

OP1

16<sup>th</sup> August 2024 Email to Southwark Licensing**OBJECTION to Licence 883677 1 Southwark Bridge, SE1 9HS**

Further to my previous objection, the applicant has confirmed<sup>1</sup> that this application is for the **former FT building at 1 Southwark Bridge** and not for Rose Court, as the application mistakenly states. Therefore this objection replaces my original objection to Rose Court.

I wish to object to this application, chiefly on the grounds of the risk it presents in terms of **Public Nuisance**, for which only the most **minimal mitigation** has been offered, despite the undoubted impacts on nearby residents, who are numerous and include families with young children sleeping in rooms a few metres from the Premises and its two large outdoor drinking spaces.

I would like to raise a basic question. One Southwark Bridge, the proposed Premises, was consented as an office building with a café sited on the river frontage where it would cause less negative impact to the many surrounding residents. So why do eight whole floors of this building need to host licensable activities? And why should this large office building operate as a drinking venue seven days a week with no cap on the number or size of events?

Obviously, Planning and Licensing are separate regimes but they share a common objective of the avoidance of Public Nuisance. Had these Premises presented at Planning as eight floors of Licensed Premises then there would have been more constraints around hours and impacts on amenity. Extra conditions are therefore required in this Premises Licence to ensure that the Public Nuisance is not generated. A suggested list is appended.

Looking forward, should the current owners cease or sell their business, a Licence of the scale requested would mean that the building could be transformed via a transfer into a huge, invasive F&B complex – surrounded by hundreds of residents. We wish the Applicants and the owners well, but we must **future-proof these Premises** if this Licence is to be granted.

**EXECUTIVE SUMMARY OF OBJECTION****A. APPLICATION PREMATURE**

- 1 Licensing Plans not legible
- 2 No caps on numbers; impossible to assess impacts

**B. OBJECTION ON THE GROUNDS OF PUBLIC NUISANCE**

1. Proximity to residents
2. Hours of drinking on the terraces and outdoors Level 0
3. Northern terraces – Thames acoustics not taken into account
4. Music on terraces before 11pm
5. Noise of departing clients late at night; idling taxis; no dispersal plan
6. Terraces on ground floor and level 7; drinking without food
7. Hours of servicing

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<sup>1</sup> Email from [REDACTED], Wednesday, August 7 2024

8. Outside area Level 0 – limit of hours

9. Exits after 9pm.

**C. NO OFF SALES**

**D. POSSIBLE MITIGATIONS**

**E. PROVISIONAL CONDITIONS**

**CONCLUSION**

**A. APPLICATION PREMATURE**

1. **Licensing Plans not legible**

Unfortunately the Licensing Plans appended to this Application have been submitted with such low resolution that they cannot be enlarged to decipher all the information required to assess them.



Above is Level 0 which shows a wide amount of area outside the building to be included in the red-lined area for Licensable Activities but no sense of seating or other use or what part is a terrace (see below). So it is impossible to fathom how much outdoor drinking is proposed at street level. No limit to numbers is apparent or visible. It could be up to 5000.

For example, will this large area (below left under the portico) be used as a kind of beer garden seven days a week? It is inside the Licensing area. The photo shows the proximity to residents.



Below is the Licensing Plan presented for Level 7. Again, the resolution is so low that it is not readable when expanded. However, it appears that there are **terraces (shaded purple) on four sides, also with some seating shown**. (So why are terraces on the ground floor **not** marked in purple?)



Are the parts without tables and chairs intended for vertical drinking? (Those being the areas closest to residents). Until clearer plans are available, it is impossible to assess the Public Nuisance risks.

## **2. No caps on numbers; impossible to assess impacts**

This Application states that it covers the supply of alcohol for employees and guests ... but also states that 'attendees at bona fide pre-booked events' will be given access to the Premises. However, no cap (other than 5000) is given to the number of drinkers to be accommodated inside and outside the building, so it is impossible to understand the level of potential noise or the frequency of noisy events.

The building is extremely large. All these floors of drinking could produce a lot of drinkers. Each one of those drinkers is likely to walk past residential homes nearby when leaving, or be ordering Ubers or taxis to the spot, potentially late at night. It seems clear that a reasonable cap should be set on the size and number of events. But we are unable to comprehend the cumulative effect of all these floors of drinking. Until the whole Licensing area is explained, it does not appear that this Application can be examined thoroughly and the Application remains premature. And the question remains, why does an office building need so much licensable space?

## **B OBJECTION ON THE GROUNDS OF PUBLIC NUISANCE**

### **1.Public Nuisance: proximity to residents**

The proposed Premises are within close hearing distance of hundreds of residents including children. The proposed hours – seven days a week – do not reflect the fact that the Premises are embedded in a densely populated residential area with just a narrow road between open terraces and drinking spaces and the bedrooms of residents.

The video below from Instagram (from the applicants' other site just across Southwark Bridge Road) demonstrates quite well the number of residential properties within hearing distance of the proposed Premises' outdoor spaces on Levels 0 and 7. The same residents would be impacted by, for example, voices elevated by drink, music, odours from barbecues and also by lighting, especially if dynamic, coloured or accidentally left on all night, on the wraparound terraces on the south, west and east of the proposed Premises. Drinkers leaning over the balconies could peer into people's homes.

[Rose Court Events \(@rceventslondon\) • Instagram photos and videos](#)

The photos below show the proximity of the proposed Premises to **Anchor Terrace**, which has 29 apartments.

Below: Level 7 terraces western and southern (at left) over Anchor Terrace (right)



Below: Level 7 terraces and downstairs drinking spaces next to Anchor Terrace and Old Theatre Court (right)





Below: at Old Theatre Court in Park Street, there are 43 flats facing the open-air drinking space at the Premises (left) and overlooked by the Level 7 terraces.



Below is the view of the residences at Old Theatre Court (left) and Anchor Terrace (right) viewed from the proposed terraces, across the narrow road. There is no noise containment between the Level 0 and Level 7 terraces. Without conditions to prevent it, smokers would be likely to congregate here, under residential buildings.



