

From: [REDACTED]
Sent: Friday, October 25, 2024 6:15 PM
To: Heron, Andrew <Andrew.Heron@southwark.gov.uk>; Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Re: FW: Objection to Premises Licence Number: 884161 and 884162

Objection to Premises Licence Arch 4 and Arch 5, Crucifix Lane, SE1 3JW
Licence Number: 884161 and 884162

Procedural lapse

The blue notices do not comply with the legislation as presently both notices are secured to the doors of Arch 5 when they should have been secured to respective arches. This amounts to misleading the public / residents that only one arch is being applied for. Therefore, **the consultation should be restarted following the correct procedure and guidelines**. Photos have been sent on 22nd October but the council does not seem to understand the basic requirement. The legislation is clear that the notices have to be displayed , see below

The Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005

25.(ii) in all cases, prominently at or on the premises to which the application relates where it can be conveniently read from the exterior of the premises and in the case of a premises covering an area of more than 50 metres square, a further notice in the same form and subject to the same requirements every fifty metres along the external perimeter of the premises abutting any highway.

Objection

In terms of objection, the hours of operation are far too excessive. The south side of crucifix lane is predominantly residential comprising 14 households. The other uses are 5 offices and 1 restaurant. I have been a resident [REDACTED] opposite to the application arches for more than 11 years and during that time suffered nuisance from the Underdog gallery and Jacks Club (Arch 4 was home to Jacks until 2015) who operated in the most inconsiderate manner. I do not want to be subject to the same nuisance again especially since my family has grown with [REDACTED] kids both

attending [REDACTED] school and my wife is a [REDACTED] who works late at night preparing for her [REDACTED]. I know of other neighbours with young kids.

The application is perfunctory and does not provide details of waste collection, highway management, sound attenuation measures as well as justification for such late hours.

We/all residents would want the hours of operation limited to 23:00 and music and sale of alcohol closed by 22.00 during weekdays. On weekends the arches can operate till 23:00 however music and alcohol sales need to stop by 22:30 to ensure peaceful living for residents.

The suggested conditions by the applicant are of minimum standard and does not take account of site-specific challenges/issues. I have summarised some additional conditions that are required to ensure the operator does not misuse the licence.

Additional Conditions

- Patrons permitted to temporarily leave and then re- enter the premises e.g. to smoke, shall not be permitted to take drinks or glass containers with them.
- Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
- Clearly legible notices shall be displayed at all exits from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.
- All waste is to be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
- No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 23.00 hours and 08.00 hours on the following day.

- A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
- Flashing or particularly bright lights on or outside the premises shall not cause a nuisance to nearby properties (save insofar as they are necessary for the prevention of crime)
- In order to minimise the amount of time any waste remains on the public highway in readiness for collection, the Licensee will ensure the timeframe within which it may expect its waste carrier to collect is adhered to.
- The Licensee shall instruct member of staff to make regular checks of the area immediately outside the premises and remove any litter, bottles and glasses emanating from the premises, when female only staff working, checks must be made during daylight hours, and one check first thing in the morning at 0800.
- The Licensee shall provide a safe receptacle for cigarette ends to be placed outside for the use of customers, such receptacle being carefully placed so as not to cause an obstruction or trip.
- A written dispersal policy shall be submitted to and be approved by the Licensing Service and the Environmental Protection Team. The written copy of the dispersal policy, shall be kept on the premises and be made available to police or other authorised officer upon request.
- The total capacity of the premises shall be limited to no more than 150 patrons at any one time in total, with the maximum of 50 patrons on the mezzanine at any one time.
- It is the responsibility of the Premises Licence Holder and/or its management to organise and hold quarterly meetings with the local residents about any special event, which is to take place at the premises, with the Council's Licensing Service also being invited to these meetings.
- The designated smoking area shall be limited to a specific external area in Shand Street indicated by signage and ground markings.
- The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of a Metropolitan Police Crime Prevention Officer. All public areas and each entry and exit points will be covered enabling frontal identification of every person entering in any light condition.

The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Recordings shall be made available immediately upon the request of Police or authorised officer.

