

OTHER PERSON 1

From: [REDACTED]

Sent: Monday, June 17, 2024 11:46 AM

To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>

Subject: Premises Licence; The Kernel Taproom Licence Number: 883223

- Name: [REDACTED]
- Date of objection: 17/06/2024
- Opposition to New Premises Licence: The Kernel Taproom Licence Number: 883223
- Reasons are based on:
 - The prevention of crime and disorder
 - The prevention of nuisance
 - The protection of children from harm

Dear Licencing Team

I wish to object to the premises licence application: The Kernel Taproom Licence Number: 883223

The grounds for objection are based on the following:

The establishment has applied to allow alcohol to be consumed both on and off premises, 7 days a week 9am through to 11pm.

The establishment is in a residential block of apartments and this residential block has a children's playground in it that is in use frequently and directly next door to the bar. The playground – although private – is accessible, viewable and in earshot from both Spa Road and Rouel Road – my primary objection therefore is for the protection of children from harm.

In addition to being underneath a block of residential apartments, the premises applied for are also across the street from two other residential blocks. Neither Spa Road or Rouel Road have any other such licenced premises but are a through road to Enid Street, which has several. The effect just of being 'on the way' to the nearby bars is; excess noise, public disorder and nuisance, with frequent fights, unruly behaviour that prevents me from safely leaving my flat on some nights (or even using my balcony, which is on [REDACTED]) due to feeling unsafe. There is also an excess of alcohol cans, plastic pint glasses and general rubbish being left on both Spa Road and Rouel Road, especially at weekends. Therefore I fear this would all get much worse by the addition of a large bar to Spa Road as this would exacerbate the ongoing public nuisance that is caused by this unruly behaviour, from morning to late at night - seven days a week. My second and third objection then is on the matter of preventing crime and disorder and the prevention of a public nuisance. Why open a large bar in a residential street that has no such premises, in a residential block that houses a children's playground and is surrounded by some 400+ residents in flats and apartments that will be directly affected by this type of establishment opening, from morning until late night, seven days a week, that will allow people to consume alcohol both on the premises and off the premises, leaving no room for residents to get relief from the noise, rubbish and disorder as a direct result – making life for people who just want to live and sleep at home in peace so much harder and unpleasant? The mental health of residents has to be taken into account, as well as their physical safety and their children's safety.

A copy of this objection is also attached in word format.

Kind Regards, [REDACTED]

OTHER PERSON 2

From: [REDACTED]
Sent: Wednesday, June 19, 2024 11:20 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to Opening Hours for the Kernal Taproom, 132 Spa Road Bermondsey, SE16 3AE

For The Attention of :
Claire Beswick
Unit Support Officer
Southwark Council | Licensing | Regulatory Services
Tel: 0207 525 2285
Dear Madam

It has come to my attention that an application has been made to approve the opening hours of the Restaurant/Bar at Kernal Taproom, 132 Spa Road Bermondsey, SE16 3AE. As a concerned resident, living opposite this establishment [REDACTED], [REDACTED]

[REDACTED], I am writing to object strongly to the proposed venue opening hours. Where they have asked to operated from 9.00 am to 23.00 pm, 7 days a week. My strong objection is that it is located in the middle of a residential area and the noise/disruption associated with such a business, will be a Health and Safety issue for the local residence. It is a known Human Factor, that individuals need sufficient daily rest in order to operate efficiently, effectively and most importantly safely. If you approve the proposed opening hours, you will be introducing a disruption to the current rest patterns of the local residence, which could cause them harm. The early shift workers will be particularly affected with the proposed 23.00 pm closure. As any disruption at this late hour, will dramatically reduce their sleep / rest periods and they will never be able to recover from this, since the 23.00 pm closure is proposed for all 7 day per week. As a council, you have a legal duty of care to all residents. So I believe that these opening hours should be dramatically reduced, to allow the opportunity for local residents to have sufficient rest, for work the following day.

Regards
[REDACTED]

OTHER PERSON 3

From: [REDACTED]
Sent: Friday, June 21, 2024 2:47 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Opposition to New Premises Licence: The Kernel Taproom Licence Number: 883223

To: Southwark Council, Licensing Department

From: [REDACTED]

Date: 21st June, 2024

RE: Opposition to New Premises Licence: The Kernel Taproom Licence Number: 883223

Hello,

I am writing to raise concerns around, and opposition to, a recent application for licence (Number 883223), on the grounds of Prevention of Nuisance.