Below: Level 7 drinking terraces (at rear) overlook the residences in Porter Street (foreground, both sides of the road)



And noise would also reach **Gatehouse Square** below – a row of peaceful houses and gardens with their back walls and windows visible in the photo above that was taken from the Premises.





The images below show how the terrace at these Premises (at right) would cast noise down the residential stretch of northern Park Street, which would also be the most likely route of patrons departing for London Bridge Station unless a dispersal plan mitigates this problem.





This image below from Rose Court Events Instagram<sup>2</sup> shows other residents that would be affected by amplified music or shouting from Level 7 terraces – to the right, residents in **Park Street (green terraces)** and to the left residents in **Clink Street (185 people)**.



In the absence of any mitigating conditions, these new Premises risk generating noise and other anti-social behaviour on the street and underneath residents' windows, particularly late at night, when patrons leave.

Despite the fact that our homes are clearly visible from the Premises, the Applicant did not seek consultation with the residents nearby before putting in this Application and few conditions are visible in this Application that would protect the residents from Public Nuisance arising from these Premises. We did in fact try to reach out directly to the owners of the building but by the date of this letter (with a deadline on August 19<sup>th</sup>) we had received no substantive answers about the issues or a response to the mitigations we proposed.

## **2. Public Nuisance: hours of drinking on the terraces Level 7 and outdoors Level 0**

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<sup>2</sup> This adjacent property is also run by the Applicants

The Applicants claim that noise from the north terraces on Level 7 and 0 will not affect any residents and so want to continue to allow drinking on them till 23.00. They want the southern terraces to host drinkers till 10pm. And they want this 7 days a week, including Sundays.

This far exceeds the hours granted for the southern terraces in the building's Planning Consent.<sup>3</sup> We are aware that Planning and Licensing are separate. But the same objective of the avoidance of Public Nuisance is enshrined in the hours set out in the Planning Consent for the use of the outdoor spaces that impact on very near residents – the western, southern and eastern parts of the development – not just the southern ones.

But, given the lack of noise containment in the outdoors spaces and the consequent capacity to create Noise Nuisance, it would not serve the Licensing Objectives if the terraces were to be granted extra Licensing hours beyond their Planning Consent. This application ignores the fact that not just the southern but also the western and eastern areas of the Level 7 terraces stand to impact heavily on residents in Park Street and Southwark Bridge Road.

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<sup>3</sup> Planning Decision Notice [21/AP/0599](#) dated 13/07/2022: **HOURS OF USE: ROOFTOP TERRACES**

***a) The rooftop terrace at Level 07 which is located along the northern edge ,.... shall be open for use and carried on only between:- 07:00hrs to 23:00hrs on Mondays to Friday;- 08:00hrs to 23:00hrs on Saturdays and Sundays.***

***b) The rooftop terrace at Level 07 which wraps around the eastern, southern and western edge .... shall be open for use and carried on only between:- 09:00hrs to 17:00hrs on Mondays to Sundays.***





On Level 7 there is no apparent noise barrier between terracing north and south of the building. may be a wall or a gate as indicated in the plan, but the noise will easily travel around it. The Planning Act states that all conditions must be enforceable and this one is not.

So the only way to ensure that the Public Nuisance risk is ameliorated is to reduce the hours, ideally to reflect those granted in the Planning Consent. The full western and eastern terraces need to have the same hours as the southern terrace.

### **3.Public Nuisance: northern terrace – Thames acoustics not taken into account**

The Applicants neglect to take into account the prolonging and extending effect of water acoustics that will spread the noise from the northern terracing back into the residential streets and along to the west and east, depending on the wind. For

example, busking at the Anchor Inn had to be stopped because their music was transmitted by the river to 185 residents on Clink Street. Noise also bounces along the river when it hits the large glass surfaces, ricocheting back and forth, sometimes quite explosively.

Because of the river setting, it is not only immediate neighbours who would be affected by party noise on Level 7. People in Clink Street and eastern Park St will also hear it.

#### **4. Public Nuisance: music before 11pm from the terraces Levels 0 and 7**

From the Level 7 terraces and on the ground floor, there is little or nothing to act as a physical barrier to noise transfer. The Level 7 terracing is bordered by simple, open metal bars, offering zero acoustic protection.

This Application is for amplified and unamplified live and recorded **music indoors**. However, this does not acknowledge the loophole that entertainment is not regulated till 11pm and so there are many hours when amplified music outdoors on Levels 0 or 7 (or breakout from inside) could cause Noise Nuisance to hundreds of residents, especially as this 'office' building is seeking to sell alcohol and entertainment in those outdoor spaces seven days a week and asks to be open 24 hours a day.

The Application also includes the possibility of music being played inside a tent (counting as indoors) – a set-up that offers almost no sound protection.

Therefore it is necessary to strengthen the protection and close the loophole by adding a specific condition that no music shall be played outdoors, whether in a tent or not, at any time, on levels 0 and 7.

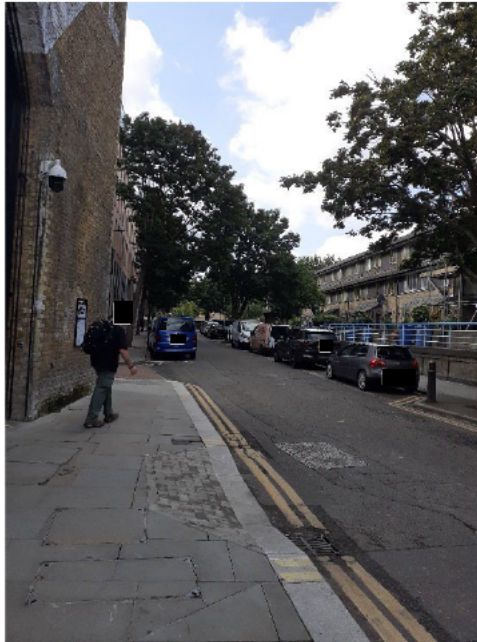
#### **5. Public Nuisance – noise of departing clients late at night; idling taxis; no dispersal plan**

The Premises, as we understand, will be leased to advertising agencies and be used to supply food and drink to employees and to clients. Doubtless the Applicants would/will state that their employees and clients are 'high end'. Our experience is the 'high end' drinkers can afford to consume more (especially on expense accounts) and that they tend to order more taxis and shout in louder, more entitled voices than those on smaller budgets.

