

## Objector N

**From:** [REDACTED]  
**Sent:** Tuesday, December 19, 2023 10:23 AM  
**To:** Tucker, Matt <Matt.Tucker@southwark.gov.uk>  
**Subject:** Re: Objection: Licence no 881493

Hi Matt,

Thank you. My address is: [REDACTED]

Bw,  
[REDACTED]

On Tue, 19 Dec 2023, 10:21 Tucker, Matt, <[Matt.Tucker@southwark.gov.uk](mailto:Matt.Tucker@southwark.gov.uk)> wrote:  
Dear [REDACTED]

Further to our conversation on Friday, I wanted to confirm that I need your postal address to log your comments as a Representation. Whilst this shan't be passed on to the Applicant, we need this to confirm as valid (via return e-mail is fine).

Again, sincere apologies for us not logging your representation in the first instance. However, once we have your address, I can pass this on to the Applicant and to the Sub-Committee who will be hearing the item on 4 January 2024.

Kind regards

**Matt Tucker**  
**Principal Licensing Officer**  
**London Borough of Southwark**

**T.** 02075 251848  
**M.** 07842 322466  
**E.** [matt.tucker@southwark.gov.uk](mailto:matt.tucker@southwark.gov.uk)

***Please note – I work Wednesdays and Thursdays. Any urgent queries outside this time should be sent to [licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk).***

**Address:** Licensing Unit, Hub 1, Floor 3, 160 Tooley Street, London, SE1 2QH

**Switchboard:** 020 7525 5000

**Website:** [www.southwark.gov.uk](http://www.southwark.gov.uk)

On Fri, 1 Dec 2023, 12:34 [REDACTED] wrote:  
Dear all,

I write in connection with the application by Los Arrieros de Pito Ltd for a new premises licence for Arch 144 in Maldonado Walk at the Elephant & Castle.

Whilst I have no in-principle objection to the application but am writing to request that - to protect the amenity of neighbouring residents - some conditions are added to any licence that may be granted.

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.

The premises that are 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 not reciprocated this effort.

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 have lived in [REDACTED], on the first floor directly opposite these venues, for around six years. When I first moved in, I was informed these venues were restaurants, which their licensing requirements backs up - they are only supposed to serve alcohol with a meal. Whilst this may be the case for some of the venues at certain times for the most part they act as bars, if not clubs, and the anti-social behaviour emanating from these venues has increased. As mentioned, Los Arrieros seems to be food-led currently, but the activities of other venues in the area make me nervous that they will lean toward becoming more bar-like, hence the suggestions for additional requirements on their licence.

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 have 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 rarely dispersal policies in place and the above 'milling around' is

often in full sight of security. Dispersing patrons also tend to urinate against the back of both Crossways Church and Strata. We also have issues with children being allowed to play in the car park, with no supervision, well into the night. As well as ongoing issues with violence in the area.

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

- 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
- That the times during which rubbish (including glass) can be placed outside the premises be limited to prevent nuisance to neighbours
- That the premises should display contact details for an English-speaking staff member who can liaise with nearby residents in case problems arise
- That arrangements for smokers outside the premises be set out

Please keep me updated on the progress of this application.

Bw,

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