

**From:** [REDACTED]  
**Sent:** Saturday, March 30, 2024 3:07 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Licensing application at 58A Camberwell Church Street, Camberwell "El Vacilon de la Esquina"

To the Licensing Team

I am writing this email because the portal is currently down and I wish to object to the above licence application.

I am a neighbour of 58A Camberwell Church Street, living immediately across the road on [REDACTED] where I have lived for over 30 years.

Being on this corner on Camberwell Church Street and Camberwell grove, 58A's position is unique because noise from this address fans out and toward the mostly residential end of Camberwell Church Street, the whole of Datchelor Place across the road and up Camberwell Grove.

The wide bifold doors design of the property makes it impossible to contain the escape of noise, which gets worse will on warm nights.

Its position also encourages car users, who are able to park on Camberwell Grove, meaning that when customers leave, they will make noise. I understand premises have no control of customer behaviour once they have left the venue.

This will have a particular impact on homes closest to the venue.

Actual experience is that when licences have been granted beyond the usual opening and closing times, noise and anti social behaviour becomes unmanageable. Even more so when live music is permitted.

It is established that the Southwark Noise team is under-resourced and unable to respond to noise and anti social behaviour. Noise complaints are not adequately addressed by the team which compounds the misery of residents for years.

I understand the applicant's seek a music licence until 1.30 Friday to Saturdays and therefore customers will be leaving the area up to 2:00am. This is not appropriate to this particular part of The Camberwell Town centre

The rest of the week is as follows,

**Live music indoors** 1100-0000 Mon-Thu, 1100-0130 Fri & Sat, 1100-2330 Sun  
**Recorded music indoors** 1100-0000 Mon-Thu, 1100-0130 Fri & Sat, 1100-

2300 Sun

**Late night refreshment indoors** 2300-0000 Sun-Thu, 2300-0130 Fri & Sat

**Supply of alcohol ON the premises** 1100-0000 Mon-Thu, 1100-0130 Fri & Sat,  
1100-2330 Sun

**Opening hours** 0900-0030 Mon-Thu, 0900-0200 Fri & Sat, 0900-0000 Sun.

This will cause unnecessary misery to a wide range of residents and In the light of the above **I object to all the proposed extensions** of the premises licence and licence for live music.

The hours & conditions granted to The Dutchie are perfectly sensible. The maximum range of opening hours selling alcohol were 11:00am to 23.30 on Friday and Saturday and 11:00am to 22.30 on Sunday to Thursday. These hours were workable and appropriate.

I am happy to provide my details

Please confirm receipt for this objection.

Regards

██████████

## OTHER PERSON AGAINST B

**From:** [REDACTED]  
**Sent:** Sunday, March 31, 2024 10:30 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Licensing application at 58A Camberwell Church Street, Camberwell "El Vacilon de la Esquina"

Dear Southwark Licensing Office,

As a resident of Camberwell, I would like to object to this application which would involve music until 1.30am and people leaving a night club at 2.00am on Fridays and Saturdays because this will be to the detriment of local residents.

Camberwell Town centre is a highly residential area and the maximum range for selling alcohol should be 23:00 to 23.30hrs on Friday and Saturday and 22:00 to 22.30hrs on Sunday to Thursday.

Please keep me updated on this process.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

# OTHER PERSON AGAINST C

**From:** [REDACTED]  
**Sent:** Sunday, March 31, 2024 3:00 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to License Application

|        |  |                       |     |                           |                          |         |            |
|--------|--|-----------------------|-----|---------------------------|--------------------------|---------|------------|
| 882505 | Premises (New premises licence application for Live music indoors 1100-0000 Mon-Thu 1100-0130 Fri & Sat 1100-2330 Sun, Recorded music indoors 1100-00 Mon-Thu 1100-0130 Fri & Sat 1100-2300 Sun, Late night refreshment indoors 2300-0000 Sun-Thu 2300-0130 Fri & Sat, Supply of alcohol ON the premises 1100-0000 Mon-Thu 1100-0130 Fri & Sat 1100-2330 Sun, Opening hours 0900-0030 Mon-Thu 0900-0200 Fri & Sat 0900- 0000 Sun.) | El Vacilon De Esquina | 58a | Basement and Ground Floor | Camberwell Church Street | SE5 8QZ | 03-04-2024 |
|--------|--|-----------------------|-----|---------------------------|--------------------------|---------|------------|

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

[REDACTED]

I strongly object to the above application for live music, recorded music, and the sale of late night refreshments i.e alcohol on the premises and ask that it is refused.

This venue has previously had a license revoked due to serious issues with anti-social behaviour, noise nuisance and violence.

Getting the license revoked was a lengthy process which required resourcing by Southwark Council, the police and the courts.

It was also costly for local residents whose lives were seriously disrupted by noise and anti-social behaviour.

Surely prevention is better than cure, particularly at a time when our local services are financially so stretched. Reversing a bad decision is incredibly hard to achieve in the current climate.

The venues location is close to residential streets and therefore inappropriately situated for a late night music venue.

The property is not sound proofed and has bi-fold doors across the front which are now being used as the main entrance. The doors are left open for ease of access. What was previously used as the main door has no lobby.

There are no evident design features to prevent noise pollution.

### **Cumulative Impact Area (CIA)**

The premises for which the license is being applied is located within the Camberwell CIA.

The proposed late-night operating hours do not mitigate the potential cumulative impact.

The proposed activities - live and recorded music along with the availability of alcohol until the early hours of the morning presents a high risk of noise nuisance, anti social behaviour, violence and crime.

**July 2022 CIA Review**, highlights that rowdy behaviour & street Drinking ASB calls numbers are higher throughout the evenings, with the peak being between 23:00 and 00:00. 47% of offences took place between 23:00 and 04:59. Camberwell CIA was second highest for alcohol related crime and violence resulting in injury. The proposed opening hours coincide with the highest risk times for ASB and violence.

The proposed closing times of 1.30am and 2am disregard the policy framework for Camberwell.

A nightclub in the heart of Camberwell will be seriously problematic for local residents.

The posters currently displayed on the windows invite people to "come and party".

The marketing materials are a worrying indicator that the intent is for a high-octane venue and a place for riotous fun. It is safe to assume it will be the cause of noise pollution, anti-social behaviour and alcohol related violence and crime.

**High Standards of Management** - as a requirement to mitigate risk.

I am unable to view the application so I cannot see whether El Vacilon De Esquina have any previous experience of running a late night venue or whether the Director's have previously been licensees.

The only information I can gain is that the company was registered in January this year.

The company's registered office is a flat on the Old Kent Road. El Vacilon De Esquina is evidently a very young, start up company with no evident experience of running a late night venue.

## OTHER PERSON AGAINST D

**From:** [REDACTED]  
**Sent:** Tuesday, March 12, 2024 7:03 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Cc:** Environmental Customer Services <[environmentalcustom@southwark.gov.uk](mailto:environmentalcustom@southwark.gov.uk)>; [southwarklicensing@met.police.uk](mailto:southwarklicensing@met.police.uk); Williams, Kieron <[Kieron.Williams@southwark.gov.uk](mailto:Kieron.Williams@southwark.gov.uk)>; Wingfield, Ian <[Ian.Wingfield@SOUTHWARK.GOV.UK](mailto:Ian.Wingfield@SOUTHWARK.GOV.UK)>  
**Subject:** Premises Licence Application - 58A Camberwell Church Street

Dear Sirs

I reside at [REDACTED] I write this email in a personal capacity.

I write to oppose the application for a premises licence made by El Vacilon De La Esquina Limited for the premises located at 58A Camberwell Church Street, which is on the corner of Camberwell Grove a residential street.

My objection in the first instance relates to the applicant's flagrant disregard for the licensing regime. The applicant intended on opening without a premises licence. I wrote to the licensing team on 31 January 2024 and brought it to their attention that the applicant was intending on opening a premises serving alcohol and providing entertainment with apparently no application having been made. I received a response on the same date confirming that no application had been made. I followed it up with photographs demonstrating that notwithstanding no application having been made, the applicant was intending on proceeding with opening what appeared to be a nightclub. The applicant was contacted by the licensing team and told that he could not open unless he properly applied. However, he continued to advertise an opening date and put up more posters advertising his events and alcohol. I duly provided those to the licensing team and he finally desisted in opening without a licence having even been applied for.