Similarly, there will be an issue of taxis arriving late at night to collect the 'high end' patrons – or hovering with their engines idling (with consequent emissions as well as noise) in the hope of collecting patrons, with the associated nuisance of slamming taxi doors, taxis playing music with open windows and patrons shouting into their phones while looking for their Ubers or other rides.

Patrons departing late at night but seeking public transport are likely to walk past residential properties that line Southwark Bridge Road or Park Street, Clink Street, Stoney Street and Winchester Walk in order to reach London Bridge Station – in groups, with voices elevated by drink. Thoughtful and enforceable conditions could ameliorate this issue but at present none are offered.

Below are routes to London Bridge station for patrons, which are lined with residential properties and including the Lucy Brown House – sheltered housing.  
Below: Park Street (including Lucy Brown House)



Below: Clink Street (185 residents) in a narrow, canyon-like street that efficiently transmits the shouts of drinkers up to people's bedrooms



Below: Southwark Bridge Road, Anchor Terrace (29 apartments)



Any mention of a dispersal policy, written or otherwise, is missing from this current Application, and needs to be added – having been examined to make sure it is sufficient and enforceable.

#### **6. Public Nuisance – terraces on ground floor and level 7, drinking without food**

Then there is the issue of the use of the terraces for drinking, apparently without food – **the noisiest kind of drinking, leading to the noisiest departures.**

The ground floor area for drinking is unclear – again, we must ask: how much space is there for drinking? How many people can be accommodated in those spaces? Until this is clear, the level of potential Public Nuisance cannot be determined. We ask for conditions, listed below, to regulate the situation and mitigate these problems.

#### **7. Public Nuisance: hours of servicing**

In this Application, there appears to be no mention of restricting the servicing hours. All that is mentioned is that the waste must be placed out of doors 30 minutes before collection. That collection could be at 3am. As the Licensing Committee knows, the disposal of bottles at antisocial hours is, for example, one of the most upsetting disturbances faced by residents living in the vicinity of Licensed Premises.

As far as we understand, the Applicants are not the owners/lessors of the building. They are an events and catering company. There are layers of contracts, therefore, between the Applicants and the Planning Consent. We have to *hope* the Applicants' arrangements with the owners reflect the Planning Consent restrictions on servicing. But it is not safe to assume so, given the unknown arrangements. Servicing can be just as impactful in terms of Public Nuisance as departing drinkers especially as we have a problem with wildcat servicing at antisocial hours in this area. So these hours in this Premises Licence should also reflect the Planning Decision Notice in order to avoid Public Nuisance:

***any deliveries, loading and unloading to the development hereby consented shall take place only between the following hours:- 10:00hrs to 20:00hrs on***



**Mondays to Fridays;- 10:00hrs to 18:00hrs on Saturdays;- 10:00hrs to 16:00hrs on Sundays and Bank Holidays.**

Also to avoid Public Nuisance, it is absolutely essential that no bottling or external disposals are carried out beyond these times. Eight floors of drinking have the capacity to produce an enormous amount of noisy bottling waste and so protections are all the more important.

### **8. Public Nuisance: the outside area on the ground floor**

The outside area on Level 0 is extremely large and extremely close to residents. It cannot be contained in a single photograph. Below are a couple of images that take in some of the space: firstly, the terrace space around the main Park Street door, showing its proximity to residents.



Below is the western side of this open area. It is impossible to know how many drinkers will be accommodated here





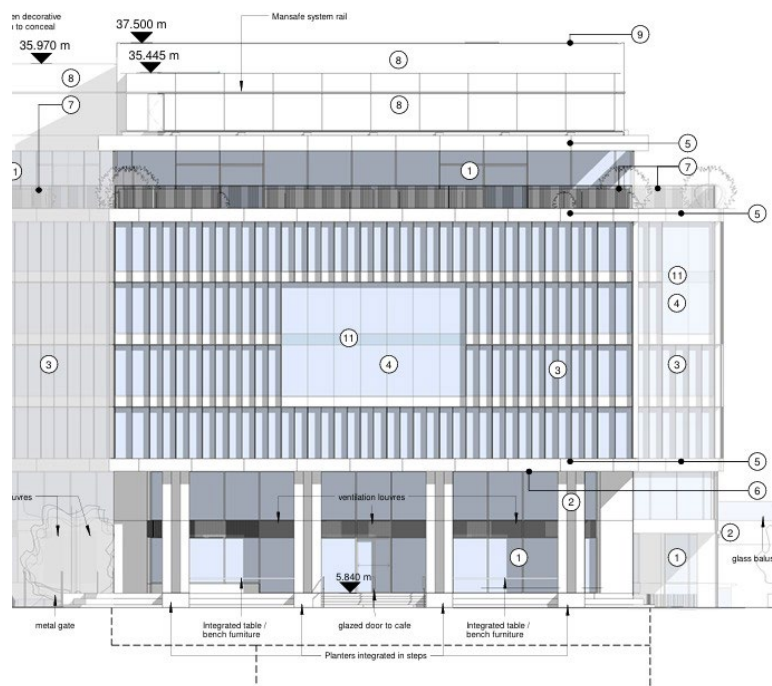
There is another area to east which is also included in the licensable area but it is not possible to photograph it as covered up at the moment and still a building site. The Planning Decision Notice also covers the Public Nuisance potential for this area, stating

**HOURS OF PUBLIC ACCESS: EAST COURTYARD The east courtyard (also known as the Pocket Park) shall remain open for use by members of the public between 08:00hrs and 20:00hrs on Mondays to Sundays (including Bank Holidays). Outside of these hours of public access, controlled access into the east courtyard shall be provided to employees of the office development**

Given the potential for Public Nuisance, we ask that these hours are incorporated into the Premises Licence. As the applicants intend to sell alcohol to clients for events, we ask that licensable activities in the courtyard/pocket park are restricted to 8.00 to 20.00

### **9. Public Nuisance: exits after 9pm**

People leaving Licensed Premises late at night tend to have voices elevated by talking above music or above the noise of other drinkers. Meanwhile, of course, drinking disinhibits and makes people louder. Once they have left a Premises, they often stand in knots talking before they move on. It would prolong the Public Nuisance impacts if the patrons of these Premises were to do that under all the residential homes in Park St and Southwark Bridge Road. We therefore ask that drinkers leaving the building after 9pm should use either the metal gates to the north east of the building or the doors shown on this riverside (north) elevation. The image below is the Consented elevation from the Planning Decision notice, showing the two areas for exiting with reduced impacts on residents – metal gate at left and steps centrally.