- There shall be a staff member from the premises who is conversant with the operation of the CCTV system on the premises at all times when the premises are open to the public. This staff member must be able to show a Police or authorised council officer recent data or footage when requested.
- Alcohol shall only be served as an Ancillary to restaurant use. This premises shall not be operated as a club or bar.
- All instances of crime and disorder to be reported by the Designated Premises Supervisor or responsible member of staff to an agreed police contact point, as agreed with the police.
- All staff shall receive training on the legislation relating to the sales of alcohol to underage persons and drunken persons and shall have refresher training every 12 months. There shall be written records of such training which will be kept on the premises and produced to a police officer or other authorised officer upon request.
- The premises licence holder or designated premises supervisor to ensure that all management and staff who are not personal licence holders be fully trained and briefed on the four licensing objectives and challenge 25.
- No accumulation of combustible rubbish, dirt, surplus material or stored goods shall be permitted to remain in any part of the premises except in an appropriate place and of such quantities so as not to cause a nuisance, obstruction or other safety hazard.
- The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
- All emergency doors shall be maintained effectively self-closing and not held open other than by an approved device.
- There shall be no direct access from the street to any bar.
- No external seating, awnings or shades are permitted on public footpath.

- No queues are permitted in Shand street or Crucifix Lane.
- No live sports events shall be screened at the premises.

Regards

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████████████████████

OTHER PERSON B

From: [REDACTED]
Sent: Monday, October 28, 2024 12:47 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to Application for Premises Licence Numbers 884161 and 884162 Arch 4 and Arch 5, Crucifix Lane, London SE1 3JW
Importance: High

Dear Sirs,

I live [REDACTED] Arches 4 and 5, a few buildings away towards Bermondsey Street.

I strongly object to the Premises Licence application numbers 884161 and 884162 which are seeking a wide ranging and unfettered licence for an indeterminate number of people (no more than 5,000!), 7 days a week, for the longest hours starting from 8 am every day to closing hours ranging from 1am to 2am (Arch 5) and 12.30am to 1.30am (Arch 4).

The application shows a scandalous disregard for where the Arches are located nor any appreciation of its residents. This an area of some mixed use but Crucifix Lane has a significant number of residential units on its southern flank opposite the railway arches - terraced houses and flats including the flats on the White Grounds Estate. This and the need for extreme caution when granting licences in the Bermondsey Street, Tower Bridge Road and Arches triangle has been recognised by the Council in its Licensing Policy Document and as such at the very least only residential operating hours should apply to the Arches 4 and 5.

1 Late opening hours present a tremendous public nuisance to the residents that live around premises. There is a loud talking, laughter and shouting from patrons, often standing, smoking and drinking outside the premises all evening which is stressful for the residents. Many bedrooms face Crucifix Lane and allowing the premises to stay open till the early hours of the morning will mean that the residents are prevented from sleeping till well after closing time as the patrons do not clear for at least an hour after or walk a few feet away from the premises (so that the premises obligations are met) and then stand with their drinks talking shouting and causing major noise disturbance for a long time after.

2 Fights break out and often lead rowdy and disorderly behaviour.

3 The noise from additional traffic and cars and taxis occasioned by the late opening hours adds to the nuisance. We experience a constantly stream of cars and taxis, that block the road, blow horns and idle waiting to pick up passengers. Patrons also wait outside till the taxis arrive adding to the noise nuisance. Ubers and rented cars currently already stop and park on Crucifix Lane in anticipation of picking up patrons in the area.

4 The whole street is negatively impacted by the late opening hours and adds to the constant stream of drunken shouting and shrieking as people make their way along the street. Late night drinking encourages littering, broken glass and

rubbish on the street and we often have people urinating or vomiting on our doorstep. We as resident routinely must clean up outside our houses/ building

We are not new to late licensing and premises which allow live and recorded music which have caused extreme distress and disturbance for the residents. We have experienced this on Bermondsey Street and with the Underdog Gallery and Jacks Club on Crucifix Lane. With Jacks we have experienced first fights and violence to which even the police had to be called to control the affray. On a review the live music was removed from the Underdog Gallery Premises Licence as it was recognised that neither the sound nor the noise levels of people can be controlled when the premises are so close to the residential units, in this case some would be only some 10 metres.

It has been our first-hand experience that even with best dispersal policies (though most often these policies are limited to polite notices to leave quietly!!). The reality is very different from any ostensible assurances and limitations placed on the licence.

Additionally, the onus is shifted on the residents to prove disturbance and nuisance with calls to the Noise Team and delays in attendance because there increasingly more and more licensed premises in Southwark.

