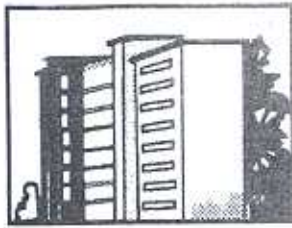


APPENDIX B



APPLEGARTH HOUSE CO-OPERATIVE LTD

159a Applegarth House Nelson Square Gardens London SE1 0QA
Telephone & Facsimile: 020 7620 1699

VAT No: 6078894945

RECEIVED

06 APR 2009

Ms Rosemary Ave
Southwark Council Licensing Unit
Environmental Health & Trading Standards
Chaplin Centre
Thurlow Street
London SE17 2DG

3rd April 2009

Dear Ms Awe

RE: Premises License Application – Local Express, Unit 2 202 - 206 Union Street, SE1 0LH

I am writing on behalf of the management committee of Applegarth House TMC to strongly oppose the application to sell alcohol 24hrs a day at the above premises. Some of our reasons are listed below:

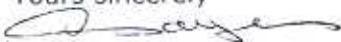
Public Nuisance:

1. These premises are directly next to Nelson Square Gardens and the Rochester estates which has considerable problems already with street drinkers and excessive noise on Union Street.
2. We object to alcohol being sold 24hrs a day in a vulnerable area where we have had considerable problems from drinking and drug taking from people living in hostels and temporary residencies such as the hotel next door.
3. We are concerned that drinkers will cross the road and congregate in Nelson Square's Park and our gardens at the back of Applegarth House. This we feel will lead to problems with anti-social behavior (**People Urinating in the Street, Litter, Fighting & Noise Nuisance**).
4. Our Co-operative was granted a cleaner greener safer grant to landscape part of our gardens at the back of Applegarth House, this is now complete. This project is for the residents to be able to sit out and enjoy the fresh air with our families. There is a rose garden in Nelson Square but many of our residents are not well enough due to disabilities or are too afraid to go and sit in there. Lambeth council have stopped people dinking in the streets. This has already encouraged drinkers to congregate in Nelson Square gardens. With another shop selling alcohol 24 hours a day this situation can only get worse.

Crime and disorder and public safety:

5. The thoroughfare is already very busy in the summer for nightclub users walking back to the stations. It is also close to the garages for the Tri-Shaw drivers. More alcohol, road users and young people is not a happy mix and I am sure will lead to trouble.
6. Passing drivers will be encouraged to park outside the shop to purchase alcohol. This will lead to access problems for the residents as it is opposite the only vehicle entrance to the Square and could lead to problems for emergency vehicles even if they park for a short term.
7. Dog owners from our block exercising there pets already have to negotiate sick, broken bottles and other rubbish left by passers-by this is also very dangerous and a health hazard to everyone especially children.

Yours sincerely


Maria Sayers Estate Manager

From: Awe, Rosemary
Sent: 06 April 2009 08:30
To: Regen, Licensing
Subject: FW: Premises License Application - Local Express, Unit 2, 202-206 Union Street, London SE1 0LH

another one

From: Vidal Sancho [mailto:]
Sent: 04 April 2009 23:45
To: Awe, Rosemary
Subject: Premises License Application - Local Express, Unit 2, 202-206 Union Street, London SE1 0LH

Dear Rosemary Awe,

Regarding the 24h License Application at Local Express on Unit 2, 202-206 Union Street, London SE1 0LH, I would like to oppose this application based on the following grounds:

There are already two Off-Licences on The Cut, one at the Costcutter supermarket very close to Blackfriars Road which is about two-minute walk from 202-206 Union Street. Therefore, I do not think another Off-License is required in the area. A new Off-License will attract more drunks and beggars into the area, specially into the benches and gardens of Nelson Square. This will have a negative impact on public nuisance, crime and disorder, protection of children from harm and public safety.

Yours sincerely,

Vidal Sancho
Applegarth House
Nelson Square
London SE1 0PZ

¿Sabías que el mejor amigo de Hotmail es Messenger? ¡Conoce las razones!