The area is establishing itself as desirable for individuals and small businesses, and a large premise serving alcohol (7 days a week, 9am - 11pm), will further exacerbate the anti-social behaviour (rubbish, public urination, drunk & disorderly) experienced at other parts of the "Beer Mile".

It is with much hope that I request your thoughtful consideration on this matter, preventing the neighborhood descending into another alcohol fueled wasteland each and every weekend.

Sincerely,
[REDACTED]

OTHER PERSON 4

From: [REDACTED]
Sent: Thursday, June 13, 2024 8:18 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: The Kernal Taproom, 132 Spa Road Bermondsey, SE16 3AE

Dear Sir/Madam

It has come to my notice that an application has been approved for the opening of a Restaurant/Bar at the above address. I am therefore writing to voice my concerns over the opening hours for this proposed venue. This venue is going to be operated from 9.00 to 23.00, 7 days a week in a residential area where people live and work and it is totally unacceptable that residents are to be disturbed 7 nights a week from noise coming from this site. I have taken time to look at other venues nearby - namely Cafe Amisha and I have noticed that not only are they situated on Grange Road, Bermondsey, and outside a residential area, but their opening hours start at 12 noon and close at 22.30 Tuesday - Saturday and on Sunday 12 noon and close at 21.00. The Kernel situated at Arch 7, Dockley Road Industrial Estate, Dockley Road operates on a Saturday between 11.00 - 21.00, Sunday 12.00 - 20.00 and Thursday-Friday 15.00 - 22.00.

The building in question has two entrances - one situated on Spa Road and this is a single door and the other on Rouel Road is a double door. I was informed that no visitors to the premises are allowed outside the venue but it is highly likely on nights when it is very hot, one or both of these doors will be opened thereby allowing noise which will undoubtedly disturb residents who leave very early for work each day. Sundays are supposed to be a day of rest and I also find it disrespectful that again this venue is to open from 9.00 until 23.00.

I would ask that the opening hours be looked at in a more realistic way. I am suggesting 12 noon to 22.00 Monday to Thursday and 12 noon to 23.00 on Friday and Saturday. Sunday should be closed but if this is not acceptable then at least 12.00 to 20.00.

Regards

[REDACTED]

The email you received and any files transmitted with it are confidential, may be covered by legal and/or professional privilege and are intended solely for the use of the individual or entity to whom they are addressed.

If you have received this in error please notify us immediately.

If you are not the intended recipient of the email or the person responsible for delivering it to them you may not copy it, forward it or otherwise use it for any purpose or disclose its contents to any other person. To do so may be unlawful.

Where opinions are expressed in the email they are not necessarily those of Southwark Council and Southwark Council is not responsible for any changes made to the message after it has been sent.

OTHER PERSON 5

From: [REDACTED]
Sent: Saturday, June 22, 2024 2:44 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk> [REDACTED]

Subject: Application for a new Premises License | The Kernel Taproom, 132 Spa Road, SE16 3AE
To: Licensing Service, Southwark Council

As a resident and homeowner [REDACTED], I am writing to make representations about the likely effect of the application to Southwark Council for a new Premises License in respect of The Kernel Taproom, 132 Spa Road, Bermondsey, SE16 3AE.

My concerns about the likely effect are the following:

1. Violates planning permission

The planning permission granted at the Dockley Road Industrial Estate in 2019 specified that the commercial properties on the ground floor were for Class A1, A3 or B8¹¹, with Class A1 and A3 for the proposed location of the Kernel Taproom.

The proposed plan, with Kernel Taproom, is an establishment that primarily serves alcohol. The location of production will not move to the proposed location, but remain under the arches. As a drinking establishment that also serves food, the Kernel Taproom's primary use is not as a warehouse or distribution, retail, or a cafe or restaurant. It does not align with the original planning permission and class A1, A3 or B8, but likely would have fit Class A4.

Note: since the planning permission was granted, use cases have been reclassified. Changes in the allocation of use cases since 1 September 2020 reclassify A1 and A3 as E or F.2, while pubs and bars are Sui Generis. Therefore, Kernel Brewery does not fit under the new E classification (or the B8 classification), and the original planning permission.

Based on the above information, the licensing permission should be refused.