The noise has often moved on by the time they arrive and other than music we are repeatedly told that the noise of people and the general disruption and upset caused by them is not part of their remit.

Residents are left helpless to address this imposition on their lives.

The only way this can be resolved is to restrict the opening hours. The premises should not under any circumstances be open beyond 11pm.

5 The opening hours (particularly the ability to serve alcohol in the mornings must also be restricted. The premises must not be allowed to open before 11am and alcohol served only later in the day.

6 It is not enough that there is a dispersal policy and that it is available for display. The licensee must ensure that no patrons are allowed to stand and linger outside the premises once it is closed. It is our experience that patrons linger up to an hour after closing- drinking, smoking, waiting for taxis and making a noise long after the venue closes disturbing the residents.

The licence must provide that staff must ensure that no patrons should remain outside the premises 10 minutes after closing times.

7 No smoking should be allowed outside the premises as this leading to congregation of people and noise. Limiting numbers does not work and never enforced.

8 The opening hours and the licence to serve alcohol from 8am to closing time which is 2am on some days suggests that the premise would be able to function as a club/ dance venue/ night club/ music venue which is not appropriate for the residents of Crucifix Lane.

Their location is not suitable as a musical/ dance events venue for a large gathering of people. We re-iterate that there are families with very young children living on the street, some directly opposite, exposing them at such close quarters to excessive

consumption of alcohol and late-night revelry at close quarters is very bad for their physical and mental health.

We particularly object to the premises being given permission to hold live music indoors. Again we draw your attention to the difficulties with Underdog Gallery and the eventual withdrawal of the live music licence.

9 Food should not be permitted to be served outdoors particularly on Crucifix Lane which is a narrow road. The noise levels are greatly increased when this is permitted. There results in a loud steady drone of uncontrolled voices shouts laughter and noise.

10 It is also not acceptable that the premises be open 7 days a week. There should be at least one day a week which the residents who have lived on the street for some 20 years should be allowed to have one day off without the onslaught of noise, drinking, music and general noise and disturbance. The residents are surely entitled enjoy their homes and family life without a constant intrusion from the street, even on a Sunday.

This particularly as the licence is being sought to stay open at night.

11 The premises must not be allowed to sell alcohol OFF the premises as this encourages loitering and drinking on the street till the late hours and antisocial behaviour.

12 It is necessary when considering licences in residential areas that attention also be paid to the fact that increasingly people are working from home and spend more time in their homes both working and living in the same space. Allowing a premises selling alcohol to remain open for some 12-14 hours a day is damaging to our well-being and mental health.

Some of us are long standing residents from long before the area became a watering hole for tourists and out of towners. Due regard must be had that to the fact that we are entitled to a reasonable enjoyment of our homes without being constantly exposed to public nuisance and further exposing our children to activities that are inappropriate and cause them harm.

13 Over the last 10-15 years more and more premises have been given licences to operate and sell alcohol till late on Bermondsey Street, St Thomas Street, Tooley Street Druid Street and its surrounding areas. It has now reached saturation point and negatively impacted the area. What was once a unique atmospheric lively area which had retained its old Victorian character with a good mix of restaurants, bars and galleries has been destroyed by this over licensing. The area, at night particularly, transforms into a solely alcohol driven economy attracting a crowd intent on the unavoidable excesses and resulting in drunken anti-social behaviour, fouled streets.

The residents are bearing the brunt of these decisions.

The health and well-being of the residents must be protected and balanced with any other 'cultural' objectives that the Council wishes to pursue.

[REDACTED]

[REDACTED] [REDACTED]

[REDACTED] [REDACTED]

OTHER PERSON C

From: [REDACTED]
Sent: Monday, October 28, 2024 10:57 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Opposition to license applications 884161 and 884162

28 October 2024

Dear Southwark Council,

I strongly object to the absurd license applications 884161 and 884162.

I am the owner and habitant of [REDACTED] Permitting the license requested would represent a radical nuisance to my life at home, and a totally unacceptable disregard for the Council Licensing Plan which recognises the sensitivity around licenses considering the residential properties surrounding the arches.