The applicant has now put in an application. The applicant's conduct thus far in failing to apply in the first place and then seemingly ignoring the licensing team's intervention until I again drew it to their attention, does not in my view bode well in terms of the applicant being a person who can be trusted to operate within the confines of any licence granted.

Furthermore, I note that the hours that are sought are anti-social and completely inappropriate in a residential area. The previous occupier was able to sell alcohol from 11 to 22.30 Sunday to Thursday and 11 to 23.30 on Friday and Saturday. Regulated entertainment had the same hours.

When the previous occupants were ultimately granted a licence it was with a number of stringent conditions including but not limited to:

Installing a CCTV system

A maximum occupancy of 120 customers

The premises should be entered and exited from Camberwell Church Street and not Camberwell Grove.

A written dispersal policy.

That intoxicating liquor shall not be sold or supplied on the premises otherwise than to persons taking a substantial table meal and for consumption by such persons as an ancillary to their meal with the exception of patrons awaiting to be seated within a designated waiting area in the basement with a maximum of eight patrons at any time. That there shall be no events held which are organised by externally promoted artists, DJs and MCs.

I attach the previous Notice of Decision.

The applicant appears to wish to operate as a nightclub. The premises has a substantial history, having previously operated as a night club subject to significant enforcement action, including revocation and a Closure Order via the Magistrate's Court. During the previous operation as a nightclub, my family was regularly disturbed by loud music in the early hours of the morning, drug paraphernalia (including needles) being disposed of in my front garden, drug dealers hanging around on the street, both licenced and unlicensed taxis congregating directly outside my property causing noise pollution and blocking up the road, excessive rubbish being disposed of on the pavement and a number of arguments between inebriated patrons who were carrying weapons including guns and firearms.

It was noted in the previous Notice of Decision that 'The premises history of DJs' promotions attracted crime and anti-social, drug dealing, knife crime and the possession of firearms. Since the revocation of the licence in 2013 residents have had relative peace and have been able to enjoy a good quality of life without fear. If the venue is transformed into a nightclub again my quality of life will be detrimentally effected.'

The circumstances at the premises are the same as when it has operated as the previous Club Couture. The premises is located in a residential area and the community would be seriously disturbed, particularly if the premises were similar late-night establishment, which is the applicant's clear intention.

I therefore object in the strongest possible terms to the granting of this licence and believe that all the criteria are met to make my objection, prevention of crime and disorder, public safety, prevention of public nuisance and protection of children from harm.

Kind regards





## NOTICE OF DECISION

### LICENSING SUB-COMMITTEE – 9 MAY 2019

#### LICENSING ACT 2003: THE DUTCHIE, 58A CAMBERWELL CHURCH STREET, LONDON SE5 8QZ

#### 1. Decision

That the application made by NMAS Enterprise Limited for a premises licence to be granted under Section 17 of the Licensing Act 2003 in respect of the premises known as The Dutchie, 58a Camberwell Church Street, London SE5 8QZ be granted as follows:

| Licensable activity   | Hours  |
|---|--|
| Opening Hours   | Sunday to Thursday: 11:00 - 23:00<br>Friday and Saturday: 11:00 - 00:00  |
| The sale by retail of alcohol (on sales only):  | Sunday to Thursday: 11:00 to 22:30<br>Friday and Saturday: 11:00 to 23:30  |
| The provision of late night refreshment (indoors)   | Friday and Saturday: 23:00 to 23:30  |
| The provision of regulated entertainment in the form of recorded and live music (Indoors) | Sunday to Thursday: 11:00 to 22:30<br>Friday and Saturday: 11:00 to 23:30  |
| Additional non-standard timings:  | 1 August, 6 August, 1 October (When these days fall on Friday and Saturday only):<br>11:00 to 02:00 (the following day)<br><br>Sundays prior to Bank Holidays Mondays:<br>11:00 to 00:00<br><br>On any day prior to a Public Holiday:<br>11:00 to 00:00<br><br>On these days all licensable activities shall cease 30 minutes before closing time. |

#### 2. Conditions

- That the premises will install a CCTV system and maintain this system in good working order; the system will be of evidential quality in all lighting conditions and should be able to capture a clear facial image of all persons that enter the venue. All public areas will be covered including the bar and smoking areas. That all CCTV footage shall be kept for a period of thirty one (31) days and shall, upon request, be made immediately available for inspection to officers of the police and the council.

2. There shall be at least one member of staff on duty at all times the premises are in operation under its licence trained and proficient in the operation of the CCTV system capable of operating and retrieving footage on request of the Police or other authorised officer.
3. That all staff are trained in their responsibilities under the Licensing Act 2003 and training records to be kept and updated every six months and shall, upon request, be made immediately available to officers of the police and the council.
4. That the maximum occupancy of the premises shall not exceed 120 customers.
5. That save for emergencies, customers shall only enter and exit the premises via the doorway on Camberwell Church Street.
6. That all vehicles dropping off or collecting passengers and food at the premises must be requested to do so on Camberwell Church Street and not Camberwell Grove
7. That all waste must be put out for collection on Camberwell Church Street and not on Camberwell Grove.
8. That the premises licence holder shall operate in accordance with a written dispersal policy (or subsequently amended version) as submitted in advance to the licensing authority and environmental protection which shall be kept at the premises and made available for inspection by authorised officers or the police.
9. That clear legible signage shall be prominently displayed both inside and outside the premises where it can be easily seen and read, reminding customers this is a residential area and requesting that customers leave the area in a quiet and orderly manner.
10. That the following persons associated with the previous management and ownership of the premises are not knowingly to be permitted to enter the premises whilst licensable activities are being carried on, or otherwise be involved in the day to day management of the premises: Omo Ayoade.
11. That a Personal Licence holder is on the premises and on duty at all times after 20:00 when intoxicating liquor is supplied.
12. That on any occasion when the premises is open after midnight, at least one SIA registered door supervisor will be engaged on Friday and Saturday nights. They will be employed from 21.00 when the premises is open after midnight until the end of business and all patrons have vacated the premises. They will be engaged to monitor admission and re-admissions to the premises, security, protection, screening, dealing with conflict and ensure that conditions related to the use of the outside area are adhered to and that the dispersal policy for the premises is implemented. At all other times the premises licence holder must engage door supervisors in accordance with a risk assessment.
13. That all children on the premises shall be accompanied by a responsible adult after 21:00.
14. That on any occasion when the premises is open after 00:00 (midnight), there shall be no new entry or re-entry to the premises after 00:30.

15. That a local taxi cab number shall be displayed at the premises and taxis will be directed to pick up from Camberwell Church Street.
16. That written records of training shall be kept and made available to police or council officers on request.
17. That the premises shall actively engage with and work with police and safer neighbourhood team.
18. That management and staff shall discourage persons loitering outside the front of the premises and ensure that no drinks will be permitted outside the front of the premises at any time.
19. That a suitable container shall be provided for cigarette butts.
20. That a member of staff shall be detailed to monitor the use of the front, including smokers and tidiness of the area.
21. That a member of staff shall be detailed to monitor departing customers at closing and shall encourage customers to leave the area quietly and not to loiter outside the premises.
22. That no more than five patrons shall be permitted on the Camberwell Church Street frontage to smoke at any time when the premises is open and trading.
23. That all deliveries, collections and external cleaning shall occur between the hours of 08:00 and 20:00 on any day.
24. That a Challenge 25 proof of age policy shall be operated at the premises and only photographic driving licence, valid passport or proof of age card with the bearers photograph and the PASS logo/hologram on it will be accepted as proof of age.
25. That all staff shall be trained for their role on induction and refresher training given at regular intervals of six months thereafter. Training for their role will include:
  - a) The operation of Challenge 25
  - b) Identifying persons under 25
  - c) Making a challenge
  - d) Acceptable proof of Age ID and checking it
  - e) Making and recording refused sales
  - f) Avoiding conflict and responsible alcohol retailing.
26. That notices shall be prominently displayed at the entry and point of sale stating that CCTV & Challenge 25 are in operation and provisions of the Licensing Act regarding underage/proxy sales.
27. That a written refusals log shall be kept and made available to Police or Council Officers upon request.
28. That service to tables will be by waiting staff only.
29. That intoxicating liquor shall not be sold or supplied on the premises otherwise than to persons taking a substantial table meal and for consumption by such persons as an ancillary to their meal with the exception of patrons awaiting to be seated within a designated waiting area in the basement with a maximum of eight patrons at any time.