Original Message

From: Awe, Rosemary
Sent: 06 April 2009 08:29
To: Regen, Licensing
Subject: FW: Local Express, Unit 2, 202-206 Union Street, London SE1

Can you please log this as an objection for the above mentioned premises

From: Liz Justice [mailto:]
Sent: 03 April 2009 18:53
To: Awe, Rosemary
Subject: RE: Local Express, Unit 2, 202-206 Union Street, London SE1

Good afternoon,

I would like to make the following objections to the Licence application by Local Express, Unit 2, 202-206 Union Street, London SE1 which I understand I have to make in writing and I trust you will accept by email as I do not have an accessible printer.

1. I object to any 24/7 alcohol premises in a vulnerable area where we have had considerable problems from drinking and drug taking from people living in hostels and temporary residencies such as the hotel next door. These premises are directly next to Nelson Square Gardens and the Rochester estates which have considerable problems with street drinkers and excessive noise on Union Street.
2. These premises are already opposite a public house and I am concerned that drinkers will simply go across and sit in the accesible gardens in the early hours or go into Nelson Square's Park where we have had many problems in the past. This is already designated a no drinking zone but drunk people will not care about that. The high rise developments like Palestra have turned the area into an echo chamber at night and this potentially disturbs up to 1,000 people. Few people ring the police in this area but we have had residents screaming, a bloke tackling someone with a machete and fights, which is extremely upsetting for some of our elderly and vulnerable residents.
3. At night drivers will be able to park outside to get their alcohol and this will lead to access problems for the residents as it is opposite the only vehicle entrance to the Square and this may lead to problems for emergency vehicles even if the parking is only for a short term.
4. The throughfare is already very busy in the Summer from nightclub users walking back to Southwark tube station or Waterloo. It is also close to the garages for the Tri-shaw drivers. More alcohol, road users and young people is not a happy mix and I know will lead to trouble.
5. Every day I walk my dog I have to negotiate sick, broken bottles and other rubbish left by passers-by. If the decision to allow 24/7 alcohol sales is made can I ask that it does not include glass bottles where there is a further risk of injury to children and pets.

Mr L & Mrs L Landucci
47 Applegarth House, Nelson Square, London, SE1 0PZ

Ms Rosemary Ave
Southwark Council Licensing Unit
Environmental Health & Trading Standards
Chaplin Centre
Thurlow Street
London SE17 2DG

RECEIVED

09 APR 2009

3rd April 2009

Dear Ms Awe

RE: Premises License Application – Local Express, Unit 2 202 - 206 Union Street, SE1 0LH

I have just been informed that the above premises have submitted another 24hr license application. I am writing once again to oppose this application on the following grounds.

Public Nuisance:

1. These premises are directly next to Nelson Square Gardens and the Rochester estates which has considerable problems already with street drinkers and excessive noise on Union Street.
2. I object to alcohol being sold 24hrs a day in a vulnerable area where we have had considerable problems from drinking and drug taking from people living in hostels and temporary residencies such as the hotel next door.
3. I am concerned that drinkers will cross the road and congregate in Nelson Square's Park and our gardens at the back of Applegarth House. I feel it will lead to problems with anti-social behavior (**People Urinating in the Street, Litter, Fighting & Noise Nuisance**).
4. Our Co-operative was granted a cleaner greener safer grant to landscape part of our gardens at the back of Applegarth House this is now complete. This project is for our residents to be able to sit out and enjoy the fresh air with our families. There is a rose garden in Nelson Square but many of us are not well enough or are too afraid to go and sit in there. This is because there always seems to be drinkers around since they have been stopped from drinking in the street in the Lambeth area which is just the other side of Blackfriars Road.

Crime and disorder and public safety

5. The thoroughfare is already very busy in the summer for nightclub users walking back to Southwark tube station or Waterloo. It is also close to the garages for the Tri-Shaw drivers. More alcohol, road users and young people is not a happy mix and I am sure will lead to trouble.
6. At night drivers will be encouraged to park outside the shop to purchase alcohol and this will lead to access problems for the residents as it is opposite the only vehicle entrance to the Square and could lead to problems for emergency vehicles even if the parking is only for a short term.
7. Dog owners from our block exercising there pets already have to negotiate sick, broken bottles and other rubbish left by passers-by. If the decision to allow 24/7 alcohol sales is made can I ask that it does not include glass bottles where there is a further risk of injury to children and pets.