The entrances to arches 4&5 are less than 10m from my bedroom window. Permitting the sale of alcohol and live entertainment/music until 00:30 every day (and 01:30 from Thursday?!!) will be inconceivably harmful to my physical and mental health. You must recognise that it is no exaggeration to suggest that attempting to sleep 10m from such a venue would be a near impossible feat during its operating hours. In my case, I work 6 days a week. At best, assuming an impossible immediate cease to disruption at closing time (1am (Monday-Thursday) and 2am (Friday-Sunday)), I would be left with 6 hours sleep on 4 of those days, and 5 hours on the other 2. Permitting this kind of license, every single day of the week, would render mine an impossible living situation. And I am not alone. Crucifix Lane is a predominantly residential road, home to multiple families with young children. The premises must be limited to a typical 11pm license like the many other successful pubs, bars, restaurants, and event spaces across London.

Having lived on Bermondsey Street before, I am acutely familiar with the kind of disruption that can be caused by late night/alcohol licenses. Drunkards loiter, shout, sing, urinate and vomit on front doors, long after the close of the premises that fostered them. Already I find cigarette butts, half empty plastic cups of beer, and general rubbish, strewn across Crucifix Lane as a consequence of the overspill from the revelry on Bermondsey Street. Every single day I have to commit time to cleaning their rubbish up. Considerable more noise and congestion would be created as Taxis stop to pick up the late-night spew of patrons – again something that is already a regular issue with traffic building up, and cars sounding their horns and idling on our doorsteps.

- *There shall be no admittance or re-admittance to the premises after (23.00) hours except for patrons permitted to temporarily leave the premises (e.g. to smoke, make a phone call).*

The plans have no designated smoking area. Are they intending to provide a smoking area? Surely not the street? Allowing patrons to stand outside on Crucifix Lane drinking, smoking, chatting and making phone calls until 1&2 in the morning is completely ridiculous.

- *Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.*
- *Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.*

I am in my 20s and have visited countless venues that employ similar attempts to limit the noise of patrons in the smoking area, and those spilling out after closing. They have little to no effect, especially after closing when readmittance is no concern.

Historically, Jacks and the Underdog were two late night live music venues that proved to be wholly inappropriate for Crucifix Lane and left as a consequence. I myself witnessed near weekly episodes of violence that would play out through the street. With children currently living in the Crucifix Lane houses, exposing them to such regular drinking, violence, and late night disruption is incredibly unfair.

With few other venues in the area open till so late, arches 4&5 will become a last resort location for late night revellers, only amplifying the disorder and nuisance.

Once again, I strongly object to the license applications. Please do not leave the residents of Crucifix Lane in such a difficult situation.

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OTHER PERSON D

From: [REDACTED]
Sent: Tuesday, October 22, 2024 6:25 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Application 884161 arch 5 Crucifix lane SE1 3JW

Dear Sir/Madam

I am writing to object to the above application for new premises on Crucifix lane.

The street is tiny and mostly residential. I cannot see how this is an appropriate location for this type of application, these arches are best served as office/retail or gallery space not nightlife venues.

There are already more than enough of this type of establishment in the area and it suffers a high level of noise and disruption as a result.

Previous licensed premises on the street led to a significant amount of disturbance, anti social behaviour and disruption to the immediate neighbourhood, particularly during evening hours.

Looking at this application I can see it seeks licensed hours to extend until 1:30am most of the week. I cannot see how this would not lead to significant disturbance of the little peace we receive outside of standard contrition/business hours.

Therefore please note my objection this application on the grounds of excessive licensed hours of operation.

Yours sincerely

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

OTHER PERSON E

From: [REDACTED]
Sent: Wednesday, October 23, 2024 11:25 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to Licensing Arch 4 and arch 5 Crucifix Lane

Date: 23/10/2024

For the attention of The Licensing Team and Regulatory Services

Dear sir/madam,

I am writing to you with an objection and concerns for the Premises License-application from The Arch Company Properties for Arch 4 and 5, Crucifix Lane.

I live [REDACTED] Arch 4/5. I have lived here for almost 10 years. Crucifix Lane is a residential street with a close community consisting of several families with schoolgoing-children, professionals and pets.

The current License application has greatly worried me and the neighbours alike. Especially the late night alcohol/live music/recorded music request. We already have issues with the overspill from the Bermondsey street-revellers and the Shard. Drunken disorderly behaviour outside our doors. Smoking, vomiting, loitering, leaving/smashing glasses on windows, properties vandalised, electric bikes left blocking entrances etc. Another great nuisance is the taxis standing idle, blocking the pavement and talking loudly on their speaker-phones late at night.