30. That there shall be no events held which are organised by externally promoted artists, DJs and MCs.

### 3. Reasons

The reasons for the decision are as follows:

The licensing sub-committee heard from the applicant who advised that they were a family owned and operated company providing high quality Caribbean food and beverages sold via their a la carte table service restaurant and a counter service. The applicant opened their first restaurant in Croydon town centre in April 2016. Prior to making the application, the applicant had sought a transfer of the existing license, but the existing licence holder was seeking approximately £18,000 being the amount they spent in obtaining the licence. This was not financially viable. The applicant stated they sought a licence that reflected the conditions of the existing license (number 865254, dated 10 October 2018).

The licensing sub-committee heard from the representative from the Metropolitan Police Service who advised the premises were located within Camberwell and as a restaurant and bar it fell under the Camberwell cumulative impact area. The premises had a substantial history, having previously operated as a night club subject to significant enforcement action, including revocation and a Closure Order via the Magistrate's Court. The police raised concerns that the application in its current form could easily open as a club. It was also highlighted that the premises (in Croydon Town Centre) regularly had promoted events.

The representative for licensing as responsible authority advised the sub-committee that since the applicant had clarified that premises was a restaurant (as opposed to a restaurant - bar), the premises no longer fell within the types of premises subject the cumulative impact policy area. The officer also stressed that the hours requested by the applicant fell outside of Southwark's statement of licensing policy, the historical issues at the premises, resulting in the previous licence being revoked in addition to an existing licence (number 865254), which could cause confusion for enforcement purposes.

The licensing sub-committee noted that the representation from the environmental protection team had conciliated.

The licensing sub-committee also noted the comments made by the planning department, despite not amounting to a valid representation.

The licensing sub-committee heard from party 12 who stated that the circumstances at the premises were the same as when it had operated as the previous Club Couture. The premises was located in a residential area and the community would be seriously disturbed, particularly if the premises were similar late night establishment. Reference was also made to the applicant's accounts and the charge on the company NMAS Enterprise Limited held by Alfandafi Private Equities Limited (code 0887 6305 0001) and the solvency of the company. Enquiries were made during a brief recess and solely limited as to whether there was any connection between the freeholder of the premises and the mortgagor. The enquiries made, suggested there was no connection. The sub-committee determined that the solvency of the company was an irrelevant consideration, in terms of this application.

The sub-committee heard from party 8 who also referred to the history of the premises and the operators having a blatant disregard of the previous licence conditions. Reference was

also made to the applicant's lack of engagement with the local residents during the consultation period and as a result, did not have confidence with them.

Party 3 informed the licensing sub-committee that had previously the premises attracted crime and anti-social behaviour. The premises had previously operated as a nightclub, and its negative effect it had on the local community.

The licensing sub-committee then heard from the ward councillor (party 1) who objected to the application and stated that the premises was located in a primarily residential area and referred to the premises history of DJs' promotions that attracted crime and anti-social, drug dealing, knife crime and the possession of firearms. Since the revocation of the licence in 2013 residents have had relative peace and have been able to enjoy a good quality of life without fear. The ward councillor advised that due to the history, residents' fear that if a premises licence is granted, the venue would transform into a nightclub, and residents quality of life would be detrimentally effected.

The licensing sub-committee noted the other 23 written representations from other persons that related to all four of the licensing objectives, the concerns of the proximity of the premises to residential properties, the potential for nuisance with a licensed premises opening so late.

The licensing sub-committee considered the application very carefully and fully appreciated residents concerns particularly in light to the history of the premises that led to the licence being revoked in 2013. During discussion, the residents indicated that they were content with the tight restrictions imposed on licence number 865254 and therefore, concluded a similarly worded licence would promote the licensing objectives.

It is recommended that the premises use recyclable takeaway food containers and also straws. In addition on social media/internet, encourage patrons to use public transport.

Should the applicant breach the premises licence, residents are reminded of their right to call the licence in for review, which as residents are aware amongst other things, could result in the premises licence being revoked.

In reaching this decision the sub-committee had regard to all the relevant considerations and the four licensing objectives and considered that this decision was appropriate and proportionate.

#### **4. Appeal rights**

The applicant may appeal against any decision:

- a. To impose conditions on the licence
- b. To exclude a licensable activity or refuse to specify a person as premises supervisor.

Any person who made relevant representations in relation to the application who desire to contend that:

- a. The licence ought not to be been granted; or
- b. That on granting the licence, the licensing authority ought to have imposed different or additional conditions to the licence, or ought to have modified them in a different way

may appeal against the decision.

Any appeal must be made to the Magistrates' Court for the area in which the premises are situated. Any appeal must be commenced by notice of appeal given by the appellant to the justices' clerk for the Magistrates' Court within the period of 21 days beginning with the day on which the appellant was notified by the licensing authority of the decision appealed against.

Issued by the Constitutional Team on behalf of the Director of Law and Democracy.

Date: 9 May 2019

**From:** [REDACTED]  
**Sent:** Friday, March 22, 2024 7:51 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** FW: Premises Licence Application - 58A Camberwell Church Street

Please add the below and the attached photos to my objections about this premises licence.  
Can you confirm what the Council is going to do about this fly-tipping?

[REDACTED]



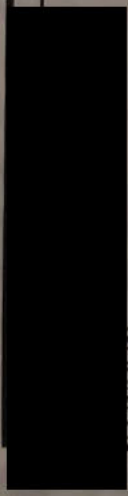


MADE IN INDIA

Quantity

Model N

Carton N



DPD  
www.dpd.co.uk

Packages  
2 of 3  
Total Weight  
30 kg

SE5 ORW United Kingdom

Contact MIRYANI AZAHAR

Inito

Consignment Ref 4574148782

Sender

Account

Phone:

