

Other person representations

OP1

██████████, Southwark, SE1 ██████████

12 August 2024.

Dear Sir/ madam,

I wish to object to licencing application: licence Number 883671 Arch 36, 883665 Arch 37, 883673 Arch 38 and 883672 Arch 39 on the grounds of

- prevention of public nuisance
- protection of children from harm
- prevention of crime and disorder
- protecting and improving public health.

The licencing application is for a railway arch unit with outside space on America Street.

The licence request includes:

Opening hours from 8am up to 1am

Sale of alcohol on and off premises, indoors and outdoors

Live and recorded music indoors.

The unit is located immediately adjacent to a block of residential flats on America Street and adjacent to other residential flats and housing in Union Street and Great Guildford Street – which are less than 100 yards away.

This unit together with the three adjacent units, if the licences are granted then live music and sales of alcohol indoors and outdoors until 1 am would adversely impact local residents. The noise and disturbance would continue well beyond the closing time of 1 am as people take time to disburse.

Public nuisance

This unit, together with the three adjacent units, on closing would lead to significant increase in urination and defecation in the streets as there are no public toilets facilities in the locality.

Moreover, noise from the unit and the adjacent three units, will create considerable noise – especially as they offer outdoor entertaining facilities. Noise carries considerably in evenings. As such, it would lead to sleep deprivation for local residents, both adults and children.

Sleep is vital for both physical and mental health. Lack of sleep disrupts many critical bodily functions leading to a host of health problems and significantly impacting overall well-being. Lack of sleep impacts physical health, such as: the immune system, cardiovascular health, mental health, and weight and physical performance. It also adversely impacts mental health, such as: cognitive function, emotional regulation, mental health and decision-making.

Hence, lack of sleep due to noise from this and its adjacent premises adversely impacting the physical and mental health of residents are a public nuisance. It is due to this that Heathrow airport is not allowed to have any schedule departures after 20:50.

Protection of children from harm

The impact on disruptive sleep for children also effects their physical health such as: growth and development, immune function, weight gain and obesity. Sleep deprivation adversely impacts children's physical performance: their cognitive and academic performance in terms of attention and concentration, memory and learning, and problem solving and creativity. Lack of sleep also impacts children's emotional and behavioural health such as mood regulation, behavioural problems, and risk of mental health

disorders. It also impacts their social development in terms of social interactions and communication skills.

Prevention of crime and disorder

Extended hours can lead to higher overall alcoholic consumption. More time to drink often correlates with higher levels of intoxication, which is strongly linked to violent behaviour assaults and public disorder.

Research shows that violent crime and public disorder often peak in the late night hours when people are leaving licenced premises. Late licencing extends these peak times, resulting in a longer period during which crime and disorder a likely to occur.

This unit together with the three adjacent units lead to a local hotspot. Areas with a high concentration of late night venues can become hotspots for crime and disorder. The clustering of such entertainment facilities can lead to increased competition, aggressive marketing (such as cheap drink offers) and a high density of intoxicated individuals in a small area.

Increase urination and defecation in the streets are also public disorder.

Conclusion: Protecting public health

This unit and its adjacent units would lead to their being a public nuisance, would not protect children from harm, and likely to increase crime and disorder. As such, individually and collectively, they would not be protecting public health.

Consequently, the licence application should be rejected.

Yours sincerely,



OP2

OBJECTION TO LICENSING APPLICATION Numbers:

licence Number: 883671 Arch 36, 883665 Arch 37, 883673 Arch 38 and 883672 Arch 39

██████████, SEI ██████ 7th August 2024
To whom it may concern

licence applications: The Arch Company Properties Ltd, Application for Premises Licence

We live in a property on the ██████ of ████████████████████. SEI ██████ and have windows that look onto America St, in fact these arches are around 20 feet away from our bedroom windows.

We are very worried about the prospect of noise that the grant of the above licence may have on our narrow street and our quality of life living here.