The Planning Decision allows that this café unit can be open till 23.00 - so its doors should be open for the departing drinkers to use. The gate (shown left) can be left open until 23.00, I believe. So drinkers can be directed out through that door too.

### **C. NO OFF SALES**

There can be no good reason why this Applicant needs to do off sales?

Bottles and cans taken off the Premises would only be consumed under residents' windows in the early hours. Given the known lack of bins in the area, the bottles and cups would end up, as usual, on the windowsills of residents or in their doorways. They are also left on the riverside where they often blow into the river. The photo below taken this month shows the riverside outside the proposed Premises on a Saturday morning.



We ask that no off sales be permitted.

### **D. POSSIBLE MITIGATIONS**

We prefer to negotiate in advance rather than waste officer and member time in long combative hearings. In the event that the Applicant would like conciliate pre-hearing with the residents, we have below suggested conditions to be appended to the Licence in order to uphold the Licensing Objectives. If an agreement could be reached, we would endorse a modified Licence Application, as we have done in the past with other Premises that sought and offered genuine consultation.

Another helpful thing would be to add **sound-dampening canopies to the Level 0 and Level 7** drinking spaces. We have recently written in support on an Application to do this at the Rake in Winchester Walk.

Also helpful would be **planting green screens** to block direct access to the terrace grates – another thing that was introduced at both Red Lion Court and Minerva House, after negotiation with us, to stop drinkers from leaning over parapets and directing their noise into the street – also to prevent them dropping things on the heads of people or ashing their cigarettes. Such screens are part of the developments at Red Lion Court, next door these Premises and at Minerva House.

### **E. PROVISIONAL CONDITIONS**

To ensure that this Licence upholds the Licensing Objectives, the following conditions would be necessary:

1. **Legible high resolution (so they can be enlarged for reading) Licensing Plans to be provided for all floors.**
2. **Licensing Plans of Level 0 and Level 7 outdoor space** to show number of covers, tables (indicative plan only, to establish numbers – furniture may move around)
3. **A cap on numbers to be set for each of eight floors indoor spaces.**
4. **A cap on numbers to be set for each of the Levels 0 and 7 outdoor drinking spaces.**
5. **No vertical drinking** to be permitted on Level 0 or Level 7 outdoor spaces at the western, southern and eastern sides.
6. Alcohol is to be provided only by **waiter/waitress service to tables** in the outdoor spaces on Levels 0 and 7
7. **No drinking without substantial food on the outdoor terraces.**
8. **No outdoor drinking to be allowed in the public realm** – footpaths, roads. DPS to ensure that patrons do not take their drinks off the Premises to smoke, for example.
9. All patrons are to be brought in from the outdoor terraces on Level 7 by 17.00 on the southern, western and eastern sides and by 8pm on Level 0 outdoor spaces.
10. **No cooking/barbecuing** to take place in the outdoor spaces on levels 0 and 7.
11. **No music – live, amplified or unamplified** – is to be allowed in the outdoor spaces on Levels 0 and 7. (See references to the Planning Officer's Report) at any time of the day or night. Tents or canopies shall **not** count as indoors.
12. **Windows to be kept closed if music or entertainment is taking place inside.**
13. **All windows and external doors shall be kept closed** after 20:00 hours, except for the immediate access and egress of persons.
14. **A smoking area** to be established and indicated in the Licensing Plan – this to be in a place where no noise will affect residents
15. No customers to be permitted to **smoke outside the Premises under residential windows**
16. **No noise – music or from customers - shall emanate from inside or outside the Premises** that gives rise to a nuisance at the nearest sensitive (residential) use.
17. **For events inside the premises, a sound system with a noise limiter to be imposed on each floor,** tested with an Environmental Health Officer to prevent music breakout from open windows or doors.
18. No private DJs to come in with **unregulated equipment** and no customers or staff to be permitted to use **own amplified music equipment.**
19. **No customers are permitted to queue** outside the Premises on the public realm.
20. **No tables or chairs or heaters** allowed on the public realm pavement

21. **Airlock door mechanisms** to be fitted to all external doors to avoid repeated slamming
22. **In the case of events, SIA officers** are to be employed to quieten departing drinkers and stop them lingering and to stop Ubers and taxis idling under residents' windows
23. **No suppliers to be given keys to avoid wildcat middle-of-the-night deliveries and bottle disposals.**
24. **No bottles to be moved from Premises to any outdoor-access bins where crashing bottles would disturb residents** between 21.00 and 8.00 weekdays or 20.00 and 9.00 Saturdays or 16.00 Saturday to 10.00 Sundays, as per the Decision Notice on the Planning Application 18/AP/2302
25. **No servicing or deliveries of catering supplies, waste and bottles outside the hours determined by the Planning Consent**
26. **No bottles or waste to be left outside overnight** unless in locked spaces; also to avoid wildcat disposals and fly tipping
27. **Cleaners of the terraces/outdoor spaces on Levels 0 and 7** are to come under staff supervision during the same hours reserved for other servicing, to stop noise and music breakout.
28. No noisy displacement of outdoor furniture before 8.00 or after 21.00.
29. **No sports-related events**, i.e. football match live screenings or block-bookings of the Premises by sports fans.
30. **There shall be no neon or dynamic lighting inside the Premises** that is visible from the outside, or in or from the outside spaces on Levels 0 and 7. All lights provided by the Premises shall not create a nuisance and will be **turned off when the Premises is closed via an automatic mechanism so there is no margin for human error**. No lighting in the blue spectrum that is damaging to fauna.
31. **No off sales of alcohol** to be allowed.
32. No plastic cups are to be used anywhere on the Premises. Bicarbonate to be used only if glass is not available.
33. **No Deliveroo or similar food delivery services** to be allowed.
34. **The pavement in the immediate vicinity** of the Premises shall keep free from waste and refuse emanating from the Premises.
35. **A written dispersal policy shall be made part of this Licence** and will include a taxi policy that will ensure that taxis are not hovering under residents' windows. This policy will be kept at the Premises with the Licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the dispersal policy.
36. **Clearly legible signage shall be displayed** at all patrons' exit in such a manner so that it can easily be seen and read by customers explaining that this is residential area and requesting that patrons leave the Premises in a quiet and orderly manner that is respectful to the neighbours.