2. Devaluation of property

In addition to breach of the Planning Application as granted, a Class A4 or Sui Generis classification (for a drinking establishment) will result in a devaluation of the properties in the development, including impacting on access to mortgage providers. Further, the property would be devalued by the likely increase in noise and street disturbances around an establishment to serve alcohol. Already, the current location of Kernel Taproom extends into the street and can be heard over a block away in evenings. The new location indicates an expanded scale of the Kernel Taproom's operations, at a location that is surrounded by residential flats. Without clear provisions to limit service on the pavement and into the streets it is likely that the noise disturbances will increase, further reducing the value of properties in the area, beyond the development.

3. Negative impact on the community and environment

Objections about the Dockley Development's negative impact on neighbouring residents were made and addressed in the Application 18/AP/0091 for Full Planning Application shared at the Planning Committee meeting on 2 April 2019 (when the recommendation that planning permission be granted was made). The proposal for the Kernel Taproom are not in line with the response to the objections.

The response to Objections specified in paragraphs 184 and 187 on detrimental impact on neighbouring residents and on noise indicated no detrimental impact. However, the noise and congregation of people around a drinking establishment will increase the noise and street disturbances. It does not fit within the Class A1, A3 (now Class E) and B8 as indicated. It also specified 'Conditions are also recommending limiting servicing hours and plant noise from the development'. However, the proposal for the Kernel Taproom states it will supply alcohol seven days a week from 9:00 - 23:00. This is not in line with the content or spirit of the response to the objections, and will likely result in an increase in noise and disturbances for neighbouring residents.

4. Possible fire hazard

Fire safety risks will also likely be heightened due to the combination of serving alcohol and smoking outside around the establishment. Again, as primarily a residential development and street, this is an added concern that must be addressed prior to approval.

In response to these concerns, I request **any licensing is required to stay within the terms of agreement for the Planning Application as granted**. This includes the spirit of the response to the Objections, which indicated provisions would be made to limit service to minimise any disruption and noise for neighbouring residents. This includes restricting uses to those approved in the original granted application for Dockley Road Industrial Estate (Class A1, A3 (Class E), B8 for the ground floor); restricting the hours of operation; and strictly enforcing noise and other disturbances onto the pavement and streets.

I look forward to your response,
Best

[REDACTED]

OTHER PERSON 6

From: [REDACTED]
Sent: Saturday, June 22, 2024 10:47 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licence 883223

To whom it may concern,
I object strongly to the application by The Kernal Tap Room to open a bar serving inside and outside (it will mostly be the latter) between 9am and 11pm seven days a week at 132 Spa Road, SE16 3AE.

The Kernal Tap Room already has premises as a local independent business, which will, I hope, continue. But to move to such a large outside space with such extended hours will create a great deal of noise and involve considerable antisocial behaviour.

We already have such problems from the 'beer mile' on Enid Street but, at least it is limited to weekends. Both noise and drunkenness already cause problems to residents on the whole length of Enid Street; There is often a lot of litter and there are either no toilets in the premises, or they are woefully inadequate. There have been many observations of public urination. I should like to see steps being taken to alleviate the already existing nuisances and antisocial behaviour caused by the other bars under the arches along Enid Street. Allowing a bar to trade all day every day, in a large outdoor space in front of the property will make the situation much, much worse.

[REDACTED]

OTHER PERSON 7

From: [REDACTED]
Sent: Friday, June 21, 2024 6:33 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: License number 883223

Dear sirs

I am writing to object to the above license being granted.
I live on the ground floor on [REDACTED]. On Friday, Saturday and Sundays, there is a large volume of footfall of customers from the breweries on Enid St. There is often anti social behaviour, shouting, banging on our windows. Rubbish thrown into my balcony. People urinating in the rail bridge underpasses.

[REDACTED]
[REDACTED]
[REDACTED]

21.06 2024

Opposition to The Kernel Taproom License 883223.

Reasons for my objections, the protection of children from harm, there is a playground on Spa Rd, the playground is visible from both sides and earshot of the bar.

It is a very long time to have a bar opened 9am- 11pm 7 days a week. We already have too much antisocial behaviour on this Rd due to the bars on Enid Street .

My objection is also to do with the prevention of crime and disorder. We have shouting, fighting and assaults on this street already. People urinating in the streets. If we have a bigger bar and longer waiting times living on this street will become more unpleasant.

Yours sincerely [REDACTED]

OTHER PERSON 8

From: [REDACTED]
Sent: Wednesday, June 26, 2024 4:18 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to Kernel Tap Room Bar

Please find attached my objections to the opening of this bar.