Since moving into our home █████ years ago we have already seen a substantial increase in noise to our flats from increased trains (which granted is public transport which we need) with the expansion of London Bridge station and an extra railway track outside the building, also we now have the bistro/restaurant Caravan directly opposite and the large music/bar venue Flat Iron Square very close and Brix on Great Guildford Street (around 100ft away) which is also creating substantial noise coupled with this we have seen a huge increase in student accommodation in the area which has also led to large groups of people creating noise in this narrow street. Having a late-night venue opposite will almost certainly add to the existing noise levels.

My Representations

I strongly feel that the proposed change of use from what was quiet commercial businesses into more late night refreshments restaurants in the area, will bring increased numbers of up to 500 people to/from our narrow street 7 days a week and up to lam is unlikely to be below an acceptable level on a residential street. i.e. taxis, crowds leaving on route to Borough & Southwark Tubes (that are 24hrs at weekends). With the venue Brix on Great Guildford Street, restrictions on the licence were imposed and some of which are not adhered to, I have reported this to Southwark Council a few times.

The proposed opening hours are unreasonable and with little mitigation for the nuisance this venue could cause. The only option to residents would be to complain via the noise police, which is time consuming and not designed for these types of venues that produce loud noise. I do not believe even with any restriction/measures placed on the licence this will stop any anti-social behaviour, once someone leaves the venue, the operators simply do not see it as their problem anymore. (as we have experienced with other licensed premises in the area), we simply have too many licenced premises in our area.

I realise we live in a central London location and there will always be noise, but the area still houses residential properties where people are entitled to live in peace in our homes

after 11pm. The idea of regular disturbances up to lam will I fear make our homes unliveable and have a serious impact on our health.

I would be grateful if you could acknowledge receipt of this application before the deadline.

[REDACTED], [REDACTED] . London. SE1 [REDACTED]
[REDACTED]
[REDACTED]

OP3

OBJECTION TO LICENSING APPLICATION NUMBERS:

- **License Number: 883671 Arch 36, 883665 Arch 37, 883673 Arch 38 and 883672 Arch 39**

██████████, SE1 ██████████

12th August 2024

To whom it may concern,

License Applications: The Arch Company Properties Ltd., Application for Premises License

I live in a property on the ████████th floor of ██████████ ██████████, ██████████ and have three bedrooms directly opposite the narrow America Street arches. I have been living here since February ████████.

These premises used to be a day-time only parking with an entrance on the opposite side of the railway tracks and therefore providing little nuisance or busy working hours causing little disruption to residents.

Over the last years we are concerned by the large amount of repurposing of existing premises to late night entertainment and alcohol premises, providing a noticeable increase in the levels of late night noise, traffic and general disruption from having an increased number of such venues in the immediate proximity of residential buildings. Examples of such venues near include Brix on Great Guilford Street (less than 100ft away), Flat Iron Square (street opposite) and Caravan Restaurant that provides outdoor sitting.

For ease, I am enclosing the picture from my bedroom window showcasing the near proximity of Arch 36, 37, 38 and 39 to where I need to sleep every night. We would note the spaces are already being advertised as "Bars" even though the license application has not been granted as of yet.



Figure 1 East Facing View from Bedroom of [REDACTED]



Figure 2 West facing view from Flat 17 bedroom of America Street

My Representations:

The proposed applications for Arches 36-39, will bring an increased number of people to a residential street that is not adequately equipped to mitigate noise levels, including taxis, venue entrance queues and increased foot traffic for a street in close proximity to 24/7h tube stations during the weekend such as Borough and Southwark.

We have already seen similar developments take place since the opening of Brix up the road in Great Guilford Street, including public urination in Keppel Row, vomit on the sidewalks and noisy disruption, which have not shown improvement after numerous complaints to the noise police and the Borough of Southwark.

An increase in the number of late night music and alcohol premises in our area is likely to further impact the quality of life of the residents of America Street with noise disturbances up to 1am very likely to have an impact on our health and should therefore not be granted for late night entertainment or alcohol.