**37. A direct telephone number** for the manager at the Premises shall be publicly available to nearby residents at all times the Premises is open (24 hours, according to the application). That number must be displayed where it is legible and accessible to residents. This must be a manned number at all times.

**38. All ventilation and extract systems** are designed and maintained so as to prevent noxious smells causing a nuisance to nearby properties.

**39. A cap to set on the number of events in each of the spaces annually.**

We remain open to discussing these matters with the applicant and have indeed reached out several times. But I need to lodge this second objection before the deadline falls, so I put it in now, hoping that there will be some kind of resolution in advance of a hearing.

[REDACTED]  
[REDACTED]  
Clink Street  
London [REDACTED]



**OP2**

From: Watson, David

Sent: Friday, July 26, 2024 1:05 PM

To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>; Chamberlain, Victor <Victor.Chamberlain@southwark.gov.uk>; Franklin, David

<David.Franklin@SOUTHWARK.GOV.UK>; Von Wiese, Irina

<Irina.VonWiese@southwark.gov.uk>; licensing@southwark.gov.uk

Subject: RE: New premises licence consultation WPP London Campus 3 Rose Court  
2 Southwark Bridge

Dear licensing team,

I wish to object to this license application.

Borough and Bankside ward is in a cumulative impact policy area because of the alcohol related crime and disorder statistics for the area, and the alcohol related hospital admissions data. Therefore, this application should be refused. The new premises would impact negatively on efforts to prevent crime and disorder, public nuisance and protect public safety.

Many thanks,

David

Councillor David Watson

Liberal Democrat Councillor for Borough & Bankside Ward

Twitter: @DavidWatsonLD

**OP3**

From: [REDACTED]

Sent: Sunday, August 18, 2024 10:46 AM

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

Subject: OBJECTION Licence 883677 1 Southwark Bridge Road

OBJECTION Licence 883677 1 Southwark Bridge Road

I wish to object above application on the grounds to prevent Public Nuisance.

And also wish to add my support to the detailed objection and conditions proposed by [REDACTED], including that after 9pm patrons should leave via the gates and doors on the river elevation.

[REDACTED]

[REDACTED] Clink Street  
London SE1 [REDACTED]

18 August 2024

**OP4**

From: [REDACTED]

Sent: Saturday, August 17, 2024 8:45 AM

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

Subject: OBJECTION to Licence 883677 1 Southwark Bridge Road

I wish to object on the grounds that this application will undermine the Licensing Objective of preventing Public Nuisance.

This is an office building. I do not understand why the applicants are asking for eight full floors of licensed space plus large outdoor spaces on Level 0 and 7.

In the outdoor spaces, there is little or no containment of noise. These terraces and open areas are just a few metres from residents particularly on the southern, western and eastern sides of the building.

I am aware that Planning and Licensing are fully separate. But both regimes seek to mitigate development that will cause Public Nuisance. The hours sought by the applicants significantly exceed those set – for the avoidance of Public Nuisance – in the Planning Decision Notice 21/AP/0599 for this building. Therefore I ask that the Level 7 terraces on the south, west and east should close at 17.00 and the open areas on Level 0 should be cleared by 20.00. With so many bottles potentially needing disposal, servicing specifically need to be restricted to outside antisocial hours to avoid Public Nuisance. There is no dispersal plan to mitigate potential Public Nuisance from large numbers of noisy patrons departing late at night through residential streets including Southwark Bridge Road, Park Street, Clink Street, Stoney Street and Winchester Walk, or calling taxis under residential homes.

I am disappointed that this application was submitted without consultation with the many nearby residents and that it contains insufficient conditions to protect against Public Nuisance.

I wish to add my support to the detailed objection and conditions proposed by [REDACTED], including that after 9pm patrons should leave via the gates and doors on the river elevation.

[REDACTED]

[REDACTED] Clink Street, SE1

18 August 2024

Sent from my iPhone

**OP5**

From: [REDACTED]  
Sent: Saturday, August 17, 2024 11:11 AM  
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>  
Subject: OBJECTION to Licence 883677 1 Southwark Bridge Road

Dear Licensing,

My family home is just under 300m from 1 Southwark Bridge Road.

We have [REDACTED] children and they will be adversely impacted by the fall out from this application.

If allowed this application will undermine the Licensing Objective of preventing Public Nuisance.

To be clear, 1 Southwark Bridge Road is an office building. What possible justification can there be for the applicants to request 8 floors of licensed space plus large outdoor spaces on Level 0 and 7 so close to the residential areas that surrounded it?

The residences were here long before the offices such as this one and the quiet that these offices presented was the reason why I chose to live where I do and raise my chicken here.

The applicant is well aware of all the people living on their doorstep and yet in the proposed outdoor spaces there is little or no containment of noise. My flat is to the East, along with 350 other people living off of clink street, but there are many more immediately to the South and West.

All residents who live next to 1 Southwark Bridge Road are aware that Planning and Licensing are distinct from one another but both regimes try to mitigate development that will cause Public Nuisance. As the Applicant is well aware, the hours desired by the applicants significantly exceed those set – for the avoidance of Public Nuisance – in the Planning Decision Notice 21/AP/0599 for this building. Consequently, we ask that the Level 7 terraces on the south, west and east should close at 17.00 and the open areas on Level 0 should be cleared by 20.00. The noise generated by the inevitable mountain of empty bottles needing disposal, needs to be restricted to outside antisocial hours to avoid Public Nuisance.