1550 4574 1487 83E

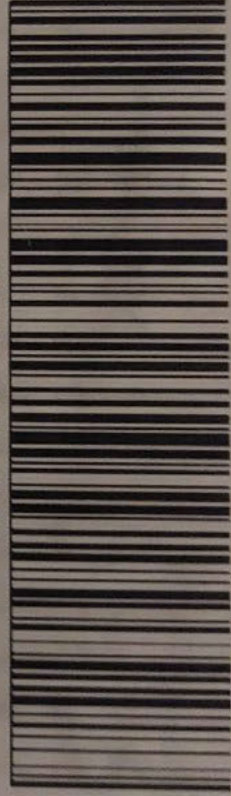
NEXT DAY  
Service

GB-SE5 ORW

0017

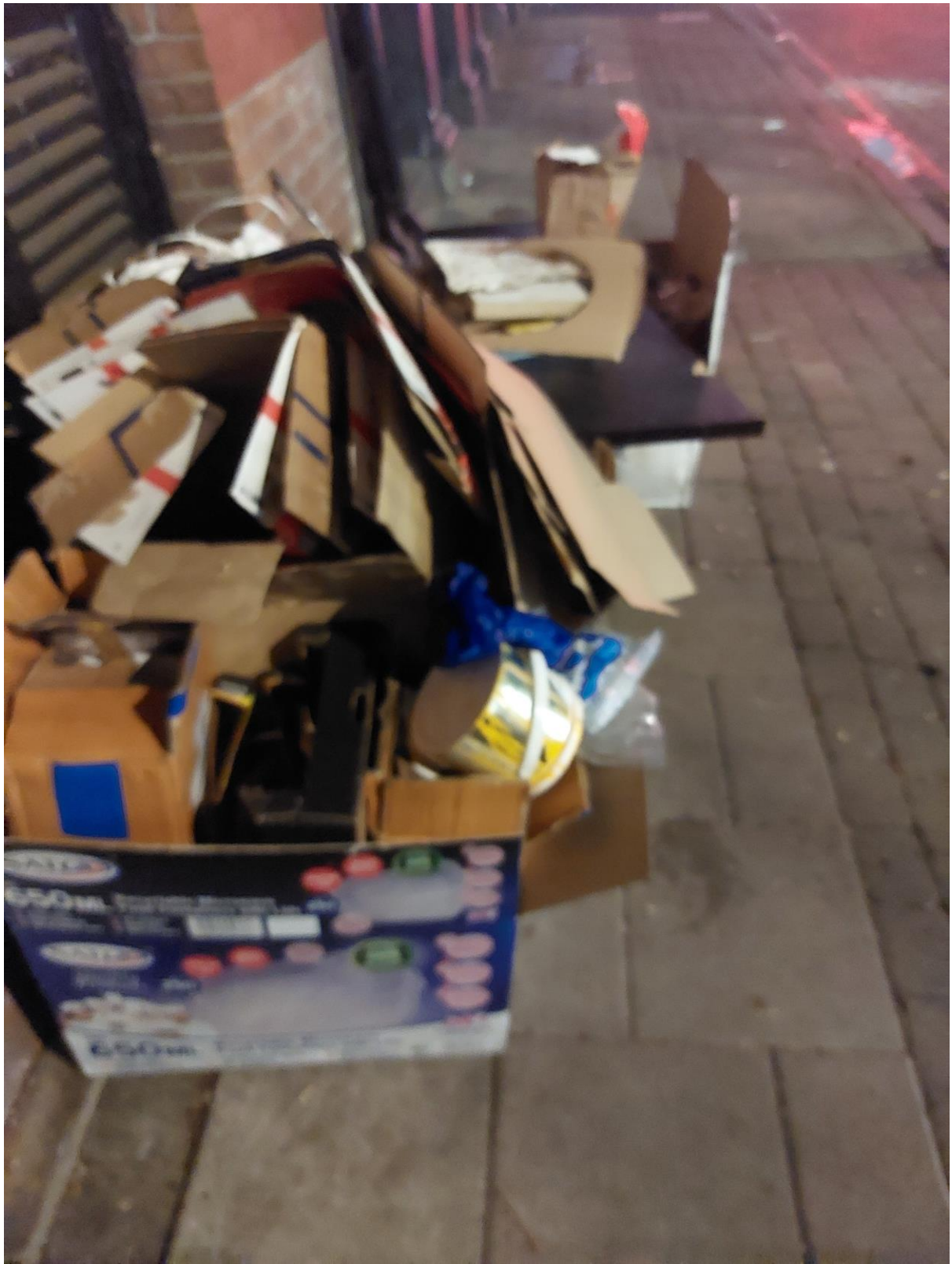
812-GB - SE5 ORW

06/03/24 14:58 Web 4.6.7-e



0SE5 ORW1 5504 5741 4878 3812 826N

MS



**From:** [REDACTED]  
**Sent:** Sunday, March 24, 2024 2:34 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>; Environmental Customer Services <[environmentalcustom@southwark.gov.uk](mailto:environmentalcustom@southwark.gov.uk)>  
**Subject:** RE: Premises Licence Application - 58A Camberwell Church Street

Dear Sirs

There was further fly tipping during the day yesterday by the owner. See attached photos.

The TEN event went ahead. There was no proper dispersal in place. People loitered outside my property and those of my neighbours loudly talking, drinking and arguing.

They left their drink containers in situ. See attached photos.

Please add this to mu objections

Kind regards

[REDACTED]













## OTHER PERSON AGAINST E

**From:** [REDACTED]  
**Sent:** Wednesday, March 20, 2024 7:34 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Cc:** [REDACTED]  
[southwarklicensing@met.police.uk](mailto:southwarklicensing@met.police.uk); Wingfield, Ian  
<[Ian.Wingfield@SOUTHWARK.GOV.UK](mailto:Ian.Wingfield@SOUTHWARK.GOV.UK)>  
**Subject:** New premises licence application OBJECTION - 58A Camberwell Church Street, Camberwell "El Vacilon de la Esquina"

I am writing on behalf of the Camberwell Society. We have considered the licence application for 58A Camberwell Church Street (see terms below) and want to object.

The premises is on the corner of Camberwell Church Street and Camberwell Grove (with the entrance to the basement on Camberwell Grove entirely). Camberwell Grove is a residential street and we believe the grant of this licence to a venue on a residential street would lead to substantial noise nuisance for the many nearby residents. The premises were used previously some years ago on a similar basis to the application applied for and caused untold misery to residents living on Camberwell Grove.

Music until midnight in the week and 1.30am on Friday and Saturday would be a considerable unacceptable nuisance. A closing time of 2am on Fridays and Saturdays will also mean people leaving the premises and talking and making noise far too late until the early hours. Even under diligent management people do not leave and instantly disperse, particularly in summer. They mingle and continue to make noise. People coming outside to smoke will make noise, as will a number of people parking their cars along Camberwell Grove (as it's not possible to park on Camberwell Church Street) and reclaiming these in the early hours of the morning.

FYI - We were in support of the hours licensed to The Dutchie under the previous licence and the important conditions such as management of people leaving and ensuring exiting from the venue could only be by the exit on Camberwell Church Street and NOT Camberwell Grove etc. The hours selling alcohol were 11 to 23.30 on Friday and Saturday and 11 to 22.30 on Sunday to Thursday and we think this is the maximum range acceptable.

Camberwell Society therefore objects to this application and if you would like to speak to myself or other members the Society you can contact us on this email address.

Kind regards,

[REDACTED]  
Licensing, Vice Chair Camberwell Society.

Licence Application is for:

Live music indoors 1100-0000 Mon-Thu, 1100-0130 Fri & Sat, 1100-2330 Sun  
Recorded music indoors 1100-0000 Mon-Thu, 1100-0130 Fri & Sat, 1100-2300 Sun

Late night refreshment indoors 2300-0000 Sun-Thu, 2300-0130 Fri & Sat  
Supply of alcohol ON the premises 1100-0000 Mon-Thu, 1100-0130 Fri & Sat, 1100-  
2330 Sun  
Opening hours 0900-0030 Mon-Thu, 0900-0200 Fri & Sat, 0900-0000 Sun.

## OTHER PERSON AGAINST F

**From:** [REDACTED]  
**Sent:** Thursday, March 21, 2024 1:50 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to El Vacilon De La Esquina late license application

Dear Southwark Licensing,

I have just been made aware that El Vacilon De La Esquina Ltd have applied for a late license to operate on Camberwell Church Street. I would like to object to the application as I believe it is completely inappropriate to have a late night venue in a residential area.

Please can you tell me what efforts have been made to warn local residents? I was only made aware of the application by a neighbour. Is the council not expected to consult residents or advertise the application to them? I also have tried to log on to the council website to submit this objection, but the website does not seem to work. Because of these two issues, can you have any confidence in the consultation process. Are you planning to go ahead with the current process and how can it be challenged?

I moved to Camberwell in 2016 as it is a quieter area which does not have any late night clubs or bars. Why does this need to change? Can't this nightclub open in a more appropriate area like Brixton, Peckham Rye or London Bridge?

Kind regards and many thanks,

[REDACTED]  
[REDACTED]

## OTHER PERSON AGAINST G

**From:** Wingfield, Ian <Ian.Wingfield@SOUTHWARK.GOV.UK>

**Sent:** Wednesday, March 20, 2024 12:57 PM

**To:** Heron, Andrew <Andrew.Heron@southwark.gov.uk>; Regen, Licensing <Licensing.Regen@southwark.gov.uk>; [REDACTED]

**Subject:** Premises Licence Application - 58A Camberwell Church Street SE5

Dear All,

As a local ward councillor I write to oppose the application for a premises licence made by El Vacilon De La Esquina Limited for the premises located at 58A Camberwell Church Street, which is on the corner of Camberwell Grove a residential street.

I would like to support the objections already made by local residents to this application please, on the following grounds:-

1. the applicant's flagrant disregard for the licensing regime. The applicant intended on opening without a premises licence. It was brought to the licensing team's attention on 31 January 2024 by a resident that the applicant was intending on opening a premises serving alcohol and providing entertainment with apparently no application having been made. And although my constituent received a response on the same date confirming that no application had been made, he followed it up with photographs demonstrating that the applicant was intending on proceeding with opening what appeared to be a nightclub. The applicant was contacted by the licensing team and told that he could not open unless he properly applied. However, he continued to advertise an opening date and put up more posters advertising his events and alcohol, which were duly provided to the licensing team and then he finally desisted in opening without a licence having even been applied for.
2. The applicant's conduct thus far in failing to apply in the first place and then seemingly ignoring the licensing team's intervention until it was drawn to their attention, does not in my view bode well in terms of the applicant being a person who can be trusted to operate within the confines of any licence granted.
3. Furthermore, I note that the hours that are sought are anti-social and completely inappropriate in a residential area. The previous occupier was able to sell alcohol from 11 to 22.30 Sunday to Thursday and 11 to 23.30 on Friday and Saturday. Regulated entertainment had the same hours.
4. When the previous occupants were ultimately granted a licence it was with a number of stringent conditions including but not limited to:

1. Installing a CCTV system

- B) A maximum occupancy of 120 customers
- C) The premises should be entered and exited from Camberwell Church Street and not Camberwell Grove.
- D) A written dispersal policy.
- E) That intoxicating liquor shall not be sold or supplied on the premises otherwise than to persons taking a substantial table meal and for consumption by such persons as an ancillary to their meal with the exception of patrons awaiting to be seated within a designated waiting area in the basement with a maximum of eight patrons at any time.
- F) That there shall be no events held which are organised by externally promoted artists, DJs and MCs.