I would be grateful if you could confirm receipt of this application before the deadline.

[Redacted signature block] E1 [Redacted]
// [Redacted]

OP4

16.08.2024

To Whom It May Concern,

We are writing to formally object to the licensing applications:

- **883665** Arch 37, 37 Arch, America Street, SE1 0NJ
- **883671** Arch 36, 36 Arch, America Street, SE1 0NJ
- **883672** Arch 39, 39 Arch, America Street, SE1 0NJ
- **883673** Arch 38, 38 Arch, America Street, SE1 0NJ

for the railway arch units 36 / 37 / 38 / 39 on America Street, which requests the following:

- Opening hours from 8am to 1am
- Sale of alcohol on and off premises, both indoors and outdoors
- Live and recorded music indoors

As tenants at [REDACTED], which includes a [REDACTED]-year-old baby, we emphasise our right to be heard as council tax payers. We would also like to point out that it is my understanding that residents at [REDACTED] were not notified of the original planning submission and thus did not have the opportunity to object. Could you please confirm if the appropriate notices were served?

Given the unit's proximity to residential flats on America Street, Union Street, and Great Guildford Street, which are less than 100 yards away, and considering the potential impact of this application, I raise the following concerns on the grounds of:

1. Prevention of Public Nuisance

Granting this license would result in significant public nuisance. The extended opening hours and the provision of alcohol and live music until 1am, combined with outdoor entertainment, would exacerbate noise levels and disturbances in the area. Such disturbances extend well beyond closing time as patrons disperse, leading to chronic noise pollution. Noise, especially in the evening, impairs the sleep quality of local residents, causing significant health issues. This would significantly diminish the quality of life for residents in the area.

Our concerns are heightened by the fact that our [REDACTED]-year-old's bedroom directly faces the arches. The potential noise from the licensed premises would severely disrupt our child's sleep, which is crucial for their development and well-being.

Additionally, the anti-social behaviour of urination in doorways, which I believe has already been reported to authorities, will likely worsen due to the lack of public lavatories in the area.

2. Protection of Children from Harm

Children are particularly vulnerable to the effects of noise-induced sleep deprivation. The potential increase in noise from this unit and its adjacent establishments would interfere with children's sleep patterns, impacting their physical health, growth, immune function, and cognitive development. This disruption poses a significant risk to their overall well-being and development.

3. Prevention of Crime and Disorder

Extended alcohol service hours are strongly correlated with increased alcohol consumption, which in turn heightens the risk of intoxication-related incidents. Intoxication is a major factor in violent behaviour, public disorder, and assaults. The clustering of multiple late-night venues can create a hotspot for criminal activity and

disorderly conduct. This unit, along with the adjacent units, could contribute to a concentration of such establishments, leading to increased crime and disorder in the area.

4. Protecting and Improving Public Health

Overall, the licensing of this unit would not contribute to protecting or improving public health. The combination of extended opening hours, alcohol sales, and live music would lead to a series of detrimental effects, including public nuisance, harm to children, and increased crime and disorder. The adverse impacts on the health and safety of local residents are considerable, making it imperative to reject the licensing application to safeguard community well-being.

5. Acoustic Impact

Finally, while the acoustic report was very clear, it does not consider the impact of the bars in the area, so it does nothing to demonstrate how the flats would be affected. This oversight is a serious concern that needs to be addressed.

Conclusion

In summary, the proposed licensing application for the railway arch units 36 / 37 / 38 / 39 on America Street poses significant risks in terms of public nuisance, harm to children, and potential increase in crime and disorder. Additionally, we request that any consent given explicitly prohibits any further extension of hours on a special license. These factors collectively undermine public health and safety. Therefore, we strongly urge the licensing authorities to reject this application in order to protect the quality of life for residents in the area.

Thank you for considering our objection.