There is no dispersal plan to mitigate potential Public Nuisance from large numbers of noisy patrons departing late at night through residential streets including

Southwark Bridge Road, Park Street, Clink Street, Stoney Street and Winchester Walk, or calling taxis under residential homes.

I am disappointed that this application was submitted without consultation with the many nearby residents and that it contains insufficient conditions to protect against Public Nuisance.

I wish to add my support to the detailed objection and conditions proposed by [REDACTED], including that after 9pm patrons should leave via the gates and doors on the river elevation.

[REDACTED]  
[REDACTED] Montague Close  
SE1 [REDACTED]

17 August 2024



**OP6**

From: [REDACTED]  
Sent: Monday, August 19, 2024 9:10 PM  
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>  
Subject: OBJECTION to Licence 883677 (I Routhwark Bridge Road)

Dear Sir /Madam

I wish to object to this application on the grounds that it is not in accordance with the licencing objective of preventing Public Nuisance.

I am a resident of Clink Street, London SE1 [REDACTED].

There has been no consultation with residents in the area and the extended hours for these extensive outdoor terraces are likely to lead to ( possibly rowdy) people being dispersed through the nearby streets, including Clink Street. Approval of the application in its current form is likely to increase the existing problem of noise and disturbance caused by drinkers in the area.

I support the detailed comments in the objection submitted by [REDACTED] and, in particular, the suggested conditions which she proposes.

[REDACTED]  
[REDACTED]  
Clink Street  
London SE1 [REDACTED]  
19/08/24

**OP7**

From: [REDACTED]

Sent: Monday, August 19, 2024 12:14 PM

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

Subject: Objection to licence 883677 - 1 Southwark Bridge Road

Dear Sir / Madam,

I write in relation to the above licence application. I understand the address was previously misstated on the application and it has now been amended.

I live at [REDACTED] Anchor Terrace, [REDACTED], SE1 [REDACTED]. My flat is [REDACTED] across the road from the premises. I live with my wife and my [REDACTED] daughter, who is [REDACTED]

The licence concerns an office block. It is entirely unclear why it requires a licence for drinking on 8 floors. It will lead to antisocial behaviour and noise.

I also understand that there is a suggestion that exits from the building for drunken guests should be directly into Park Street. This is obviously unacceptable. Park Street is a residential street.

Please let me know details of any hearing for consideration of this licence.

Yours faithfully,

[REDACTED]

**OP8**

From: [REDACTED]

Sent: Sunday, August 18, 2024 10:17 AM

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

Subject: OBJECTION to Licence 883677 1 Southwark Bridge Road

OBJECTION to Licence 883677 1 Southwark Bridge Road

18 August 2024

I wish to object that this application will undermine the Licensing Objective of preventing Public Nuisance.

The grounds of objection are -

- This is an office building but the applicants are asking for eight full floors of licensed space plus large outdoor spaces on Level 0 and 7.
- There is little or no containment of noise on outdoor space. These terraces and open areas are just a few metres from residents on the southern, western and eastern sides of the building.
- Potential increase of public nuisance ie. bottle disposal, delivery & servicing will restrict traffic flow and large numbers of noisy patrons departing late at night where these problems already exist in this busy Borough area - Park Street, Clink Street, Stoney Street and Winchester Walk, or calling taxis under residential homes.

I wish to add my support to the detailed objection and conditions proposed by [REDACTED], including that after 9pm patrons should leave via the gates and doors on the river elevation.

[REDACTED]  
[REDACTED] Clink Street  
London SE1 [REDACTED]

**OP9**

From: [REDACTED]

Sent: Saturday, August 17, 2024 1:59 PM

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

Subject: OBJECTION to Licence 883677 1 Southwark Bridge Road

SUBJECT LINE: OBJECTION to Licence 883677 1 Southwark Bridge Road

We are very worried about the plans to turn the new office building into a party space especially the idea of outdoor space. The area is already very overcrowded and having more people using Clink Street on their way home will be a real problem from noise and density. This really could be a public nuisance.

Is it possible to restrict the hours on the terraces to close earlier?

I wish to add my support to the detailed objection and conditions proposed by [REDACTED], including that after 9pm patrons should leave via the gates and doors on the river elevation.

[REDACTED]  
[REDACTED]  
Clink Street  
London SE1 [REDACTED]

July 17th 2024

[REDACTED]

**OP10**

From: [REDACTED]  
Sent: Saturday, August 17, 2024 8:54 AM  
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>  
Cc: [REDACTED]  
Subject: Application 883677 OBJECTION

Dear Licensing Officers

OBJECTION to Licence 883677 1 Southwark Bridge Road

We wish to object to the above application on the grounds of potential Public Nuisance.

As the application relates to what is an office block it is difficult to understand the request for licensing on all floors of the whole building and not simply a small area.

If the license extends to outdoor spaces, there is a risk of noise and antisocial behaviour nuisance for local residents.

Whilst Planning and Licensing are separate departments of the Council, both of them seek to mitigate developments that will cause Public Nuisance. The hours sought by the applicants significantly exceed those set for the avoidance of Public Nuisance, in the Planning Decision Notice 21/AP/0599 for this building.

We ask that the Level 7 terraces on the south, west and east of the building should be required to close at 17.00h and that the open areas on Level 0 should be cleared by 20.00. With so many bottles potentially needing disposal, servicing specifically need to be restricted to outside antisocial hours to avoid Public Nuisance.

We have seen no dispersal plan to mitigate potential Public Nuisance from noisy patrons departing late at night through residential streets including Southwark Bridge Road, Park Street, Clink Street, Stoney Street and Winchester Walk. There is also a potential for disturbance for local residents if taxis are summoned to collect departing patrons that idle near residential homes.

This application was submitted without consultation with the many nearby residents and it contains insufficient conditions to protect against Public Nuisance. The area between Southwark Bridge Road and Borough High Street west to east and between the river and Southwark Street north to south is already oversaturated with licensed premises to the detriment of the many residents in that area. It must surely be the responsibility and duty of the Council to apply sufficient controls either by refusing

licenses or at least by applying effective restrictions to improve the quality of life for residents.