Thank you

[REDACTED]

[REDACTED]

To: Southwark Council Licensing 26 June 2024 **Re: Opposition to new premises licence: The Kernel Taproom Licence Number: 883223**

To Whom it may concern, I would like to formally object to the above proposed licence for the Kernel Taproom bar. I understand that the application is for a site on the corner of Spa Road and Rouel Road. I live on the corner of [REDACTED] and [REDACTED] and my objections are as follows: This area is first and foremost a quiet residential area. There are young families living here, so having a bar on a street with young families - which will be open daily from 9am-7pm will be a major public nuisance. As it is we have to endure monthly 'brewery crawls' where the breweries open to the public late once a month. This already results in a high level of noise and anti social behaviour (including urinating in the street and on the wall of my and other people's property; increased litter, vomit in the street) from visitors to the area. This kind of behaviour is a nuisance. I am extremely concerned that this bar will also be open next to a children's playground area. I would like to live in an area where the council is committed to protecting

children from harm. This is also a public safety issue. There is already levels of crime which happens on Enid street - which includes fighting in the street due to people being drunk (because of the breweries which open to the public on the weekend). An additional bar on Spa Road will make the current situation exponentially worse, so I appeal to you to please revoke this licence. With regards, [REDACTED]

OTHER PERSON 9

From: [REDACTED]
Sent: Monday, June 24, 2024 5:09 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Response to Licence application number:883223

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

To:
Claire Beswick
Unit Support Officer
Southwark Council | Licensing | Regulatory Services
Licensing@southwark.gov.uk

Date: Monday 24th June 2024

Re Application:

Licence number:	883223
Trading name and address:	The Kernel Taproom 132, Spa Road, SE16 3AE
Ward:	South Bermondsey

I am a resident of [REDACTED], opposite the road from the application above and would like to raise an objection and suggestion.

The Kernel have been a great neighbour all these years. This has been in context of their premises being tucked under the working arches (away from all but one residential building) and shutting at residential and reasonable hours: Weds, Thursday, Friday 3- 10pm, Saturday 11am – 9pm, and Sunday 12pm-8pm.

Changing to 11pm every night of the week is a significant change. Given the extension of the hours *in* the location of the new site we raise an objection on the grounds of the **prevention of nuisance**: specifically **noise**.

I am attaching a picture at the bottom of this letter (enclosed in the PDF) of outside their current Taproom at 7:52pm (just over an hour before closing).

As you can see, everyone is on the pavement even though there is seating inside. There is a significant amount of noise coming from that many people outside and we understand, it was a sunny day.

At the moment this site is under the arches, affecting one facing of a residential building – the new venue where this application is lodged will be in the heart of three residential buildings. If the members of the licencing committee are to visit the new site, they will see it is all quiet residential flats in the evening– and the sounds echoes severely.

Looking at the plan we see there is a small selection of outdoor seating. Given that it is taproom where people will be coming to drink and it is a very quiet residential area at nighttime, what provisions are being made for noise? Does the licence extend to this many people being able to stand outside or is it just the two seats as laid out in the plan? What about smokers and the talking outside?

At the moment we sometimes have people who are louder than normal (having been drinking) coming from the brewery having loud conversations on the street (we have been witness to more than one dramatic break up) but it is manageable given the hours they are open.

If all that noise was to congregate in this new site until 11pm every evening it would cause significant noise nuisance in a very quiet residential area (we cannot hear all the noise from the Brewery mile from here). Especially after the hours of 9pm on weeknights or Sundays when the Spa road/ Rouel road connection where people will be trying to sleep in their apartments.

We would raise no objection to the continuation of the hours they currently open with things ending at 10pm, 9pm and 8pm on the days they currently do. Or if everything was held inside and the smoking area was around the corner at the current tap room or in a small designated area.

Very happy to discuss this with someone in more detail

Many thanks

A large black rectangular redaction box covering the signature area.

LIVE



OTHER PERSON 10

From:

Sent: Friday, June 28, 2024 4:48 PM

To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>

Subject: Opposition to New Premises Licence: The Kernel Taproom Licence
Number: 883223

Dear Southwark Licensing Team,

I trust that you are well.

It is with great concern and sadness that we hear of the forthcoming opening of the Kernel new bar on the corner of Spa Road and Rouel Road.
By the looks of it, they have started working on the premises, so it appears that you have granted them a licence already.