I look forward to your reply

Yours sincerely



RECEIVED

17 APR 2009

Maxine Walker
Rowland Hill House
Nelson Square
London SE1 0LU

The Licensing Service
C/O Southwark Environmental Health and Trading Standards
The Chaplin Centre
Thurlow Street
London, SE17 2DG

10 April 2009

Re :Licence application -829503 Local Express, Union Street, London SE1

I wish to oppose the application for a 24 hour alcohol licence and indeed any licence for these premises for the following reasons:

Union Street/Blackfriars road is an area in which alcohol related problems have been the source of deep local disquiet. Large meetings in November 08 and March 09, involving many local tenants associations, were held to discuss this problem with relevant agencies. At this meeting it was clear that major problems are being caused by local street drinkers and by rowdy behaviour by those who are drunk at night.

It was also pointed out that we have a very high concentration of local agencies and hostels dealing with those with substance abuse problems. There are already a large number of premises selling alcohol in the vicinity including two a little further up the Cut and a pub directly opposite the premises in question. At an earlier mediation meeting on the applicants previous application, they stated that their customers in the early hours and through the night would be residents from the Travelodge hotel, which is next to them. However, I note that Travelodge has its own 24 hour licence for residents.

The area almost opposite the premises contains four blocks of flats and high numbers of children and young people. The flats also house people who have or are recovering from mental health (and substance-abuse issues). Additionally, as a resident in Union street (almost opposite these premises) I would add:

Up to 2 and 3am there is rowdy behaviour (screaming, singing, shouting etc) by drunken people in Union Street presumably returning from clubs in the area. This new premises licence would give them yet another place to buy alcohol.

The area behind Union Street is Nelson Square. Another alcohol outlet would further encourage drinkers to buy their drink there and drink it in the Square. The Square contains a children's playground and is the only green space for locals and local workers.

Those purchasing alcohol at night are most likely to cross the road and drink it in the grounds of our flats (Rowland Hill House). On the ground floor of Rowland Hill House there are several elderly and disabled people who would be greatly disturbed by this.

There are also likely to be disturbances in and around the shop by drunken people whether sold or refused alcohol.

There would be problems of noise, litter and the general seediness that a 24 hour licensed premises brings with it.

In short, my objections are that:

- Such a licence would present real and continuing problems for local people in terms of rowdy behaviour and would have a severe impact on Rowland Hill House.
- It would endanger public safety by allowing already drunk people to buy more alcohol at night.
- It would potentially threaten the safety of local children as it could lead to Nelson Square becoming an area for the local street drinkers. This applies to any licensing hours for this premises as street drinkers congregate during the day. (This is further emphasized by the fact that Lambeth has enforced its no drinking zone and pushed the street drinkers into the Southwark side of the area).
- It will add to the noise, litter and disturbance in the local area which is caused by the over-availability of drink.

Yours faithfully



Maxine Walker
Chair Nelson Square Community Association

From: Awe, Rosemary
Sent: 21 April 2009 09:51
To: Regen, Licensing
Subject: FW: Local Express, Unit 2, 202-206 Union Street, London SE1

pls log as a representation

From: Cathy Bowman [mailto:cathy@banksideresidentsforum.org]
Sent: 06 April 2009 16:36
To: Awe, Rosemary
Cc: Noakes, David; Leigh Hatts (E-mail)
Subject: RE: Local Express, Unit 2, 202-206 Union Street, London SE1

Dear Ms Awe,

The Bankside Residents' Forum (BRF) wishes to object to the above named licensing application. BRF objects to the sale of alcohol from said premises on a 24hr basis for the following reasons:

1. Allowing the sale of alcohol on a 24 hour basis will be likely to cause nuisance to local residents, specifically those living in nearby Nelson Square and the Rochester Estate.
2. Selling alcohol 24 hrs per day will be likely to lead to an increase of crime and disorder in the local area: it will encourage the congregation of those habitual street drinkers who have been displaced from the alcohol exclusion zone in nearby Waterloo/Cut.

Finally, BRF would like to nominate either of Cllrs Adele Morris or David Noakes to speak on our behalf at the Licensing meeting that determines this application.

Yours Sincerely,

Catherine Bowman

Catherine Bowman
Coordinator
Bankside Residents' Forum
The Community Space
18 Great Guildford Street
London SE1 0FD

T 020 7928 9528

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

From: Awe, Rosemary [mailto:Rosemary.Awe@SOUTHWARK.GOV.UK]
Sent: 01 April 2009 11:30
To: Marion Marples; heather@bost.org.uk; Cathy Bowman; chrisnemo@regeneration.gov.uk; Applegarth
Subject: Local Express, Unit 2, 202-206 Union Street, London SE1

Dear Residents

Rowland Hill House
NELSON Square Edms
S.E.1 O.L.U.