We wish to add our support to the detailed objection and conditions proposed by [REDACTED] a close neighbour of ours), including that after 9pm patrons should leave via the gates and doors on the river elevation.

Yours faithfully

[REDACTED] and [REDACTED]  
[REDACTED], [REDACTED] Clink Street, London SE1 [REDACTED]

**OP11**

From: [REDACTED]  
Sent: Monday, August 19, 2024 6:47 PM  
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>  
Subject: Re: Objections to two WPP licences

Hello, due to clarifications received in regards to this application, I hereby resubmit my objection.

Many thanks

[REDACTED]

(NOTE – attached to this representation was the representation from OP1)

On Tue, Jul 23, 2024 at 5:14 PM [REDACTED] wrote:

To:  
Licencing Department, Southwark Council  
160 Tooley St,  
London SE1 2QH

From:

[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED] Park Street, SE1 [REDACTED], London

Objections to two WPP licences:

- Ref: 883677 – WPP London Campus 3 Rose Court 2 Southwark Bridge, SE1 9HS
- Ref: WPP.2-1721 – WPP London Campus 3 Southwark Bridge, SE1 9GL

I wish to object to this application on the grounds of Public Nuisance.

The proposed premises are with a few metres of over a hundred residents including children.

At Old Theatre Court there are 43 flats and a similar number for Anchor Terrace and another 20 or so homes lie in front of the FT building in Park Street. The homes are in some cases less than ten feet from the proposed premises.

These new premises risk generating noise and other anti-social behaviour on the street and underneath our windows, particularly late at night.

Despite the fact that our homes are clearly visible from the premises, the applicant did not seek consultation with the residents nearby before putting in this application and no conditions are visible in this application that would protect the residents from Public Nuisance arising from these premises.



The premises, as we understand, will be leased to advertising agencies and be used to supply food and drink to employees and to clients. Doubtless the applicant would/will state that their employees and clients are 'high end'. Our experience is the 'high end' drinkers can afford to consume more (especially on expense accounts) and that they tend to order more taxis and shout into their phones in louder, more entitled voices than those on smaller budgets.

Similarly, there will be an issue of taxis arriving late at night to collect the patrons – or hovering with their engines idling (with consequent emissions as well as noise) in the hope of collecting patrons, with the associated nuisance of slamming taxi doors, taxis playing music with open windows and patrons shouting into their phones while looking for their Ubers or other rides.

Patrons departing late at night but seeking public transport are likely to walk past residential homes that line Park Street, Clink Street, Stoney Street and Winchester Walk in order to reach London Bridge Station – with voices elevated by drink.

Thoughtful and enforceable conditions could ameliorate this issue.

To ensure that this Licence upholds the Licensing Objectives, the following conditions would be necessary:

1. Licence plan to show number of covers, tables (indicative plan only, to establish numbers – furniture may move around).
2. A cap on numbers to be established, based on the seating plan.
3. No vertical drinking to be permitted.
4. Alcohol is to be provided only by waiter/waitress service to tables.
5. No drinking without substantial food, except while waiting to be seated for substantial food. A limited number of seats or amount of space to be provided for this and shown on Licensing Plan.
6. No outdoor drinking in the public realm – footpaths, roads.
7. If terraces are included in the Licensing Plan, then all customers are to be brought in from the terraces by 10pm.
8. A smoking area to be established where no noise will affect residents and shown on the Licensing Plan
9. No customers to be permitted to smoke outside the premises under residential windows
10. Customers shall not be allowed to leave the premises taking alcohol with them (if they go out to smoke).
11. No noise – music or from customers - shall emanate from the Premises that gives rise to a nuisance at the nearest sensitive (residential) use. Sound insulation to be provided according to the Southwark Technical Policy on Noise 2019. Music set with limiters to prevent any. Speakers facing inwards. No private DJs to come in with unregulated equipment and no customers or staff permitted to use own amplified music equipment.
12. No customers are permitted to queue outside the premises on the public realm.
13. No tables or chairs or heaters allowed on the public realm pavement

14. All windows and external doors shall be kept closed after 22:00 hours, except for the immediate access and egress of persons.
15. After 7pm, patrons are to exit from the building to Thames side (north) and none to Park Street side (north) or lateral sides.
16. Airlock door mechanisms to all doors to avoid repeated slamming
17. SIA officers are to be employed from 21.00 onwards Thursday to Saturday to quieten departing drinkers and stop them lingering and to stop Ubers and taxis idling under residents' windows
18. Sunday to have reduced hours, no earlier than 10am and no later than 10pm.
19. No suppliers to be given keys to avoid wildcat middle-of-the-night deliveries and bottle disposals.
20. No bottles to be moved from premises to any outdoor-access bin store after 20.00 and before 8.00.
21. No servicing or deliveries between 20.00 and 8.00, in conformity with Southwark Technical Policy on Noise 2019
22. No bottles or waste to be left outside overnight unless in locked spaces; also to avoid wildcat disposals and fly tipping
23. Cleaners to come under staff supervision to stop noise and music breakout. No noisy displacement of furniture before 7am
24. No sports-related events, i.e. football match live screenings or block-bookings of the premises by sports fans.
25. There shall be no neon or dynamic lighting inside the premises that is visible from the outside. All lights provided by the Premises shall not create a nuisance and will be turned off when the Premises is closed. No lighting in the blue spectrum that is damaging to fauna.
26. No off-sales of alcohol
27. No Deliveroo or similar food delivery services.
28. The pavement in the immediate vicinity of the premises shall keep free from waste and refuse emanating from the premises.
29. A written dispersal policy shall be made part of this licence and will include a taxi policy that will ensure that taxis are not hovering under residents windows. This policy will be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the dispersal policy.
30. Clearly legible signage shall be displayed at all patrons exit in such a manner so that it can easily be seen and read by customers explaining that this is residential area and requesting that patrons leave the premises in a quiet and orderly manner that is respectful to the neighbours.
31. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This must be a manned number at all times.
32. All ventilation and extract systems are designed and maintained so as to prevent noxious smells causing a nuisance to nearby properties.