Name: [REDACTED]

Address: [REDACTED]

Date of objection: 28 June 2024

Opposition to New Premises Licence: The Kernel Taproom Licence Number: 883223

Reasons listed below:

1. There are several schools and playgrounds nearby. St. James' CE Primary School (Old Jamaica Road), Boucher Church of England Primary School (Grange Road), Kintore Way Nursery School and Children's Centre (Grange Road), Harris Academy Bermondsey (Southwark Park Road) as well as Spa School (Monnow Road). Children walk up and down Spa Road to go to school. They will be walking directly past this new bar to go to school or to the park and playgrounds. We don't think that a large bar opening everyday, 7 days a week is an appropriate addition to the area.
 2. We have enough bars which are attracting large crowds. We have seen an increase in loitering and people urinating and vomiting on our streets.
 3. We have seen an increase in anti-social behaviour. There has been a marked increase in thefts, fights, drugs and attacks on residents. We do not need to add any more fuel or attract any more unwelcome attention to the area.
 4. As this is a residential area, the noise this bar will create will greatly affect our ability to sleep and get any respite over the weekend. Having drunken individuals leaving premises at 23:00 will greatly impair our ability to function. People need to rest to be able to work and go about their lives. Not to mention how this will affect families with young children.
 5. Deliveries. These will create additional traffic noise and congestion.
 6. Residents' safety and quality of life should be Southwark Council's priority.
- I do hope that you will take this into consideration. I would hate to have to move as I love the area.

Kind regards,

[REDACTED]
[REDACTED]

OTHER PERSON 11

-----Original Message-----

From: [REDACTED]

Sent: Monday, July 1, 2024 2:57 PM

To: Krishnan, Anusyutha <Anusyutha.Krishnan@southwark.gov.uk>

Subject: Re: Application for a new Premises License | The Kernel Taproom, 132 Spa Road, SE16 3AE

Hi Anusyutha,

Apologies -

[REDACTED]

Thank you,
[REDACTED]

> On 1 Jul 2024, at 14:22, Krishnan, Anusyutha
<Anusyutha.Krishnan@southwark.gov.uk> wrote:
>
> Dear [REDACTED]
>
> Thank you for your email lodging a representation.
>
> Please give us your full name and address, as required for a valid representation.
> <https://www.southwark.gov.uk/business/licences/business-premises-licensing/how-to-lodge-a-representation>
>
> Thank you in advance.
>
> Kind regards,
>
> Anusyutha Krishnan
> Unit Support Officer
> Licensing | Regulatory Services
> Southwark Council, 3rd Floor, Hub 1 | PO Box 64529 | London | SE1P 5LX
> Tel - 020 7525 7421 Licensing email - licensing@southwark.gov.uk
>
> In future if you wish to submit a licensing application, a quicker way would be to
apply online
>
>
>
>
> Licensing Service, Southwark Council Email: licensing@southwark.gov.uk
>
> 21 June 2024
>
> To: Licensing Service, Southwark Council
>
> Subject: Application for a new Premises License | The Kernel Taproom, 132 Spa
Road, SE16 3AE
>
> I am writing to make representations about the likely effect of the application to
Southwark Council for a new Premises License in respect of The Kernel Taproom,
132 Spa Road, Bermondsey, SE16 3AE.
> My concerns about the likely effect are the following:

>

> 1. Violates planning permission

> The planning permission granted at the Dockley Road Industrial Estate in 2019 specified that the commercial properties on the ground floor were for Class A1, A3 or B81, with Class A1 and A3 for the proposed location of the Kernel Taproom.

>

> The proposed plan, with Kernel Taproom, is an establishment that primarily serves alcohol, while production will likely remain under Arch 7. As a drinking establishment that also serves food, the Kernel Taproom's primary use is not as a warehouse or distribution, retail, or a cafe or restaurant. It does not align with the original planning permission and class A1, A3 or B8, but likely would have fit Class A4.

>

> Note: since the planning permission was granted, use cases have been reclassified. Changes in the allocation of use cases since 1 September 2020 reclassify A1 and A3 as E or F.2, while pubs and bars are Sui Generis. The Kernel Taproom does not appear to fit under the new E classification (or the B8 classification), and therefore, the original planning permission.

> Based on the above information, the licensing permission should be refused.

>

> 2. Devaluation of property

> In addition to breach of the Planning Application as granted, a Class A4 or Sui Generis classification (for a drinking establishment) will result in a devaluation of the properties in the development, including impacting on access to mortgage providers. Further, the property would be devalued by the likely increase in noise and street disturbances around an establishment to serve alcohol. Already, the current location of Kernel Taproom extends into the street and can be heard over a block away in evenings. The new location indicates an expanded scale of the Kernel Taproom's operations, at a location that is surrounded by residential flats. Without clear provisions to limit service on the pavement and into the streets it is likely that the noise disturbances will increase, further reducing the value of properties in the area, beyond the development.