5. The applicant appears to wish to operate as a nightclub. The premises has a substantial history, having previously operated as a night club subject to significant enforcement action, including revocation and a Closure Order via the Magistrate's Court. During the previous operation as a nightclub, residents were regularly disturbed by loud music in the early hours of the morning, drug paraphernalia (including needles) being disposed of front gardens, drug dealers hanging around on the street, both licenced and unlicensed taxis congregating directly outside properties causing noise pollution and blocking up the road, excessive rubbish being disposed of on the pavement and a number of arguments between inebriated patrons who were carrying weapons including guns and firearms.

6. It was noted in the previous Notice of Decision that 'The premises history of DJs' promotions attracted crime and anti-social, drug dealing, knife crime and the possession of firearms. Since the revocation of the licence in 2013 residents have had relative peace and have been able to enjoy a good quality of life without fear. If the venue is transformed into a nightclub again my quality of life will be detrimentally effected.'

7. The circumstances at the premises are the same as when it has operated as the previous Club Couture. The premises is located in a residential area and the community would be seriously disturbed, particularly if the premises were similar late-night establishment, which is the applicant's clear intention.

I therefore object in the strongest possible terms to the granting of this licence and believe that all the criteria are met to make my objection, prevention of crime and disorder, public safety, prevention of public nuisance and protection of children from harm.

Kind regards,

Cllr Ian Wingfield  
Chair Overview & Scrutiny Committee  
Labour Member for St Giles Ward

London Borough of Southwark

## OTHER PERSON AGAINST H

**From:** [REDACTED]  
**Sent:** Monday, April 1, 2024 11:43 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Licensing application for 58a Camberwell Church Street, "El Vacilon de la Esquina""

I object to the granting of the late license for the following reason.

The applicant, or a previous owner of the property, made a planning application in 2026 to alter the shopfront etc of the property- 06-AP-0952, and the officers report cites issues which I consider are relevant in this licensing application. The officer cites that one of the main issues being the possible noise implications the proposals may have on neighbouring residential developments. In the 'Environmental impact assessment-impact on amenity', the officer proposes that the windows should be after 8.00pm in the evening. The planning application was refused, and therefore the views in the officer's were upheld.

Whilst having some sympathy for the applicant in that he/she needs to find a use for his/her building which is commercially successful; I have noted in the 39 years I have lived in Camberwell, that the shopping in Camberwell Church Street has continued to decline, with Cafes, wine bars and restaurants opening. However, the whole of Camberwell Church Street cannot be just these uses, and the residential use of the upper floors need to be encouraged and made more suitable as a place to live. The granting of this late night license will, I think, have a negative impact on the residents. The planning department considered this an issue in 2006, and decided that they would restrict noise to 8pm by shutting windows, and a late license to 1.30am would have a negative impact on the residents in Camberwell Church Street and those at the end of Camberwell Grove, as patrons of "El Vacilon de la Esquina" would be leaving and creating noise till probably 2.00am. I therefore think that this issue cited by the Council's planning remains an issue today, and because of the lateness of the license, is more so.

[REDACTED]

# OTHER PERSON AGAINST I

**From:** [REDACTED]  
**Sent:** Wednesday, April 3, 2024 6:21 PM  
**To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** Representations: EL VACILON DE LA ESQUINA LIMITED

To Whom It May Concern,

The leaseholders of [REDACTED] are writing to your Licensing services team in relation to recently opened premises:

**EL VACILON DE LA ESQUINA LIMITED**  
**58a Camberwell Church Street, SE5 8QZ**

This is in regards of making representations about the likely effect of the application on the promotion of licensing objects. In particular:

- **the provision of regulated entertainment: recorded music**
- **provision of regulated entertainment: live music**

We both live above the properties and have experienced regular disturbance from the music generated by the nightclub.

We feel it is mainly in the installation of the internal speaker systems that compromises the buildings integrity through intrusive vibrations and reverberations as late as 01:00am, and often later on the weekend.

We would like to understand our rights in this situation and to have the intrusive noise rectified through the inspection and improvement of the business' technical installation of its musical systems.

Additionally, the pavement outside the restaurant is often being obstructed with velvet ropes and large potted trees. This means pedestrians must walk onto the road to manoeuvre around the street furniture. We recognise this may not be in your immediate remit, but this should also be addressed with the relevant team.

Please can you assist us with the above issues?

Kind regards,

[REDACTED]  
[REDACTED]



## OTHER PERSON AGAINST J

**From:** [REDACTED]  
**Sent:** Tuesday, April 2, 2024 6:16 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** El Vacilon De Esquina. Licence no: 882505

Dear Sir,

- 1). Crime and disorder. Historically that site has been a focus of police attention. That does not mean that it will be so in the future.
- 2). Public safety. Again in the past firearms have been used. On one occasion two hand guns. The number was verified by the fact that there were two different types of cartridge case. Again this does not mean the new incumbent will be anything but law abiding. It is just that the site has a bad history.
- 3). Public nuisance. The premises are in a residential area. Not only that, but a significant proportion of the residents of Camberwell Grove are self-employed. Which means that all too often the week-end is like any other day, and one has to get up for work. We oppose late night opening on these grounds, and suggest that the permitted hours should match those granted to the Dutchie — or there will be a danger of “leapfrogging”.

[REDACTED]

## OTHER PERSON AGAINST K

**From:** [REDACTED]  
**Sent:** Wednesday, March 20, 2024 9:24 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>; Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Cc:** Wingfield, Ian <[Ian.Wingfield@SOUTHWARK.GOV.UK](mailto:Ian.Wingfield@SOUTHWARK.GOV.UK)>; [southwarklicensing@met.police.uk](mailto:southwarklicensing@met.police.uk); Environmental Customer Services <[environmentalcustom@southwark.gov.uk](mailto:environmentalcustom@southwark.gov.uk)>; Williams, Kieron <[Kieron.Williams@southwark.gov.uk](mailto:Kieron.Williams@southwark.gov.uk)>; [REDACTED]  
**Subject:** Premises Licence Application - 58A Camberwell Church Street

Dear Sirs

I reside at [REDACTED]

I wish to oppose the application for a premises licence made by El Vacilon De La Esquina Limited for the premises located at 58A Camberwell Church Street. The premises is on the corner of Camberwell Grove, a residential street in a conservation area.

My objections are on the grounds of:

- Prevention of crime and disorder
- Prevention of public nuisance
- Public safety

The location of the premises is problematic, being on the corner of one of Camberwell's most historic and beautiful streets. Unfortunately, at the bottom end of Camberwell Grove (exactly where the premises is located), there is already a significant problem of rubbish and noise, as well as regular disturbance and disorder caused entirely by the night-time economy in the area.

To add a further late-night license will increase noise, anti-social behaviour and littering, and will pose a risk to residents returning home who have to walk through the groups that already gather in the street whilst they consume food from local take-aways and generally continue their parties around their cars. The containers from the take-aways as well as cans, bottles and other paraphernalia are commonly disposed of in our front gardens.

Previous licensed premises at the location have been problematic with significant issues that ultimately required enforcement action and revocation. You will be aware of this history.

Considering the location and the history, I believe the licensing committee should be careful only to grant a license for a premises that will not add to the problems, and only to a person who is experienced at managing difficult locations and who can be fully trusted to take their duties seriously.

**I am aware that the applicant intended on opening without a premises licence but were warned by the licensing team they needed a license and could not open. Despite this they continued advertising an opening night and putting up posters, requiring a further, stronger, warning. This behaviour demonstrates that rather than being just naïve of the licensing regime; they are openly contemptuous of it.**

**I believe this applicant's behaviour has shown that they are most definitely not a fit and proper person to hold any kind of license, let alone one for a premises that requires such careful management.**

Enforcement in the first instance would fall to local Police who are already overstretched in the late evening/early morning period. Please let's not add to the issues with which they already have to deal; they should be able to trust licensees implicitly.

