED], I have witnessed and endured various disturbances associated with the aforementioned premises. These incidents include patrons leaving the premises in an intoxicated state, disruptive shouting during late-night hours (10pm to 6am), physical altercations, public urination against nearby structures such as the church and the East facade of Sherston Court, and even late-night brass band performances directly under my windows at 11pm.

As a result, I am regularly woken up at night, and I avoid the area when returning home in the evening because I don't feel safe. Many neighbours have the same experience.

Neighbours that have lived in the estate for longer said that the conditions that are imposed with the licence are not respected by the establishment. Based on this and my experiences, I object to the licence as we all know it will create anti-social behaviour.

If the licence is granted, I kindly request that the Licensing Committee consider the following measures:

- Limiting the number of patrons allowed inside.
- Prohibiting the installation of tables outside.
- Prohibiting musical instruments to be played outside the premises.
- Requiring designated staff to monitor the exterior to prevent disruptive behaviour such as shouting and public urination.

I urge the Committee to not only consider these suggestions but also implement effective monitoring and enforcement mechanisms to ensure compliance with any imposed restrictions.

I trust that the Licensing Committee will take these concerns into serious consideration during the review process, and prioritise the safety and well-being of the neighbours.

Thank you for your attention to this matter.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]