>

> 3. Negative impact on the community and environment Objections about the Dockley Development's negative impact on neighbouring residents were made and addressed in the Application 18/AP/0091 for Full Planning Application shared at the Planning Committee meeting on 2 April 2019 (when the recommendation that planning permission be granted was made). The proposal for the Kernel Taproom are not in line with the response to the objections.

> The response to Objections specified in paragraphs 184 and 187 on detrimental impact on neighbouring residents and on noise indicated no detrimental impact. However, the noise and congregation of people around a drinking establishment will increase the noise and street disturbances. It does not fit within the Class A1, A3 (now Class E) and B8 as indicated. It also specified 'Conditions are also recommending limiting servicing hours and plant noise from the development'. However, the proposal for the Kernel Taproom states it will supply alcohol seven days a week from 9:00 - 23:00. This is not in line with the content or spirit of the response to the objections, and will likely result in an increase in noise and disturbances for neighbouring residents.

>

> 4. Possible fire hazard

> Fire safety risks will also likely be heightened due to the combination of serving alcohol and smoking outside around the establishment. Again, as primarily a residential development and street, this is an added concern that must be addressed prior to approval.

>

> In response to these concerns, I request any licensing is required to stay within the terms of agreement for the Planning Application as granted. This includes the spirit of the response to the Objections, which indicated provisions would be made to limit service to minimise any disruption and noise for neighbouring residents. This includes restricting uses to those approved in the original granted application for Dockley Road Industrial Estate (Class A1, A3 (Class E), B8 for the ground floor); restricting the hours of operation; and strictly enforcing noise and other disturbances onto the pavement and streets.

>

> I look forward to your response,

>

> Best,

██████████

>

> 1 See Application 18/AP/0091 for Full Planning Application shared at the Planning Committee meeting on 2 April 2019, paragraphs 17, 21. See: <https://modern.gov.southwark.gov.uk/documents/s81499/Report%20and%20Appendix%201%20and%202%20Dockley%20Road%20Industrial%20Estate%202%20Dockley%20Road%20London%20SE16%203SF.pdf>

>

> The email you received and any files transmitted with it are confidential, may be covered by legal and/or professional privilege and are intended solely for the use of the individual or entity to whom they are addressed.

>

> If you have received this in error please notify us immediately.

>

> If you are not the intended recipient of the email or the person responsible for delivering it to them you may not copy it, forward it or otherwise use it for any purpose or disclose its contents to any other person. To do so may be unlawful.

>

> Where opinions are expressed in the email they are not necessarily those of Southwark Council and Southwark Council is not responsible for any changes made to the message after it has been sent.

OTHER PERSON 12

From: ██████████
Sent: Tuesday, July 2, 2024 6:25 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Kernal tap room

Hello there,

I'm writing to lodge an objection to the trading hours 9am to 11pm 7-days per week against Kernal Tap Room on Spa Road, London SE16.

My Name: [REDACTED]
My Tel: [REDACTED]
My Address: [REDACTED] Date of objection:
2nd July 2024 Opposition to new premissis licence: 883223

The bar currently operates on a laneway nearby attracting antisocial behaviour including public drug taking outside my apartment building on Saturday afternoons. I'm therefore objecting on the following grounds:

- 1 Public safety: since urination and public drug taking is already taking place
- 2 Protection of children from harm: since there is playground beside the new premissis
- 3 Prevention of nuisance: since my bedrooms overlooks the premissis
- 4 Prevention of crime and disorder: since the consumption of alcohol is already leading to public fights on weekends and evenings

Kind regards

[REDACTED]

OTHER PERSON 13

From: [REDACTED]
Sent: Tuesday, July 2, 2024 5:59 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Kernel Tap Room, Spa Road, London SE16: 883223

Hello,

I'm writing to lodge an objection to the trading hours 9am to 11pm 7-days per week against Kernal Tap Room on Spa Road, London SE16.