I urge the committee to reject the application. To grant the license would severely disrupt a residential neighbourhood that already struggles with the volume of nearby night-time activity and would thus adversely affect quality of life in the area.

Yours sincerely,

████████████████████

## OTHER PERSON AGAINST L

From: [REDACTED]  
Sent: Monday, March 18, 2024 11:51 AM  
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>  
Subject: 58A Camberwell Church Street - Opposing Application of Premises License

[REDACTED]  
[REDACTED]  
[REDACTED]

18 March 2024

Dear Sir

We write to oppose the application for a premises licence made by El Vacilon De La Esquina Limited for the premises located at 58A Camberwell Church Street.

Our concern is that as we understand that previous occupants to 58A Camberwell Church Street have had licences revoked because of noise, alcohol and substance abuse and crime we wish to ensure that this does not happen again as a result of this application.

Nobody wants this sort of behaviour in their neighbourhood.

Yours faithfully

[REDACTED]

## OTHER PERSON AGAINST M

From: [REDACTED]  
Sent: Saturday, March 30, 2024 9:17 AM  
To: Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
Subject: Objection to licensing 58A Camberwell Church Street

Sent from my iPad

I live at [REDACTED] I should like to object to the licensing application for 58A Camberwell Church Street, El Vacilon de la Esquina, allowing music until 1.30am, on Fridays and Saturdays.

This is a residential area and it is intolerable that music and noise should be allowed after midnight.

[REDACTED]

## OTHER PERSON AGAINST N

**From:** [REDACTED]

**Sent:** Friday, March 29, 2024 4:16 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Subject:** The reference is 58A Camberwell Church Street, Camberwell "El Vacilon de la Esquina"

The reference is 58A Camberwell Church Street, Camberwell "El Vacilon de la Esquina"

[REDACTED]

I object to offering a late night license to El Vacilon de la Esquina. If a license is granted it will cause disturbance to local residents and local businesses. It will only increase litter and general anti social behaviour in the area.

[REDACTED]

## OTHER PERSON AGAINST O

**From:** [REDACTED]  
**Sent:** Saturday, March 30, 2024 12:39 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to licence application

Dear Southwark Licensing,

I write with reference to the application for **58A Camberwell Church Street, Camberwell "El Vacilon de la Esquina"**

I live near these premises -see below for address- and have had occasion to complain several times over the years when they have been used as a night club. A licence for music until 1.30 am is unacceptable. It will mean people leaving up to about 2.00am.

Camberwell Church Street is a lively strip with bars and restaurants but these premises are on the corner of Camberwell Grove, a residential street, and opposite Datchelor Place, which is also residential. The pavement outside 58A is narrow and when in the past the premises was licensed for a late-night club the customers crowded onto the road and across it. Over the years there have been fights and, on one occasion, a shooting. It made life difficult to the point of intolerable for nearby residents.

Please don't grant a license for yet another club, that will fail -the premises are just not suitable any more than the immediate environment- and encourage the owner to convert to some more sociable use as a shop/café/bar.

Yours faithfully

[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

## OTHER PERSON AGAINST P

**From:** [REDACTED]  
**Sent:** Tuesday, March 19, 2024 6:17 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to a premises license 58A Camberwell Church Street SE5 8QZ

Hello

I hope this finds you well.

I would like to object to the granting of a late licence to this premises. I am a resident on Camberwell Grove and am concerned that the noise emanating from the premises will be too much. This will comprise of the music played at the venue, the noise of people outside as they enter and leave the premises, the noise from people outside smoking, the noise as people depart the venue in the night and walk up Camberwell Grove to their vehicles. We have noise from customers who leave the pub on Camberwell Grove already and to add to this will be intolerable.

Thank you for your time.

Best

[REDACTED]



## OTHER PERSON AGAINST Q

**From:** [REDACTED]  
**Sent:** Wednesday, March 20, 2024 3:14 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Cc:** Environmental Customer Services <[environmentalcustom@southwark.gov.uk](mailto:environmentalcustom@southwark.gov.uk)>; [southwarklicensing@met.police.uk](mailto:southwarklicensing@met.police.uk); Wingfield, Ian <[Ian.Wingfield@SOUTHWARK.GOV.UK](mailto:Ian.Wingfield@SOUTHWARK.GOV.UK)>; [REDACTED]  
**Subject:** Premises Licence Application - 58A Camberwell Church Street

Dear All

I reside at [REDACTED] Please note that notwithstanding any automatically added email footers, I write this email in a personal capacity.

I write to oppose the application for a premises licence made by El Vacilon De La Esquina Limited for the premises located at 58A Camberwell Church Street, which is on the corner of Camberwell Grove, a residential street.

I apologise for the multiplicity of addressees but I understand that there is some issue with the Licencing Portal not functioning correctly and so objections are not reaching (at least) the Met licencing team and possibly others.

My objection is on the following bases:-

- 1) Camberwell Grove is a residential area . Dwellings nearby are occupied by the elderly, school age children and shift workers (including health care workers, given the proximity of Kings' College Hospital). The rear of the licenced premises are also overlooked by a significant number of residential properties. The business that is proposed to be operated is akin to a nightclub rather than a restaurant (as per the previous incumbent) as can be seen from the promotional material displayed on the premises.

I find it astonishing that under those circumstances the applicant considers it appropriate to seek a licence to be open until half past midnight on weekdays and 2am on weekends with a proposal that recorded music, live music and supply of alcohol ceases only at midnight. A closing time of 2am on Friday/Saturday and midnight on Sunday is equally out of keeping with a residential neighbourhood and (as far as I'm aware) is far in excess of any other licenced premises in the immediate vicinity, even those which face onto Camberwell Church Street.

It is not clear if the venue intends to offer a smoking area at the rear of the premises but if it does then aside from the ambient noise from within the venue into the early hours, residents will be faced with the disturbance of noise escape when doors are opened and closed.

Even if there is not a dedicated smoking area at the rear and patrons use the front of the venue, there will be similar problems with noise escape.

A condition (which may be mooted) that patrons enter / exit onto Camberwell Church Street rather than Camberwell Grove will be entirely ineffective given the property is right on the corner meaning this will have no meaningful positive effect to the dispersal or congregation of patrons

The proposed hours present a risk of crime and disorder, a public nuisance and a risk to developmental harm to children (through noise and attendant sleep disturbance)

- 2) A venue operating for that length of time per day is going to generate a significant amount of refuse. There is already a refuse dumping problem / fly tipping issue with the area immediately outside the premises as there are no dedicated refuse bins. Even when the premises operated as a (largely) take away restaurant this was a recurrent issue. An all day venue opening deep into the early hours is going to magnify this public health issue significantly and will constitute a public nuisance.
- 3) My understanding is that a previous occupant of the premises also operated it as a late-night music venue and this caused several issues. In a previous Notice of Decision I note it was observed that *'The premises history of DJs' promotions attracted crime and anti-social, drug dealing, knife crime and the possession of firearms. Since the revocation of the licence in 2013 residents have had relative peace and have been able to enjoy a good quality of life without fear. If the venue is transformed into a nightclub again my quality of life will be detrimentally effected.'*

There is no logical reason to think there would not be a repetition of the same problems were a similar establishment be permitted to operate as the applicant proposes. While the operator may now be different there is no reason to think the clientele it will attract will not be similar.

This might be slightly less of a problem could the new operator be trusted to rigorously enforce any proposed restrictive conditions to combat such concerns (eg. a CCTV system, a maximum occupancy, of 120 customers, a written dispersal policy, a restriction to sale of intoxicating liquor otherwise than to persons taking a substantial table meal and for consumption by such persons as an ancillary to their meal or that there shall be no events held which are organised by externally promoted artists, DJs and MCs etc etc ). Regrettably, it appears any such trust would be wholly misplaced given the applicant's conduct to date:

- 4) The operator is an experience businessman. He should be taken to be aware of the need to obtain some form of licence to operate an entertainment venue.

Despite this, on or about 30 January 2024 he displayed a banner on the outside of his premises proposing an opening 'nightclub style' event for 10 February 2024 . Upon enquiry with the Council it became clear he had made no application whatsoever and so intended simply opening without a licence in the hope and expectation no doubt that the under-resourced local enforcement team would not notice. This betrays a complete disregard for the licencing laws which will likely be carried forward into a failure to adhere to any licencing conditions.

