

**APPENDIX C
OTHER PERSON A**

From: [REDACTED]
Sent: Saturday, May 18, 2024 3:02 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to entertainment licence application (73 Camberwell Road)

Hi there,

It has come to my attention that there has been a licensing application for a building on Camberwell Road (I believe no. 73 - on the corner with Boundary Lane) which would allow late opening hours and sale of alcohol until late - both during the week and even later at weekends. I am emailing today to object to this licence being approved.

I live in [REDACTED] which is pretty much opposite this building. The venue is in very close proximity to a number of residential areas, including my building. When late night venues close on Walworth Road/ Camberwell Road, the patrons tend to congregate on nearby residential streets, including Grosvenor Terrace.

We've had issues in the past with people loudly congregating, playing music and drinking outside Marble House after leaving venues on Walworth Road/Camberwell Road and strongly feel that another venue - especially in such close proximity - would create additional serious disturbances for local residents, making it a difficult place to live.

There has also been a separate issue in the past where an entertainment venue on Walworth Road was playing extremely loud music long after its supposed licensing hours - which could be heard from many nearby residential areas - so this raises additional concerns about another venue opening.

I hope you will strongly consider the impact on local residents in terms of late-night disturbances - which can continue long after the venue itself has closed.

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: Friday, May 10, 2024 6:01 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: proposed entertainment venue 75 Camberwell Road

Dear Licensing Team,

I wish to raise concerns about the proposed entertainment venue/licencing for the property at 75 Camberwell Road, on the corner of Boundary Lane.

I live at [REDACTED] and I overlook this building. Specifically my bedroom overlooks this building.

There is already a licenced premises a few doors away on Walworth Road, and we also have Club Land right opposite on Grosvenor Terrace. I witnessed the aftermath of a stabbing on the corner of my street a few years ago, following a fight at Clubland. This area is already noisy enough and has plenty of loud late night venues. Not to mention the fact that we have events happening in Burgess Park over the summer which are very noisy.

I note that the proposed venue has no apparent sound proofing and has large plate glass windows - this will be extremely noisy for local residents. During the summer it will be IMPOSSIBLE to sleep with windows open. And when the venue closes there will be the inevitable shouting and noise from punters leaving.

I am very concerned about noise levels and the security issues which are are bound to arise from yet another late night offering.

I should also mention that the notice of this licencing application is EXTREMELY difficult to read. I went to try to get a reference number or something from the blue notice, but it is very high up and so much tape on it that I believe some of the details have been taped over. This doesn't give local people the appropriate level of warning of what is being applied for.

Please do not go ahead with this venue licencing.

Kind Regards

[REDACTED]
Owner : [REDACTED] [REDACTED]

Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Application Opposed To: 882694 ANL Private Hall Venue For Hire

Reasons for Opposition:

As a very close resident to the proposed site, we are already experiencing high levels of noise from nearby similar establishments on the same road.

At closing times these existing sites have high volumes of intoxicated people exiting very late into the night, causing disruption by shouting, fighting, and generally being disruptive.

In addition, there are visible groups of drug dealers working in this area, which the police currently do nothing about even though this is done in clear site.

A new bar with late a late license will of course exacerbate this issue, disrupting which was slowly becoming an improved residential area.

Allowing this site to open and serve alcohol late into the night will increase crime and disorder, reduce public safety, and create a new public nuisance in what is already a difficult area.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: Thursday, April 18, 2024 1:33 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Comment on Licensing Application 882694

Hi,

I'm objecting to license application 882694 on the grounds that the business will increase crime and disorder, and provide a public nuisance.

I own a residential flat nearby that I rent out to tenants.

Best,

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

From: [REDACTED]
Sent: Tuesday, May 14, 2024 3:05 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to Licensing application 882694 for 73-75 Camberwell Rd SE5 0EZ

I wish to reiterate my principal concerns about the potential for regular night time noise and disturbance if this licence is granted. These are:

1. The proposed late opening hours (apparently based on Southwark's policy for town centres) are inappropriate for this location. This part of Camberwell Rd is well away from either Elephant & Castle or Camberwell town centres.
2. This is primarily a residential area. The premises are surrounded by flats on all sides and in a quieter part of Camberwell Rd. Its characteristics are well described in a report on a (refused) Planning application for a nightclub nearby in 2015 (LBS Registered Number 15/AP/2396) as below. The residential element has since been reinforced by the redevelopment of the Aylesbury estate.
3. *'Indeed the section of Camberwell Road where the application site is situated, although providing a range of mostly A use classes (majority A1 with some A3 - 49-67 and 26-44 Camberwell Road), it does not have the town centre feel of the defined town centres noted above notably Walworth Road to the north, being a calmer section of Camberwell Road particularly at night, with very few late night uses in the surrounding area.'*
4. The proposal would seem to be for a type of hybrid use, combining elements of a restaurant and a nightclub. A particular concern is for amplified music and sale of alcohol until at or after midnight, and closure at 1am with subsequent dispersal of customers, at weekends.
5. Problems with this use for this specific building are illustrated by my earlier complaint about sound/noise from unlicensed events clearly audible within my flat (please see email trail below). The front of the building is plate glass. There is nothing to contain the transmission of amplified music. This problem is particularly acute for those properties directly facing the venue, such as my flat.
6. The premises has no external space. Noise and nuisance from patrons gathering on the narrow pavement outside the premises are inevitable. The premises has no car park. Customers travelling to events will park in Grosvenor Terrace opposite the venue, extending the period of noise and disturbance directly outside the flats as they disperse or fail to.
7. All these problems were experienced with past late night venues in the immediate vicinity, specifically at 57 Camberwell Rd (former El Estacion) and 85 Camberwell Rd (former Red Sea) – amplified noise from the premises, noise and disorder outside, followed by failure to disperse after closure, with extended street noise, litter, violence and eventually enforced closure of the venues.

