

OP1

From: [REDACTED]

Sent: Saturday, June 15, 2024 4:50 PM

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

Cc: [REDACTED]

Subject: re application Near and Far London Beer Factory Railway arches 64-66  
Gedling Place SE1 2JS

To whom it may concern,

**RE: application Near and Far London Beer Factory Railway arches 64-66  
Gedling Place SE1 2JS**

Please kindly note that I object to it on the grounds of noise nuisance late at night and antisocial behaviour

This is a residential area and people have to get up early in the morning to go to work.

There is another beer bar, next to the railway and it's causing a lot of troubles for me and other working people in the area: there is a lot of noise from the Maquis of Wellington, I can't open my windows for fresh air at nights and there is terrible smell of urine under the bridge in the following mornings after weekends.

This bar is going to be open every day so I predict that there will be no rest for local working people.

I work in West Kensington and I have to cycle to the office. If I can't rest enough at nights, it'll affect my ability to react quickly enough on roads. After bad nights I also can't concentrate enough at work and it's a big issue as I work in financial sector and deal with big amount of transactions.

Yours faithfully

[REDACTED]

LONDON  
SE16 [REDACTED]

**OP2**

From: [REDACTED]

Sent: Saturday, June 15, 2024 4:33 PM

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

Subject: re application Near and Far London Beer Factory Railway arches 64-66  
Gedling Place SE1 2JS

To whom it may concern,

Re application Near and Far London Beer Factory Railway arches 64-66 Gedling  
Place SE1 2JS

I object on the grounds of noise nuisance late at night and antisocial behaviour.

This is a residential area and many people have to get up early in the mornings to go to work.

Another beer bar, on this side of the railway is going to make evenings and sunny days miserable for a lot of working people in the flats and houses within earshot.

This will affect a lot of people as the sound carries from the Maquis of Wellington to my house on Neckinger on a summer night and that's the other side of the railway.

This bar is going to be open seven days a week so we are never to get any respite. This is massively unfair.

The Beer Mile chaos at the weekends is bad enough these days.

I myself often have to get up at six am when I'm working on a building site so being kept awake until late into the night will affect my ability to work safely, which affects my ability to work at all.

There must be many others in the flats round here in the same situation.

Yours faithfully

[REDACTED]

London

SE16 [REDACTED]

**OP3**

From: [REDACTED]  
Sent: Tuesday, June 18, 2024 5:40 PM  
To: Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
Cc: Chopra, Sunil <[Sunil.Chopra@southwark.gov.uk](mailto:Sunil.Chopra@southwark.gov.uk)>; Dalton, Sam <[sam.dalton@southwark.gov.uk](mailto:sam.dalton@southwark.gov.uk)>; Hickson, Emily <[Emily.Hickson@southwark.gov.uk](mailto:Emily.Hickson@southwark.gov.uk)>  
Subject: Licence application - Arches 64-66 Gedling Place SE1 2JS

Dear Licensing

Licence application - Arches 64-66 Gedling Place SE1 2JS

I refer to the above application and wish to record my objection and would comment as follows:

1 Druid Street at the other side of the application site already has a number of licensed operations and from the resident signage I have seen, I understand they have caused a nuisance to residents in particular, the drinkers that gather outside the Marquis of Wellington and also the beer bar at Anspach & Hobday, 118 Druid Street. Quite a crowd can gather at both establishments and I have witnessed how noisy the punters can be.

Do we really need another bar to be set up so close by Druid Street, in Gedling Place?

In addition, have you seen the state of Gedling Place in terms of refuse etc part of which will be the responsibility of Anspach & Hobday. Over the years they seem to have made so little effort to keep the place clean and tidy. Biffa regularly empties the bins but the area continues to be a mess which is not helped by regular fly tipping.

2 The above application is for an all day, all week operation. The only limitation which seems to be indicated, is that the recorded music will not be all week.

This proposed new bar has a large open courtyard area. So is drinking outside and the recorded music going to be allowed to be heard by punters through exterior speakers positioned in this courtyard?

Bearing in mind that this courtyard is only 50 yards away from the maisonettes - and thus bedroom windows - of the units in Rufus House on the St Saviours Estate. Only slightly further away are the maisonettes in Preston House, St Saviours Estate. In addition, the courtyard area is virtually overlooked by the balconies and some of the windows of the flats in New Amelia Apartments, 171 Abbey Street SE1 ( on the corner of Gedling Place)

I have spoken to two households living in Rufus House, both with young children, neither were aware of this licence application.

I do not know how licensing works but are not residents living close by an application site, and who may be directly affected, not required to receive letters in the post advising them of a new application?

3. I am nearly 70 and have lived in Bermondsey a long time. The Fleece block of flats, opposite the end of Gedling Place on the corner of Abbey Street and Neckinger, used to be a pub. I doubt no officer at Southwark or Councillor will remember (Used as a location in one of the feature films on The Krays) Living two doors away, I know what can happen when you live close to a licensed establishment.

Yes, there can be quiet nights and all the punters behave and respect they are drinking in a residential area. But then there can be rowdy nights with loud music blaring out of the pub.

As people leave having had too much to drink, there can be shouting, abusive behaviour, street fights, car doors banging, urinating and being sick on the pavement and on one occasion, an attempt to break down the front door of my neighbour, [REDACTED] house at [REDACTED]. She no longer lives there.

Having considered any objections, if the Licence Authority decide not to reject this application, what controls/ conditions will the Licensing Authority put in place? I would not want any resident in Rufus House, Preston House, Amelia Apartments and on my side of the road, residents in Neckinger Cottages and the flats in The Fleece to experience the sort of nuisance I have suffered from and been frightened by in the past. Local councillors will know better than me, but I suspect there will be quite a few children living in Rufus House and Preston House, many of whom or even all will be sleeping in bedrooms overlooking this application site and courtyard area.

Yours sincerely

[REDACTED]  
[REDACTED]

Bermondsey  
London SE16 [REDACTED]