I understand that, following a concern raised by a resident, the applicant was contacted by the licensing team and told (as he was surely aware) that he could not open unless he applied for the necessary licences. To compound matters even further, the very next day after being contacted the venue was seen putting up further posters in its windows advertising the same 10 February 2024 event and stating explicitly that alcohol would be available. It was only after a yet further intervention from the licencing team. and he finally desisted in opening without a licence having even been applied for.

The above behaviour demonstrates a wilful disregard of the law which surely demonstrates that the applicant will simply ignore any restrictions imposed on his licence and seek to operate his business as he wishes.

I would be grateful if these objections could be noted and I invite the Council to refuse to grant the premises licence .

Yours sincerely,

██████████

## OTHER PERSON AGAINST R (1)

**From:** [REDACTED]  
**Sent:** Thursday, March 14, 2024 8:41 PM  
**To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>  
**Subject:** environment@southwark.gov.uk; southwarklicensing@met.police.uk;  
kieron.williams@southwark.gov.uk; ian.wingfield@southwark.gov.uk;  
[REDACTED]

Dear Sir,

I write as Secretary of the Mary Datchelor Residents' Association. I reside at [REDACTED]  
[REDACTED]

On behalf of the Residents' Association I write to oppose the application for a premises licence made by El Vacilon De La Esquina Limited for the premises located at 58A Camberwell Church Street.

The Residents' Association's main objection to the application is that this building is situated on the corner of a quiet, residential street. The application requests inappropriate and anti-social hours for the sale of alcohol and regulated entertainment in this area. Our concern is that such a venue will disturb families living in the area and bring crime, substance and alcohol abuse to an otherwise quiet London neighbourhood.

We understand that previous occupants to 58A Camberwell Church Street have had licences revoked because of noise, alcohol and substance abuse and crime, and we wish to ensure that this does not happen again as a result of this application.

We therefore wish to object in the strongest possible terms to this application.  
With best wishes -

[REDACTED] (Secretary of Mary Datchelor Residents' Association)

## OTHER PERSON AGAINST R (2)

From: [REDACTED]  
Sent: Friday, March 22, 2024 12:44 PM  
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>  
Cc: Environmental Customer Services  
<environmentalcustom@southwark.gov.uk>;  
southwarklicensing@met.police.uk; Wingfield, Ian  
<Ian.Wingfield@SOUTHWARK.GOV.UK>  
Subject: URGENT: Objection to Premises Licence Application - 58A  
Camberwell Church Street

Dear Sirs

I am the leaseholder at [REDACTED]  
[REDACTED] and Chairman of the Residents Association. I write  
this email in a personal capacity.

I write to oppose the application for a premises licence made by El  
Vacilon De La Esquina Limited for the premises located at 58A  
Camberwell Church Street, which is on the corner of Camberwell Grove,  
a residential street.

It is deeply concerning that the applicant has a complete disregard  
for the licensing regime/law given they intended on opening without a  
premises licence, as the licensing team is fully aware. It was only  
when this was raised to your team back in January by a local resident  
and the matter was addressed repeatedly to the venue owners that the  
applicant finally submitted a licence application on 6 March 2024.  
This alone shows a lack of responsibility or due respect for  
commercial law on the part of the applicant, who is a registered  
company director.

Please note that the applicant is both a director of El Vacilon De La  
Esquina Limited (recorded as a Spanish national, according to  
Companies House) and a director of El Paisano Butchers Limited (as a  
citizen of the Dominican Republic, per Companies House and registered  
in July 2023 at a different address). In addition, these companies  
are registered/filed under one as Alexander Francisco, Morel and the  
other as Morel, Alexander Francisco i.e. they have changed their  
surname round and therefore filed under different names. The second  
business is a butcher shop operating on nearby Camberwell Road. Does  
that have the correct food licence to operate as a butcher?

Furthermore, I note that the hours that are sought are anti-social  
and completely inappropriate in a residential family area. This is  
totally inappropriate to be running a late licence after midnight in  
such an area, especially on Sunday nights. As you well know, there

were significant issues with the previous late-night premises at this address including drug/alcohol related crime and knife crime. This had a huge impact on residents in the surrounding streets, many of whom are families with young children who deserve to have a safe environment to live in and not to be disturbed late at night by loud music and clubbers shouting in the streets.

I am sure you have children yourselves and appreciate the importance of creating safer communities for them and not encouraging the opening of businesses that provide a platform for unsociable behaviour and potential crime/drug dealing. It would be a terrible shame for all concerned if the granting of a licence and opening of this venue resulted in an act of crime. There are more than enough drinking venues in the local area already and there are more appropriate industrial areas nearby that should be used for a late-night club venues, if necessary.

In addition, any licences granted should have strict requirements around occupancy, limited opening hours, security guards/CCTV, completed health and safety risk assessment, fire risk assessments, food hygiene compliance and a safe zone for taxi drop off, dispersal order etc. These should be enforced too – i.e. regular checks/audits done by enforcement officers.

In summary, I can't see how this venue will add anything positive to the area and it will only cause more problems for all concerned. It is hard to understand the thought process that happens to reach a decision that this is a good thing for the area, especially with all the previous experience we have from the last late-night venue on this site. It will cause security issues, noise pollution, traffic issues on an already congested main route and endless call-outs for the local police, ambulances and your enforcement officers – all of whom are stretched to the absolute limits already. This makes no sense.

I therefore wish to object in the strongest possible terms to this application.

I also understand that a temporary licence may be being granted to the venue for this weekend and next weekend, the Easter break when families will be attempting to spend quality time together. This is absolutely unacceptable given this concerns that have been raised and this should not be granted. As a local council supported by the local community, I would ask you to reconsider any hasty decisions and ensure you are acting in the interests of all concerned.

Kind regards

[REDACTED]

(Chairman of Mary Datchelor Residents' Association)

## OTHER PERSON AGAINST S

**From:** [REDACTED]  
**Sent:** Tuesday, April 2, 2024 7:08 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Cc:** [REDACTED]  
**Subject:** 58A Camberwell Church Street, Camberwell "El Vacilon de la Esquina"  
[M&R-CLIENTDMS.FID770404]

We refer to the above property and the current licencing application.

We object to the proposed hours particularly on Fridays and Saturdays as this would be noisy and to the detriment of local residents.

We objected to the proposed bar that applied for late opening some years ago (who withdrew their application) after the closure of Club Couture.

Our view is that the opening hours and the hours for playing music should remain as current (when it was The Dutchie) and any entry and exit should be restricted to Church Street and not Camberwell Grove (which doesn't appear to be proposed by the current application).

Thanks.

[REDACTED]



## OTHER PERSON AGAINST T

**From:** [REDACTED]  
**Sent:** Tuesday, April 2, 2024 8:47 AM  
**To:** Regen. Licensing <Licensing.Regen@southwark.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** 58A Camberwell Church Street, Camberwell "El Vacilon de la Esquina"

[REDACTED]

Reference: 58A Camberwell Church Street, Camberwell "El Vacilon de la Esquina"

I would like to register my objection to the above licensing application. This would involve music until 1.30 and people leaving a night club at 2.00pm on Fridays and Saturdays to the detriment of local residents.

This is a residential area with many young families living close by and even with the previous, more limited, license, customers split onto the pavement and down the residential street.

Best wishes

[REDACTED]

## OTHER PERSON AGAINST U

**From:** [REDACTED]  
**Sent:** Wednesday, March 20, 2024 12:12 PM  
**To:** [REDACTED]  
**Cc:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>; Wingfield, Ian <[Ian.Wingfield@SOUTHWARK.GOV.UK](mailto:Ian.Wingfield@SOUTHWARK.GOV.UK)>; [REDACTED] <[southwarklicensing@met.police.uk](mailto:southwarklicensing@met.police.uk)>; Williams, Kieron <[Kieron.Williams@southwark.gov.uk](mailto:Kieron.Williams@southwark.gov.uk)>; Environmental Customer Services <[environmentalcustom@southwark.gov.uk](mailto:environmentalcustom@southwark.gov.uk)>  
**Subject:** Premises Licence Application - 58A Camberwell Church Street

Dear Sirs

I reside at [REDACTED] I write this email in a personal capacity.

I write to oppose the application for a premises licence made by El Vacilon De La Esquina Limited for the premises located at 58A Camberwell Church Street, which is on the corner of Camberwell Grove a residential street.