The great worry is that all this will escalate hugely with a late alcohol and live music-license right opposite us all. Especially the noise-pollution aspect. We've had big issues with the clubs that preceded in the premises. It would be a great shame to have to experience that again and disrupt family-lives.

Of course we want the beautiful arches to come alive and be used. But with something that would blend in and enhance the community surrounding Bermondsey street. The residential part. The heart and soul of Bermondsey Village.

Thank you for your consideration.

Kind regards,

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

RECEIVED

29 OCT 2024



THE LICENSING TEAM
REGULATORY SERVICES
3RD FLOOR HV8
1, PO BOX 64529
LONDON
SE1P 5LX

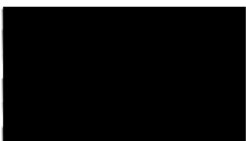
21ST OCT 2024

To Whome it may concern,

I would like to submit representation against the notice application to grant premises under section 17 of the licensing act 2003, applied for by The Arch Company Properties Ltd. for arch 5 Crucifix Lane, SE13 5W.

Crucifix Lane is a small residential street with several families, like my own, with young children. We already suffer anti social behaviour and noise pollution due to the late licences on Bermondsey Street that we live in close proximity to. The idea

idea of my family having to live with a late licence so very close with all the associated problems until so late into the night fills me with anxiety and dread. I can't believe that this is being considered for such a residential area. The litter, broken glass, alcohol and drug fuelled behaviour, loud live music and bare live beats so late would be catastrophic for me and my family and would stop me being able to raise my children in the street that they were born. I am looking to you to ~~support~~ apply a reformed approach to ensure that our community has businesses appropriate to our area, operating at reasonable times.

Additionally, I am not happy that, living  opposite, I received not a single letter about these plans. Instead I had to search

5. for a small, A4 notice on the window to know about these plans. There is also no note outside area 5 at all. Also I am only able to raise my concerns via a letter in 2024 - no email or website with further details is available.

I look forward to hearing back shortly to confirm receipt of this letter and to hear that any licence will not go beyond 11pm at the latest.

Yours faithfully,

[REDACTED]
([REDACTED] parent and long term resident of Crucifix Lane.)

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

28 October 2024

Southwark Council
160 Tooley Street
PO BOX 64529
London
SE1P 5LX

Dear Southwark Council Planning Committee,

Subject: Objection to Planning Application 884161 and 884162

I am writing to formally object to the planning application for the proposed bar / live music venue located at Arch 4 and 5, Crucifix lan. The proposed venue is [REDACTED] [REDACTED] [REDACTED]. While I appreciate the need for diverse social venues in our community, I have significant concerns about the potential impact of this establishment on the quality of life of local residents.

1. **Noise Pollution:** The introduction of a bar in this location will lead to increased noise levels, particularly during the late evening hours. I note the late closing times on weekdays of 00:30, allowing alcohol sale until this time. For the weekends, the closing time and sale of alcohol until 01:30 is listed, an extremely late proposal for a residential road. The closing time of 01:30 will be inevitably extended by the patrons who we are familiar with from Bermondsey street, who remain on the street far past closing time, intoxicatedly singing and yelling.

This is a residential area, and the associated noise from patrons, music, and outdoor activities could significantly disrupt the peace and quiet of our homes. Having lived near Bermondsey Street for 4 years, we are familiar with the screaming, fights (verbal and physical), and raucous caused by intoxicated individuals. Having accepted this noise on one side of our house upon our moving in, having the noise introduced on the only remaining quiet side of our flat would be detrimental to our rest and sleep, mental wellbeing of having a safe and quiet place to rest, and physically safe entrance to our house away from intoxicated patrons (as the proposed planning would be opposite our front door). We sometimes experience false calls on our flat intercom, and we fear that when the patrons of the proposed location pour out onto the street, they will continue to ring our bell in the early hours of the morning and cause fear and disruption.

It should be noted that living in a Grade II listed building, we have single glazed windows, providing no noise barrier to the outside and heavily disrupting our sleep where alcohol induced noise is generated far into the early hours of the morning. There is also two tunnels either side of our house, that where intoxicated patrons leave, the noise causes extreme echoing lasting the length of the tunnel.