Sincerely,

██████████ and ██████████

████████████████████

London SE1 ██████████

OP5

From: Watson, David <David.Watson@southwark.gov.uk>

Sent: Friday, July 26, 2024 1:07 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>; Regen, Licensing <Licensing.Regen@southwark.gov.uk>

Subject: RE: New premises licence consultation Arch 36, 37, 38 and 39 America Street

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

OP6

From: [REDACTED]

Sent: 16 August 2024 13:32

To: 'licensing@southwark.gov.uk' <licensing@southwark.gov.uk>

Subject: Objection to Licence Number: 883671 - Arch 36

Dear

Re: Licence Number: : 883671 Arch 36, 883665 Arch 37, 883673 Arch 38 and 883672 Arch 39

Address: [REDACTED] London SE1 [REDACTED]

I wish to submit an objection to the licence application above. I am a resident in [REDACTED] and my flat is directly opposite the America Street Arch developments. There has been considerable local development of licenced hospitality venues within our area which is causing considerable disruption. We feel the area is saturated with licenced venues. We are subject to direct noise from music, drinking on streets, increased direct disruption from customers (many are intoxicated) outside premises or increased noisy pedestrian traffic and increased car traffic. This can occur throughout the day and during evening often requiring windows to be closed to reduce noise pollution. Not infrequently we are troubled by disruptive behaviour which can feel threatening and intimidating including shouting, conflict, vomiting and urinating in the street. Many flats in America House directly face these Arch developments and would be exposed to the additional noise and disruption which is already excessive. This is a residential area and I feel it is important to protect those that live here from such developments as it significantly reduces quality of life. It is essential that a local communities are valued and their quality of life considered rather than continued expansion of licenced venues into residential areas.

Yours Sincerely

[REDACTED]

OP7

From: [REDACTED] resident and owner of:

[REDACTED]
[REDACTED]

London

SE1 [REDACTED]

I am writing to object to plans proposed for the new archway developments at America St:

Licence Number: 883671 - Arch 36

Licence Number: 883665 - Arch 37

Licence Number: 883673 - Arch 38

Licence Number: 883672 - Arch 39

I am a resident of [REDACTED] which is a residential building opposite these archways. I am concerned that allowing licenses and music to these developments would infringe on the life and well being of nearby residents, not only in my block but in apartments on Great Guildford Street, Union Street and surrounding areas. Already on a Friday and Saturday night there has been a noticeable increase in noise from revellers from Caravan and Brixit, which are located on Great Guildford Street adjacent to our residential building. There is also overspill and noise from nearby Flat Iron Square. If licenses are granted to all four developments, the council is in danger of providing a ready made 'pub crawl' for people, who let's be honest here, do not live in the area. Flat Iron is a destination venue where many people come from outside of the area and if this is extended to America St, you are in danger of providing the origin of a destination 'pub crawl' for people who have no vested interest in keeping the area safe, clean and enjoyable. It doesn't take much foresight to say that this will increase noise pollution, vandalism and violent crime.

When I first moved to this area over ten years ago, I did not expect it to be a quiet, peaceful location - I wouldn't have bought an apartment right opposite the rail tracks if that had been my goal. What I did not foresee was the increase in noise pollution from drunken revellers and loud music venues at times late into the night and early morning. I no longer feel safe to walk in my own neighbourhood at these times whereas ten years ago I did feel safe.

I have watched with interest the transformation of the arches opposite where I live and credit where it is due, the development looks so impressive compared to what it looked like before. I was excited to think that gyms, retail, cafes and restaurants could open there, but am now dismayed to see that the likelihood is that they will become a chain of pubs. Please take into consideration the lives and well-being of the people who live in this area.

Kind regards,

[REDACTED] owner and resident in [REDACTED], SE1 [REDACTED]

OP8

From: [REDACTED]
Sent: Saturday, August 17, 2024 9:00 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licence Number: 883671 - Arch 36 Licence Number: 883665 - Arch 37
Licence Number: 883673 - Arch 38 Licence Number: 883672 - Arch 39

Licence Number: 883671 - Arch 36
Licence Number: 883665 - Arch 37
Licence Number: 883673 - Arch 38
Licence Number: 883672 - Arch 39

I wish to make a representation in relation to the above applications.