20.4.09

Dear Sir/Madam

Regarding local express 204/202 Union St.
S.E.1 O.L.U. and its application
to sell alcohol. 24 Hrs A DAY.

Dear Sir I wish to object to the new
shop opposite my address, having a
licence to sell alcohol twenty four hours
a day.

If possible I would object to the
premises selling alcohol at all.

Already we have groups of people
street drinking downstairs outside the 'LORD
NELSON' public house.

Indeed a cell was made to
the Community Wardens regarding a group of
street drinkers yesterday morning at 11.30
AM. The shop is opposite the pub,
which is beneath me. I live on the
Six floor. There are benches and tables
in the forecourt of the 'LORD NELSON'.

Very inviting for drinkers outside normal
hours of a pub.

24 hours a day. Close enough up
the cut S.E. I believe.

How many outlets for alcohol, do
we need in the neighborhood

I have a photo of yesterday's
matter of street drinking, if you wish
to take it or if it would help
with my objection.

I suffer from the local drinkers and
drug users enough with shouting, vomiting
the area. They also gather in the Sa Gehard
Glock. My quality of life living here will be
more damaged if the Shop Concerned gets
a license 24/7.

May I add. If a license is granted
it isn't a case of providing a service to
the community is it. Thank you for
reading this.

Yours Sincerely,

Dave Williams

From: Regen, Licensing
Sent: 27 April 2009 14:31
To: Omojomolo, Alex
Subject: FW: 829503 Local Express Union Street

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

From: Leigh Hatts [mailto:leigh.hatts@london.gov.uk]
Sent: 27 April 2009 14:06
To: Regen, Licensing
Subject: 829503 Local Express Union Street

I write to oppose the above 24 hour alcohol sales application on grounds of public safety and a threat of public nuisance.

The shop is very close to houses and flats including my own address.

With the new strict street drinking enforcement in the Waterloo area including The Cut there is the strong possibility that drinkers moved on from there at night will cross the borough boundary to congregate outside the shop and in the Gambia Street garden. This could lead to noise, drunken behaviour and urinating in the garden which is alongside Rochester Estate terrace houses and Dolben Street flats.

Wine bars in the Gambia Street area at present close before midnight.

Leigh Hatts
Top Flat
Dolben Street
London
SE1 0UQ

Omojomolo, Alex

From: marion.marples@gmail.com on behalf of Marion Marples [mm@fiat.com] (mailto:marion.marples@gmail.com)
Sent: 27 April 2009 09:08
To: Regen, Licensing
Subject: Application no 829503

Objection to Licensing Application Local Express

Ref Licence application for Local Express, 202-206 Union St, SE1

Objection

I live in Dolben Street which is close to the premises for which this licensing application is being made.

I wish to object to a 24 hr licence.

1. Crime and disorder

a) the premises are situated close to the boundary of the drinking control area - LBLambeth (Alcohol Consumption in designated public places) (Waterloo) Order 2003 - in neighbouring Lambeth. The shop will therefore be used by people unable to buy drink/drink in the street in Lambeth.

b) There is also currently an alcohol saturation zone in Blackfriars Road, imposed as a result of many disorder problems resulting from easy access to alcohol.

c) The council is currently consulting on an alcohol saturation zone in this area, due to the violence against the person statistics for the Blackfriars Rd area.

The area clearly already has a large number of licensed premises, more will encourage greater consumption which will be to the detriment of the quality of life of people living close by.

2. Public nuisance:

a) My window overlooks Gambia St garden. I already observe, especially in the summer months but at other times too, that numbers of people from time to time congregate in the Garden to drink in a rowdy and disruptive way.

b) issue of rubbish: bottles/cans and food waste are thrown into the flower beds, which is upsetting to local people, including local children, who have spent considerable time (through the Bankside Spaces Open Spaces Trust Gambia Street Garden Club) developing and caring for the Garden. Food waste encourages rat infestation.

3. Public health issues:

There is also evidence that people urinate and defecate in the garden in the hours of darkness, raising a public health hazard.

Marion Marples

--
Marion Marples
27 Dolben Street
London SE1 0UQ
(020 761) 2600

RECEIVED
27 APR 2009