33. Any future variations on the licence to be consulted in advance with the residents' group.

Naturally we would prefer to mediate this licence and we give permission for the Licensing solicitor of the applicants to contact the residents group in order to save time.

In the absence of any effective mediation, however, this objection stands and we shall need to negotiate in an eventual licensing hearing.

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED] Park Street  
SE1 [REDACTED], London



[REDACTED]

W: [REDACTED]

T: [REDACTED]



**OP13**

From: [REDACTED]  
Sent: Sunday, August 4, 2024 12:35 AM  
To: licencing@southwark.gov.uk <licencing@southwark.gov.uk>  
Subject: Objection to Licensing Application 883677 WPP Campus 3

I live in [REDACTED], [REDACTED] Southwark Bridge Road, SE1 [REDACTED] which is next to this building for which a licence is sought.

I object to this application on the grounds that the proximity of the building to my flat means that I will have a lot noise from this building should the licence go ahead, causing a nuisance. In particular, the operation of loud live music and loud drunk people spilling out into the streets late into the night and on the weekends. WPP is a company and this is a residential area, I do not see why they would need to play live music and serve alcohol in the first place, but more worryingly they are asking to do this from  
from 07h00 until midnight every single day and within 20 metres of Anchor Terrace, a residential building.

We have already seen nuisanced by the building as it is; and tonight WPP has had a large event at their building, just opposite the premises which are considered in this application, that spilled out into Southwark Bridge road that has been attended by multiple police vehicles and ambulances, cause a nuisance to us in Anchor Terrace. This confirms to me that they do not have adequate policies and controls to hold events, without disturbing neighbours.

[REDACTED]

Sent from Outlook for iOS

**OP14**

From: [REDACTED]

Sent: Sunday, August 18, 2024 5:04 PM

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

Cc: [REDACTED]

Subject: OBJECTION to Licence 883677 1 Southwark Bridge Road

Sir,

I live at [REDACTED] [REDACTED], Clink Street, London SE1 [REDACTED]. As you will be aware this is a street that is already subject to a considerable amount of public nuisance including late night noise disturbance and public urination, particularly at the Western end of the street closest to the premises for which a license is being sought. The application as presented, if granted, would inevitably undermine the Licensing Objective of preventing public nuisance. I am writing, therefore, to object to the granting of this license.

The grounds for my objection are that the hours sought exceed by a large margin those set, precisely to avoid public nuisance, by Planning Decision Notice 21/AP/0599 for this building. Clearly, it would be irrational to grant a license that would be in breach of planning conditions already established and raise questions as to the purpose of the applicant in asking for hours that would cause such a breach.

I note that this application was made without any effort to consult with local residents and offers insufficient conditions to prevent public nuisance, particularly in view of the already highly congested space on the Thames Path and the limited number of routes for access to and from the building to public transport.

I remain baffled as to why an office building should require such an extensive License covering all of its eight floors which raises further questions as to the purpose of the applicants.

I am aware of and support the representations made by [REDACTED] in relation to this application.

Yours sincerely,

[REDACTED]

August 18th2024

**OP15**

From: [REDACTED]  
Sent: Saturday, August 17, 2024 5:40 PM  
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>  
Cc: [REDACTED]  
Subject: OBJECTION to Licence 883677 1 Southwark Bridge Road

Dear Licensing Officer,

Please accept this email as an objection to the above application on the basis that it goes against the licensing objective of preventing public nuisance.

Our concerns are twofold:

1) Exterior terrace space with little or no containment of noise given direct line of sight to our property. See photo. Licensing hours requested for this space exceed those set in the Planning Decision Notice 21/AP/0599. We ask therefore that 5pm be the cut limit for this building when it comes to terrace licensing hours.

2). Crowd control: We already live in an area saturated to breaking point with people given the increase in fast food eateries/bars and restaurants in Borough Market and surrounding narrow streets, with numbers increasing year on year. We see no dispersal plan to mitigate additional potential public nuisance from large numbers of people attending events at this building and making their way back to London bridge Station via surrounding residential streets including Park Street, Clink Street, Stoney Street and Winchester Walk, the street over which we reside.

We wish to add our support therefore to the detailed objection and conditions proposed by [REDACTED], including that after 9pm patrons should leave via the gates and doors on the river elevation.

Regards,

[REDACTED] & [REDACTED]  
[REDACTED], SE1 [REDACTED]  
17 August 2024

**OP16**

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████████████████████  
████████████████████ Park Street  
████████████████████ London  
████████████████████ SE1 ██████████  
9 August 2024

The Licensing Officer  
London Borough of Southwark  
Licensing Service Hub 1  
3<sup>rd</sup> Floor  
160 Tooley Street  
London SE1 2QH

**Objection to Premises License Application WPP.2-1721 (WPP London Campus 3)**

Dear Sir / Madam,

Park Street, Porter Street and other nearby roads set back from the river and away from Borough Market have historically been quiet residential areas. The growth in number of licensed premises here has contributed to more unwanted noise late at night, littering, public urination, and increased traffic.

The licensee Green & Fortune Ltd appears to be the same as at adjacent WPP building Rose Court, 2 Southwark Bridge. Based on the event held there on 3 August 2024 (the "GRM Gala"), this applicant is an unsuitable licensee. The following occurred:

- installation of pop-up McDonald's on Park Street under Southwark Bridge from morning onwards with attached noisy generator
- dozens of vehicles parked blocking pavements, and obstructing surrounding roads on double yellows (parking tickets clearly not a deterrent); photos enclosed are a sample
- numerous chauffeured cars waiting in the area for many hours until very late evening
- at around midnight Southwark Bridge Road and Park Street extremely busy with attendees looking for taxis, with many vehicles also present. Police with flashing lights in attendance as area overwhelmed.
- many attendees very inebriated, some walking with open jeroboams of champagne

We shouldn't enable the further deterioration of this area with more alcohol licenses.

Yours faithfully

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**Enclosed: 7 photos taken on 3 August 2024**