2. Traffic Issues: Upon the late closing, the hailing of cars to Crucifix lane will cause an influx of cars to the road again increasing noise pollution, concerns as raised above.

3. Public Safety Concerns: Increased foot traffic and potential altercations, especially late at night, could create safety issues for residents. I am concerned about the implications for our community's security, particularly for those living alone or with families. I have witnessed many physical fights, or intoxicated individuals who are threatening at night leaving from Bermondsey Street.

I sincerely and profoundly urge and plea for the council to carefully consider these points and the potential ramifications of approving this application. I believe it is essential to prioritize the needs and the physical and mental well-being of the residents in our community who have chosen to live on a residential road,

Thank you for taking the time to consider my objections. I hope to see a decision that reflects the best interests of our neighbourhood.

Sincerely,

████████████████████

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
28 October 2024

Southwark Council
160 Tooley Street
PO BOX 64529
London
SE1P 5LX

Dear Southwark Council Planning Committee,

Subject: Objection to Planning Application 884161 and 884162

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[REDACTED] While I appreciate the need for diverse social venues in our community, I have significant concerns about the potential impact of this establishment on the quality of life of local residents.

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I sincerely and profoundly urge and plea for the council to carefully consider these points and the potential ramifications of approving this application. I believe it is essential to prioritize the needs and the physical and mental well-being of the residents in our community who have chosen to live on a residential road,

Thank you for taking the time to consider my objections. I hope to see a decision that reflects the best interests of our neighbourhood.

Sincerely,

A solid black rectangular box used to redact the signature of the author.

From: Shiva Ltd [REDACTED]
Sent: Tuesday, October 29, 2024 2:09 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>; Heron, Andrew <Andrew.Heron@southwark.gov.uk>
Subject: - Objection - Licence Numbers: 884161 and 884162

**Licensing sub-committee
London Borough of Southwark**

**- Objection –
Premises Licence Arch 4 and Arch 5, Crucifix Lane, SE1 3JW
Licence Numbers: 884161 and 884162**

Dear Sirs

I write on behalf of Shiva Ltd. to object to the terms of the licence applied for at Arches 4 & 5 Crucifix Lane by The Arch Co. Shiva owns 5 residential properties in Crucifix Lane: Flats [REDACTED]. Located [REDACTED] opposite the two arches concerned.

Firstly, I am concerned that the statutory notices for both arches are displayed only in Arch 5. Without looking very carefully at the notices nobody would know that there are two separate applications for two separate arches. So I expect to hear from you that any representations received by the Council in relation to the applications will be taken to apply to both arches. Unless this is confirmed you will be falling below the required standards of clarity for application notices, making the consultation legally invalid.

Secondly, I note that the applicant has claimed that the location of the arches is not a residential area. This is entirely wrong. Every building in Crucifix Lane bar two, Nos. 8 and 24, is wholly or partially in residential use. So in considering the applications the Council will need to treat the location as unambiguously residential.

Shiva's objection to the terms of the licences applied for is predominantly in relation to public nuisance, particularly to the residential occupiers of Crucifix Lane. Residents have in many cases been in the street for many years and those that have recall the extreme anti-social activities that have in the past taken place in the arches. These most notably include Jack's and Cable nightclubs and the Underdog Bar. All were late night operations that caused unacceptable noise and an anti-social behaviour into the early hours of the morning. The problems for residents were late night noise, drunken disturbances on the street, litter, broken glass and urine on their doorsteps.

The licence applications are in the broadest terms possible in the case of both range of licensed activities and operating hours. Such breadth on both counts is incompatible with the residential character of Crucifix Lane.

It is notable that the drawings presented in the applications do not correctly identify the floor areas and configurations of the arches. It is also clear that the licence applications are not for any actual operator but purely speculative on the part of the

Arch Co. to offer an additional attraction to prospective tenants who will always be pleased to know that there is already an existing licence in place in the premises.

However, granting a licence to premises without there being any details available to neighbours of the kind of operators who will take on leases on the arches makes it impossible to properly consider the exceptional hours and the exceptionally wide range of licenced activities proposed. Any such extended hours and broad classes of activities should not be included in any initial licence granted. Once a new tenant is in place, with a specific business to bring in, extended hours and additional activities can be considered in a meaningful, informed consultation with the local community.