My Name: [REDACTED]
My Tel: [REDACTED]
My Address: [REDACTED]
Date of objection: 2nd July 2024
Opposition to new premissis licence: 883223

The bar currently operates on a laneway nearby attracting antisocial behaviour including public drug taking outside my apartment building on Saturday afternoons. I'm therefore objecting on the following grounds:

- 1 Public safety: since urination and public drug taking is already taking place
- 2 Protection of children from harm: since there is playground beside the new premissis
- 3 Prevention of nuisance: since my bedrooms overlooks the premissis
- 4 Prevention of crime and disorder: since the consumption of alcohol is already leading to public fights on weekends and evenings

Thank you,

[REDACTED]

OTHER PERSON 14

From: [REDACTED]
Sent: Tuesday, July 2, 2024 10:34 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: RE: Application for a new Premises License (83223)
Please review the letter appended to this email.
Kind regards,

[REDACTED]

[REDACTED]

Licensing Service, Southwark Council

Via Email: licensing@southwark.gov.uk

2 July 2024

Dear Sir/Madam,

RE: Application for a new Premises License (83223) - The Kernel Taproom, 132 Spa Road, SE16 3AE

I am writing to make representations about the likely effect of the application to Southwark Council for a new Premises License in respect of The Kernel Taproom, 132 Spa Road, Bermondsey, SE16 3AE.

I welcome the addition of local businesses to the area that provide employment opportunities and leisure activities for local people as well as stimulating the Southwark economy. However, I am concerned about the impact of this licencing application will have on local residents, particularly those like me who like me, live in [REDACTED] [REDACTED] – the apartments directly above the proposed licensed venue. I wish to lodge an objection on the basis that granting the planning application would be in conflict with the following licensing objectives set out in the Licencing Act 2003:

1. Prevention of crime and disorder;
2. Prevention of public nuisance; and
3. Public safety.

My specific concerns which may result in the planning objectives not being met are:

Violation of use codes granted under historic planning permissions

The planning permission granted at the Dockley Road Industrial Estate in 2019 specified that the commercial properties on the ground floor were for Class A1, A3 or B8¹

¹ See Application 18/AP/0091 for Full Planning Application shared at the Planning Committee meeting on 2 April 2019, paragraphs 17, 21. See: , with Class A1 and A3 for the proposed location of the Kernel Taproom.

<https://modern.gov.southwark.gov.uk/documents/s81499/Report%20and%20Appendix%201%20and%202%20Dockley%20Road%20Industrial%20Estate%20%20Dockley%20Road%20London%20SE16%203SF.pdf>

The proposed plan, with Kernel Taproom, is an establishment that primarily serves alcohol, while production will likely remain under Arch 7. As a drinking establishment that also serves food, the Kernel Taproom's primary use is not as a warehouse or distribution, retail, or a cafe or restaurant. It does not align with the original planning permission and class A1, A3 or B8, but likely would have fit Class A4.

Note: since the planning permission was granted, use cases have been reclassified. Changes in the allocation of use cases since 1 September 2020 reclassify A1 and A3 as E or F.2, while pubs and bars are Sui Generis. The Kernel Taproom does not appear to fit under the new E classification (or the B8 classification), and therefore, the original planning permission.

Based on the above information, the licensing permission should be refused.

Property Devaluation

In addition to breach of the Planning Application as granted, a Class A4 or Sui Generis classification (for a drinking establishment) will result in a devaluation of the properties in the development, including impacting on access to mortgage providers. Further, the property would be devalued by the likely increase in noise and street disturbances around an establishment to serve alcohol. Already, the current location of Kernel Taproom extends into the street and can be heard over a block away in evenings. The new location indicates an expanded scale of the Kernel Taproom's operations, at a location that is surrounded by residential flats. Without clear provisions to limit service on the pavement and into the streets it is likely that the noise disturbances will increase, further reducing the value of properties in the area, beyond the development.

Negative impact on the community and environment

Objections about the Dockley Development's negative impact on neighbouring residents were made and addressed in the Application 18/AP/0091 for Full Planning Application shared at the Planning Committee meeting on 2 April 2019 (when the recommendation that planning permission be granted was made). The proposal for the Kernel Taproom are not in line with the response to the objections. The response to Objections specified in paragraphs 184 and 187 on detrimental impact on neighbouring residents and on noise indicated no detrimental impact. However, the noise and congregation of people around a drinking establishment will increase the noise and street disturbances. It does not fit within the Class A1, A3 (now Class E) and B8 as indicated. It also specified 'Conditions are also recommending limiting servicing hours and plant noise from the development'. However, the proposal for the Kernel Taproom states it will supply alcohol seven days a week from 9:00 - 23:00. This is not in line with the content or spirit of the response to the objections, and will likely result in an increase in noise and disturbances for neighbouring residents. Further, authorisation to operate out of a residential development 7 days a week from 9am to 11am is likely to be distressing to residents whom have the right to peaceful enjoyment of their properties. Residents should also be allowed to use their balconies without being subjected to cigarettes and vaping devices and any planning application should only be approved on the basis that a designated smoking area is set up entirely away from the property.