My objection in the first instance relates to the applicant's flagrant disregard for the licensing regime. The applicant intended on opening without a premises licence. I wrote to the licensing team on 31 January 2024 and brought it to their attention that the applicant was intending on opening a premises serving alcohol and providing entertainment with apparently no application having been made. I received a response on the same date confirming that no application had been made. I followed it up with photographs demonstrating that notwithstanding no application having been made, the applicant was intending on proceeding with opening what appeared to be a nightclub. The applicant was contacted by the licensing team and told that he could not open unless he properly applied. However, he continued to advertise an opening date and put up more posters advertising his events and alcohol. I duly provided those to the licensing team and he finally desisted in opening without a licence having even been applied for.

The applicant has now put in an application. The applicant's conduct thus far in failing to apply in the first place and then seemingly ignoring the licensing team's intervention until I again drew it to their attention, does not in my view bode well in terms of the applicant being a person who can be trusted to operate within the confines of any licence granted.

Furthermore, I note that the hours that are sought are anti-social and completely inappropriate in a residential area. The previous occupier was able to sell alcohol from 11 to 22.30 Sunday to Thursday and 11 to 23.30 on Friday and Saturday. Regulated entertainment had the same hours.

When the previous occupants were ultimately granted a licence it was with a number of stringent conditions including but not limited to:

Installing a CCTV system

A maximum occupancy of 120 customers

The premises should be entered and exited from Camberwell Church Street and not Camberwell Grove.

A written dispersal policy.

That intoxicating liquor shall not be sold or supplied on the premises otherwise than to persons taking a substantial table meal and for consumption by such persons as an ancillary to their meal with the exception of patrons awaiting to be seated within a designated waiting area in the basement with a maximum of eight patrons at any time.

That there shall be no events held which are organised by externally promoted artists, DJs and MCs.

I attach the previous Notice of Decision.

The applicant appears to wish to operate as a nightclub. The premises has a substantial history, having previously operated as a night club subject to significant enforcement action, including revocation and a Closure Order via the Magistrate's Court. During the previous operation as a nightclub, my family was regularly disturbed by loud music in the early hours of the morning, drug paraphernalia (including needles) being disposed of in my front garden, drug dealers hanging around on the street, both licenced and unlicensed taxis congregating directly outside my property causing noise pollution and blocking up the road, excessive rubbish being disposed of on the pavement and a number of arguments between inebriated patrons who were carrying weapons including guns and firearms.

It was noted in the previous Notice of Decision that 'The premises history of DJs' promotions attracted crime and anti-social, drug dealing, knife crime and the possession of firearms. Since the revocation of the licence in 2013 residents have had relative peace and have been able to enjoy a good quality of life without fear. If the venue is transformed into a nightclub again my quality of life will be detrimentally effected.'

The circumstances at the premises are the same as when it has operated as the previous Club Couture. The premises is located in a residential area and the community would be seriously disturbed, particularly if the premises were similar late-night establishment, which is the applicant's clear intention.

I therefore object in the strongest possible terms to the granting of this licence and believe that all the criteria are met to make my objection, prevention of crime and disorder, public safety, prevention of public nuisance and protection of children from harm.

Kind regards

██████████

## OTHER PERSON AGAINST V

**From:** [REDACTED]  
**Sent:** Monday, March 25, 2024 7:33 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Re: New Nightclub at corner of camberwell grove and camberwell church street

Dear Sir/Madam

Re: El Vacilon De La Esquina Limited – 58A Camberwell Church Street.

I read the license application for this premises with a sense of dread and trepidation. [REDACTED]  
[REDACTED] We are a family of 4 with school aged children.

I cannot **OBJECT** strongly enough to the proposed licensing times for this proposed nightclub.

Truly, I think this proposal is rather bonkers. I already get people dealing drugs outside my gate and urinating in my garden. Lord knows what it is going to be like at 2am on a Friday / Saturday once this nightclub is open. Many years ago a nightclub opened at the same location and caused a huge issue for the residents located literally yards from the exit. The building in question is essentially right next to and opens on to a fully residential street. At 2 am there is no public transport. There is no provision in the area for taxis. Where will people go ? They won't. They will just hang around outside, creating noise and most likely trouble.

Other licenced operations very close by to this premises are severely restricted in terms of the hours they can serve alcohol etc. I can see no valid reason why similar restrictions wouldn't apply for this premises. Also I would anticipate significant antisocial behaviour so I believe lighting, cctv and other security measures would need to be in place to prevent this.

Given that the current applicant attempted to open this place previously having made no licence application – it is pretty clear they have no clue about licensing rules and would in all likelihood ignore or disregard the terms of their license in any case.

I am happy to discuss with you face to face or on the phone - but hopefully it is clear that I object and think it is irrational to allow a nightclub with a late license to open at this location.

Best

[REDACTED]  
[REDACTED]  
[REDACTED]



## OTHER PERSON AGAINST W

From: [REDACTED]  
Sent: Wednesday, April 3, 2024 1:46 PM  
To: Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
Subject: Objection to licensing application: 58A Camberwell Church Street

For the attention of the licensing service:

I and my wife own and live, with my daughter, [REDACTED]  
[REDACTED]

I object to the licensing hours applied for at 58 A Camberwell Church Street, "El Vacilon de la Esquina", which is 150 metres or so from my house.

The premises are on the corner of Camberwell Grove, which is a quiet family residential road. A club with the late hours proposed for serving alcohol will be a nuisance and safety risk for residents. It will not improve the area. There will inevitably be more noise, litter, traffic and disorder at night from people arriving and leaving the club (especially those leaving intoxicated).

I think that the conditions that applied to the previous licensee should apply here and not be extended.

Yours sincerely,

[REDACTED]

## OTHER PERSON AGAINST X

**From:** [REDACTED]  
**Sent:** Friday, March 29, 2024 8:49 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Re: Night club / phone mast

We live in [REDACTED] which is right next to the proposed night club on 58A Camberwell Church Street.

I would like to object to this night club as this is a residential street (Camberwell Grove) where there is already a lot of noise thanks to the traffic on Church street. The last thing we need is a night club here to add to the noise pollution. Sound travels quite a bit in this location.

Besides the loud music, I also believe people leaving late at night are not necessarily going to be quiet. Hope this feedback is helpful.

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

## OTHER PERSON AGAINST Y

**From:** [REDACTED]  
**Sent:** Wednesday, April 3, 2024 4:08 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Licensing application at 58A Camberwell Church Street, Camberwell "El Vacilon de la Esquina"

I agree with the position taken by the Camberwell Society that the proposed hours are too long and that permitted hours should not be extended beyond 23.30 on Fridays and Saturdays and 22.30 on any other any other day, as a maximum in each case.

[REDACTED]  
[REDACTED]  
[REDACTED]



## OTHER PERSON AGAINST Z

**From:** [REDACTED]  
**Sent:** Tuesday, April 2, 2024 10:36 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** 58A Camberwell Church Street, Camberwell "El Vacilon de la Esquina"

[REDACTED]

Reference: 58A Camberwell Church Street, Camberwell "El Vacilon de la Esquina"

I would like to register my objection to the above licensing application. This would involve music until 1.30 and people leaving a night club at 2.00pm on Fridays and Saturdays to the detriment of local residents.

This is a dense residential area with many young families living close by and even with the previous, more limited restaurant license, customers spilt onto the pavement and down the residential street throughout the day and well into the night. We very often had carloads of people directly outside our house congregating to eat takeaway food from the previous venue and play music at really odd nighttime hours, which was pretty disruptive and also led to an increase in unsightly and unhygienic littering at the bottom of the street.

There is already a fair amount of anti-social behaviour in the area and I fear that this could be exacerbated by a late-license music / entertainment venue.

Best,

[REDACTED]

**From:** [REDACTED]  
**Sent:** Wednesday, April 3, 2024 6:20 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** 58A Camberwell Church Street, Camberwell "El Vacilon de la Esquina"

58A Camberwell Church Street, Camberwell "El Vacilon de la Esquina"

I write to protest in strong terms the granting of a licence to 1.30 a.m. to this night club.

As you will know, drug dealing & the taking of drugs in & on Camberwell Green is an out of control social problem  
& a late licence will only exacerbate that problem.

Camberwell Green is never very far away from a social melt down & the Council should be doing everything in its power to temper that possibility by responsible decision making as to whom it grants licences & the extent of those licences.

[REDACTED]  
[REDACTED]  
[REDACTED]