I live in [REDACTED], [REDACTED] SE1 [REDACTED] and have bedroom windows facing America Street.

First, I would like to say that I am not totally opposed to the use of the arches as restaurants etc, however, I am concerned about the "off licence" aspect and the possibility of drinking spilling into America Street and/or alcohol being brought around into Keppel Row.

I am also very concerned about smoking in the street and increased use of Keppel Row by smokers. We currently have a problem with staff from CBRE and local restaurants who use Keppel Row to smoke on breaks, apparently because they are forbidden to smoke around their own entrances. I imagine that staff from the new premises might increase this problem. This is a particular nuisance (and health hazard) on rainy days when they gather under the awning of our entrance as this is the only shelter available from the rain.

Please can you reassure me that -

1. consideration will be given to mitigating the likely increased smoking in the local streets caused by these new premises - such as a dedicated sheltered smoking area in America Street itself?
2. there will be no outside drinking other than in the dedicated areas (as shown on the plans) belonging to each establishment?
3. there will be no sale of alcohol for consumption off the premises.
4. that the conditions attached to the final application (attached below) concerning delivery hours, recycling bottles, noise outside, apply to all 4 applications?
5. that all premises should have a direct, manned telephone number available to local residents which can be called in the event of any late night nuisance?

Many thanks for your help with this,

[REDACTED], SE1 [REDACTED]

OP9

12/08/2024

To Whom It May Concern,

I am writing to formally object to the licensing applications

[883665](#) Arch 37
37, Arch , America Street, SE1 0NJ

[883671](#) Arch 36
36 , Arch, America Street, SE1 0NJ

[883672](#) Arch 39
39, Arch , America Street, SE1 0NJ

[883673](#) Arch 38
38, Arch, America Street, SE1 0NJ

for the railway arch units 36 / 37/ 38 /39 on America Street, which requests the following:

- Opening hours from 8am to 1am
- Sale of alcohol on and off premises, both indoors and outdoors
- Live and recorded music indoors

Given the unit's proximity to residential flats on America Street, Union Street, and Great Guildford Street, which are less than 100 yards away, and considering the potential impact of this application, I raise the following concerns on the grounds of:

1. Prevention of Public Nuisance

Granting this license would result in significant public nuisance. The extended opening hours and the provision of alcohol and live music until 1am, combined with outdoor entertainment, would exacerbate noise levels and disturbances in the area. Such disturbances extend well beyond closing time as patrons disperse, leading to chronic noise pollution. Noise, especially in the evening, impairs the sleep quality of local residents, causing significant health issues. Chronic sleep deprivation adversely affects both physical and mental health, leading to impaired immune function, cardiovascular health, cognitive function, and emotional regulation. This would significantly diminish the quality of life for residents in the area.

Moreover, the absence of public toilet facilities nearby would likely result in increased urination and defecation in the streets, further contributing to the public nuisance.

2. Protection of Children from Harm

Children are particularly vulnerable to the effects of noise-induced sleep deprivation. The potential increase in noise from this unit and its adjacent establishments would interfere with children's sleep patterns, impacting their physical health, growth, immune

function, and cognitive development. Sleep deprivation in children can affect their attention, memory, learning abilities, mood regulation, and social skills. This disruption poses a significant risk to their overall well-being and development.

3. Prevention of Crime and Disorder

Extended alcohol service hours are strongly correlated with increased alcohol consumption, which in turn heightens the risk of intoxication-related incidents. Intoxication is a major factor in violent behavior, public disorder, and assaults. Research indicates that crime and disorder tend to peak during the late hours when patrons are exiting licensed premises. Additionally, the clustering of multiple late-night venues can create a hotspot for criminal activity and disorderly conduct. This unit, along with the adjacent units, could contribute to a concentration of such establishments, leading to increased competition, aggressive marketing tactics, and a higher density of intoxicated individuals, exacerbating crime and disorder in the area.