Fire risks

Fire safety risks will also likely be heightened due to the combination of serving alcohol and smoking outside around the establishment. Again, as primarily a residential development and street, this is an added concern that must be addressed prior to approval.

In response to these concerns, I request any licensing is required to stay within the terms of agreement for the planning application as granted. This includes the spirit of the response to the objections, which indicated provisions would be made to limit service to minimise any disruption and noise for neighbouring residents. This includes restricting uses to those approved in the original granted application for Dockley Road Industrial Estate (Class A1, A3 (Class E), B8 for the ground floor); restricting the hours of operation; and strictly enforcing noise, disturbances and violations of the licence conditions, particularly where such violations and disturbances sprawl onto the pavement and streets.

Yours faithfully, [REDACTED]

OTHER PERSON 15

From: [REDACTED]
Sent: Thursday, July 4, 2024 10:19 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Re: OBJECTION - licence number 883223
sorry - must have missed that by mistake
[REDACTED]

On Thu, Jul 4, 2024 at 10:04 AM Regen, Licensing <Licensing.Regen@southwark.gov.uk> wrote:

Dear [REDACTED]
Thank you for your email lodging a representation.
Please provide the flat number as part of your address.
<https://www.southwark.gov.uk/business/licences/business-premises/licensing/how-to-lodge-a-representation>

Thank you in advance.

Kind regards,

Anusyutha Krishnan

Unit Support Officer

Licensing | Regulatory Services

Southwark Council, 3rd Floor, Hub 1 | PO Box 64529 | London | SE1P 5LX

Tel - 020 7525 7421 Licensing email - licensing@southwark.gov.uk

In future if you wish to submit a licensing application, a quicker way would be to apply online

From: [REDACTED]
Sent: Wednesday, July 3, 2024 8:34 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: OBJECTION - licence number 883223

Kernel Tap Room 132 Spa Road SE16 3AE

Licence Number 883223
[REDACTED]

2 July 2024

Opposition to New Premises Licence: Kernel Tap Room Licence number 883223

We wish to object to the licence for the above premises.

Whilst we support new ventures in the area and the Kernel brewery itself, we oppose this licence on the following grounds:

1. Public Safety

Fights, verbal abuse, threatening behaviour and sexual harassment – the bars on Enid and Druid Street and “Beer Mile” overall already cause significant and multiple examples of these. These bars already attract large groups primarily of men drinking throughout the day and evening with abusive behaviour that is particularly threatening to women. This licence will extend the behaviour to Spa Road and Rouel Road. As a woman often walking alone I already avoid the existing areas on Druid/Enid Street especially when it is dark as I feel unsafe. This will bring such threatening behaviour right to my doorstep making me feel unsafe entering and exiting my apartment, even to use our bin store. Moreover, Spa Road is busy in the evening with people, including many lone women, walking home from the tube station and families during the day to use Spa Gardens. They will also be subjected to this abusive behaviour. Elderly and disabled people will also be adversely affected.

2. Nuisance Behaviour

There is currently no other such bar on Spa/Rouel Road. This will extend the existing anti-social behaviour that exists on Enid Street, including urinating (most likely outside our entrance door), shouting and jeering and generally rowdy behaviour, which will affect many

people living in the area and trying to enjoy their balconies and outside space as well as having windows open.

3. Crime and Disorder

Fights, littering and harassment will increase in this part of Spa Road and Rouel Road, an area used by many families and lone women.

4. Children

There are many families living right beside the premises and children of all ages regularly walking past or playing in nearby play areas/gardens, with older children and teenage girls often unaccompanied by adults. It is not appropriate to introduce large groups of intoxicated men into the vicinity with their harassing and disturbing behaviour, especially affecting children/teenagers walking home or entering their own homes

The email you received and any files transmitted with it are confidential, may be covered by legal and/or professional privilege and are intended solely for the use of the individual or entity to whom they are addressed.

If you have received this in error please notify us immediately.

If you are not the intended recipient of the email or the person responsible for delivering it to them you may not copy it, forward it or otherwise use it for any purpose or disclose its contents to any other person. To do so may be unlawful.

Where opinions are expressed in the email they are not necessarily those of Southwark Council and Southwark Council is not responsible for any changes made to the message after it has been sent.