Any licence granted prior to the local residents being made aware of the operator and its specific intended licensable activities should be limited to a 'baseline' licence for standard restaurant use. i.e alcohol sales for consumption on the premises only, limited to standard operating hours such as midday to 23:00 on Monday to Saturday and 22:30 on Sunday.

In summary our primary concerns include but are not limited to:

- Noise nuisance
- Increase in Antisocial behaviour
- Damage to our historic buildings
- Harmful Environmental impact

Regards

[Redacted signature]

Shiva Ltd

[Redacted contact information]

Southwark Licensing Committee

24th October 2024

Dear Members of the Licensing Committee

**Objection to Premises License Application 884161
Arch 5 Crucifix Lane, SE1 3JW**

I am writing on behalf of United St Saviour's to object to the licence application for the above address on the following grounds:

prevention of crime and disorder
prevention of public nuisance
public safety
protection of children from harm

United St Saviour's owns and occupies the property directly opposite the applicant's premises. We occupy the 2nd floor office. There are 4 tenanted residences occupying the fourth, fifth and sixth floors. Crucifix Lane is a residential street, including families with young children.

The principle objection is the proposed closing times of 00.30 Sun-Wed and 01.30 Thur-Sat. This is a large premises and there will be large numbers of customers spilling out onto the street at all times. This will cause public nuisance and create disorder. We ask you to impose closing times of 23.00 Sun-Sat.

This licence application is only from the freeholder (Arch Co), and the eventual occupier will apply for a shadow licence in due course. We expect the Council to recognize this and apply their standard policy conditions around Shadow licences.

Furthermore, we would like the Council to consider imposing the following licensing conditions, which have been recently applied in local locations. These conditions have been adapted from other consented applications the council has issued in similar locations in Park St and Stoney St (example is licence 877483)

- That customers shall not be permitted to drink alcohol in Crucifix Lane or Shand St or to remove open vessels of alcohol from the premises
- That no external tables and chairs are ever to be permitted on external pavements

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- That customers and staff are not permitted to smoke/vape/congregate outside their unit after 22.00 hours, and at anytime on the opposite pavement (below the residential premises) on Crucifix Lane. Security staff should be employed to actively monitor and supervise this.
- That no loudspeakers shall be positioned externally, or in a place/direction that causes a noise nuisance to residents
- A sound limiting device shall be installed, set and maintained, to control maximum levels of amplified sound inside the premises so as to ensure entertainment noise from the premises does not cause a public nuisance in the vicinity of the premises, and in particular is not audible inside any nearby noise sensitive premises. • All audio and musical equipment used in the premises, permitted under the Licensing Act 2003 or the Live Music Act 2012, shall be played through the installed sound limiting device. • • Any additional amplification equipment imported on to the premises by third parties, permitted under the Licensing Act 2003 or the Live Music Act 2012, shall be connected to and use the installed sound limited device/circuit
- That taxis/cabs and cars providing journeys home for customers shall be given clear instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the licensed premises, not to obstruct the highway and not to raise their voices in a manner that disturbs residents.
- That no customers shall be permitted to queue on the public highway.
- That no live sports events shall be screened at the premises.
- The premises shall be adequately mechanically ventilated and comfort cooled to allow doors and windows to remain closed during licensed entertainment.
- That the operational management plan includes: The licensee and future shadow licensee shall employ a taxi marshal or marshals in accordance with a written risk assessment. The marshalls shall ensure customers and their vehicles comply with the Red Route and Bus Stand restrictions on Crucifix Lane.
- That the operational management plan includes: There shall be a designated taxi drop off point at Shand St for customers of the units in Stoney Street and Park Street
- That toilets within the premises must remain open until the last customer has left the premises.
- That the operational management plan includes: Security shall assist in encouraging customers and buskers creating a nuisance on the immediate periphery to move on.
- That the operational management plans includes: The Arch Co must deploy sufficient SIA's and/or street marshalls, in accordance with a risk assessment, to ensure that customers using the licensed premises do not create a nuisance to nearby residents.

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- That save for immediate access and egress, the doors on Crucifix shall be kept closed after 21:00. At all other times the licence holder must risk assess the need to close the doors so as to avoid noise nuisance to nearby residents.
- Clearly legible notices shall be displayed at all exits from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.
- A dedicated telephone number for the Designated Premises Supervisor or the duty manager shall be maintained for use by any person who may wish to make a complaint.

Yours sincerely



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