4. Protecting and Improving Public Health

Overall, the licensing of this unit would not contribute to protecting or improving public health. The combination of extended opening hours, alcohol sales, and live music would lead to a series of detrimental effects, including public nuisance, harm to children, and increased crime and disorder. The adverse impacts on health and safety of local residents are considerable, making it imperative to reject the licensing application to safeguard community well-being.

Conclusion

In summary, the proposed licensing application for the railway arch units 36 /37/ 38/ 39 on America Street poses significant risks in terms of public nuisance, harm to children, and potential increase in crime and disorder. These factors collectively undermine public health and safety. Therefore, I strongly urge the licensing authorities to reject this application in order to protect the quality of life for residents in the area.

Thank you for considering my objection.

Sincerely,

[Redacted Signature]

[Redacted Name]

[Redacted Address], London SE1 [Redacted]

OP10

From: [REDACTED]
Sent: Wednesday, August 7, 2024 10:26 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to Licences

Dear Sirs

I am an owner of an apartment at [REDACTED], [REDACTED] London SE1 [REDACTED] and I object to the following licence applications.

Licence Number: 883671 - Arch 36
Licence Number: 883665 - Arch 37
Licence Number: 883673 - Arch 38
Licence Number: 883672 - Arch 39

Given the impact this will add to the current considerable nuisance from hospitality venues in the vicinity, the grounds upon which I base my objection are the increase in noise, the unsocial hours, the increased traffic, both pedestrian and vehicular and safety.

It seems the increase in hospitality venues within close proximity to private residences is not considered from residents' perspective with more licences being added to those already granted. Some are just 20ft from bedroom windows and, as with Caravan previously, the noise into the early hours was a regular occurrence and impacted our quality of life.

I would refer you to One Night Records and Caravan, both venues breached licensing previously resulting in reports to your licensing team with One Night Records losing its licence for non compliance.

We are seriously concerned about the impact of our quiet enjoyment.

Yours faithfully

[REDACTED]

OP11

From: [REDACTED]
Sent: Sunday, August 18, 2024 6:46 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licence Objections

Hello, I live in [REDACTED] at [REDACTED], [REDACTED] and am concerned about the following licence applications which relate to the refurbished railway arches on America Street. The licence numbers are:

883671 for arch 36
883665 for arch 37
883673 for arch 38
883672 for arch 39

These licences appear to grant permission for licensed premises to operate from 8am to 1am daily with both inside and outside spaces.

Our apartments are in [REDACTED] which sits between [REDACTED] and [REDACTED] and means that one side of the building is directly opposite the railway arches concerned meaning our windows and balconies are no more than the width of America Street away from the premises involved which leaves them exposed to the noise of the facilities involved as well as the arrivals and (late) departures of potentially large numbers of people.

We already have premises such as Caravan and Brix on Great Guilford Street no more than a few feet from our front door as well as Bar D'ouro and the other premises in the Southwark Quarter. These premises mean there are already plenty of licensed entertainment options in our immediate vicinity without even needing to venture (slightly) further afield to Borough Market or Borough high street.

We already have to navigate hoards of drunks at night as well as vomit and trash generally associated with whatever has been happening at Brix the night before so it just doesn't seem necessary to have more late night licenses in our immediate area.

It doesn't seem like the council has taken any note of the requirements of residents and taxpayers in authorising these licences and it just seems completely logical that, if they are to be granted then there is no need to allow opening through to 0100 nightly when people no more than 20 feet away are trying to sleep.

If you have any comments regarding this objection please respond to this email address.