I ask the sub-committee to consider these concerns when hearing this application.

I would be grateful for details of the time and place of the hearing.

From: [REDACTED]
Sent: Saturday, April 20, 2024 5:13 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licensing application for 73-75 Camberwell Rd SE5 0EZ

Hello

I wish to raise concerns about an apparent licensing application for these premises.

Two blue planning application notices were posted on the exterior of the premises a week or so ago. They were immediately removed (before I had time to read them) and no notice has been displayed subsequently.

However from the online licensing applications spreadsheet I find a planning application:

Business name: ANL Private Hall Venue For Hire

New premises licence for plays, live music, recorded music, performances of dance all indoors 11:00-23:00 Sun-Thurs 11:00-00:00 Fri & Sat, late night refreshment indoors 23:00-23:30 Sun-Thurs 23:00-00:30 Fri & Sat, sale of alcohol on the premises 10:00-23:30 Sun-Thurs 10:00-00:30 Fri & Sat. Opening hours 09:00-00:00 Sun-Thurs 09:00-01:00 Fri & Sat

Closing date for objections 30.4.2024

Can you tell me please if this licensing application is still in progress, and if so why and by who the statutory notices were removed immediately after being posted.

If such a licence were granted I would be extremely concerned about the potential for noise and disruption. Last year I contacted the Council's Noise and Nuisance service following several unlicensed events at these premises. Please see email trail below.

I remain concerned about the unsuitability of the premises, its location and the nature of the proposed use:

- It has plate glass windows with no soundproofing
- It has no exterior space, which means it will be inevitable that customers will congregate on the narrow pavement outside
- it's location in a residential area, with inevitable disturbance when customers leave after midnight

Venues nearby have had all these problems, with violence and police involvement, and removal of licences in some cases.

I have no doubt that other residents of [REDACTED] and the many other neighbouring residential buildings will be similarly concerned.

I would be grateful if you would confirm whether this application is in fact active. If so please ensure that the statutory notices are re-displayed, and the consultation period extended to take account of the time lost after removal of the original notices. And tell me if, and if so, how I need to make any further formal objection.

Thank you

██████████

From: [REDACTED]
Sent: Monday, May 20, 2024 11:18 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: 73-75 Camberwell Road - Premises Licence

Dear Southwark Licensing Authority,

I am writing to register my concerns regarding the application for 73-75 Camberwell Road.

I have been the owner of [REDACTED] since 2012 and seen the surrounding area improve significantly during the last decade. It now offers increasingly attractive residential housing, a well designed and popular Burgess Park and a thriving Camberwell. It has largely become a quieter residential neighbourhood supported by Camberwell Road shops.

Several years ago there were a couple of neighbouring late night outlets which were noisy and led to disturbances after midnight as customers spilled onto the street to continue their evening's entertainment. These disturbances gave tenants concern as they navigated their late night journeys home to Grosvenor Terrace through intimidating behaviour. For those already at home in the evening there was often loud music into the late hours and sometimes violent behaviour spilling onto Grosvenor Terrace.

The new proposal of a late night entertainment licence for 73-75 Camberwell Road will provide the same conditions for this pattern of behaviour and that is of great concern for me and my tenants. I therefore object to this licence application.

Kind regards,

[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Wednesday, April 24, 2024 11:17 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: objection to license 882694

Dear Sir/Madam

My full name and address is

[REDACTED]
[REDACTED]

Today's date is 24/4/24

I am writing to object to the license for application 882694 at 73 Camberwell Road.

I am objecting based on my concern that this new licence will dramatically increase the possibility of public nuisance for the many dwellings nearby, including my own. The application is for a new venue serving alcohol, 7 days a week, two doors away from my connected residence. The building already conducts large amount of noise as we have discovered during unlicensed events being held at the venue over the past year which was intolerable and caused us to have to visit the venue, complain and be threatened by the people holding the event. This was at 1am in the morning.

In addition, I am concerned about the possibility of an increase in low level disorder when guests are smoking outside the venue or leaving the venue.

The application of the license was only visible for one day outside the venue (the 14th April), fortunately it was spotted or I wouldn't have had the opportunity to make this objection.

I would be grateful if the Licensing team would consider my objection.

[REDACTED]