Thanks

[REDACTED]

OP12

From: [REDACTED]
Sent: Saturday, August 17, 2024 6:23 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: America Street proposed arches development - objection

Hello,

I am writing to you with regards to the following proposed development applications:

Licence Number: 883671 - Arch 36
Licence Number: 883665 - Arch 37
Licence Number: 883673 - Arch 38
Licence Number: 883672 - Arch 39

I am the co-owner of [REDACTED], [REDACTED], London, SE1 [REDACTED], which is adjacent to the proposed developments -

I object to the proposed development on the grounds of:

- safety - having a late night music and drinks venue in close proximity to residential space poses a considerable safety risk for residents
- noise - the proposed developments are adjacent to many of the bedrooms in America House, likely creating an intolerable noise disruption which will impact quality of life and wellbeing. Our flat is only one level up from ground level so we already put up with a lot of noise.

To be clear, I do not object per se to the development of the arches and their use for commercial purposes. My concerns centre around the fact that:

- the development is a late-night hospitality venue
- the proposed use includes service of drinks to midnight + and also the sale of drinks to be consumed off premises i.e., on the street outside our property
- there are no obvious noise restrictions or volume restrictions (in terms of number of people).

Kind regards,

[REDACTED]

OP13

From: [REDACTED]
Sent: Wednesday, August 7, 2024 10:14 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: America Street proposed arches development - objection

Dear Sir / Madam,

I am writing to you with regards to the following proposed development applications:

Licence Number: 883671 - Arch 36
Licence Number: 883665 - Arch 37
Licence Number: 883673 - Arch 38
Licence Number: 883672 - Arch 39

I am the owner of a residential property in [REDACTED] which is adjacent to the proposed developments.

My address is [REDACTED] London, SE1 [REDACTED]

I object to the proposed development on the grounds of:

- increased traffic - the proposed developments will invariably increase the level of traffic through a principally residential area
- safety - having a late night music and drinks venue in close proximity to residential space poses a considerable safety risk for residents
- noise - the proposed developments are adjacent to many of the bedrooms in America House, likely creating an intolerable noise disruption which will impact quality of life and wellbeing
- compound effect with other development - there are a number of hospitality venues in the area already, the addition of more will compound the effects created by the others (e.g. noise etc)

To be clear, I do not object per se to the development of the arches and their use for commercial purposes. My concerns centre around the fact that:

- the development is a late night hospitality venue
- the proposed use includes service of drinks to midnight + and also the sale of drinks to be consumed off premises
- there are no obvious noise restrictions or volume restrictions (in terms of number of people).

Kind regards,

[REDACTED]
Owner, [REDACTED] SE1 [REDACTED]

Sent from Outlook for iOS

OP14

From: [REDACTED]
Sent: Sunday, August 18, 2024 10:05 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to Licensing Application Due to Noise Concerns 883672 Arch 39

[REDACTED] SE1 [REDACTED]
18th August 2024

To whom it may concern

Objection to licensing application: The Arch Company Properties Ltd, Application for Premises Licence, Licence Number: 883672 Arch 39.

I have been living in a flat of [REDACTED] My living room window is on [REDACTED] and about ten meters away from the Arch 36-39.

I am writing to formally object to the above licensing application for due to the potential noise issues it may create in our community. As a resident in the vicinity of the proposed establishment, I am deeply concerned about the potential impact on the neighbourhood's peace and quiet.

The addition of a new establishment serving alcohol in our area raises valid concerns about increased noise levels, especially during the late hours of the evening. It is crucial to consider the potential disturbance this may pose to our community, particularly for households with young children, elderly residents, and those who work irregular hours and require undisturbed rest.

I respectfully urge the council to carefully assess this establishment's potential noise impact and consider implementing strict noise control measures as part of the licensing conditions. Upholding and protecting the quality of life for all residents, and mitigating potential noise disturbances is crucial in achieving this, is essential.

I request that the council take these concerns into consideration when reviewing the licensing application for Licence Number: 883672 Arch 39. Your attention to this matter is greatly appreciated.

Sincerely,

[REDACTED]
[REDACTED] London. SE1 [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]