

APPENDIX C

[Redacted]

From: Justin Black [Redacted]
Sent: 11 May 2009 17:29
To: [Redacted]
Cc: [Redacted]
Subject: Objection to Premises Licence Application Ref No: 829566
Importance: High
Attachments: bdl objection to ivory arch licence final 11.05.09.pdf; ATT764755.txt

Dear [Redacted]

Please find attached our formal objection to recent application for the supply of alcohol and late night refreshment to the Ivory Arch, 80-82 Walworth Road, London SE1 6SW. Hard copies were posted earlier this afternoon.

As the Development Manager for the adjacent Castle House residential redevelopment and in full support of the existing local community, represented by the Drapers Tenants and Residents Association (DTRA), we wholeheartedly oppose this backwards step and strongly urge the Councils Licensing Sub Committee to refuse this application. Our justification for this position is apparent from the attached letter.

Please feel free to call, should you or any of the Council officers wish to discuss. I look forward to receiving your acknowledgement of this objection in due course.

Kind regards

Justin Black
Director

Brookfield Europe
40 Berkeley Square
London W1J 5AL

[Redacted signature]

x

11 May 2009

Kirby Read
The Licensing Unit
c/o Southwark Environmental Health and
Trading Standards
The Chaplin Centre
Thurlow Street
London SE17 2DG

Dear Kirby

LICENCE APPLICATION REF NO: 829566
IVORY ARCH, 80-82 WALWORTH ROAD, LONDON SE1 6SW

I am writing on behalf of Brookfield Developments (UK) Limited to object to the application for the supply of alcohol and late night refreshment to the above premises. We believe that three of the four objectives of the Licensing Act 2003 would be contravened should this application be granted, namely:

1. The prevention of crime and disorder
2. Public safety
3. The prevention of nuisance

Brookfield Developments (UK) Limited act as Development Manager for the redevelopment of the site known as Castle House, 2-20 Walworth Road, London SE1 6SP, immediately adjacent to the Ivory Arch premises. Comprising the first significant private development to be undertaken as part of the Elephant & Castle (E&C) regeneration, our scheme will deliver 408 market and affordable homes and 4 (A1/A3/A5) commercial units to the area by April next year (2010).

Our company (previously known as Multiplex) and myself in particular have been actively involved with this part of London since January 2005. We have worked closely with local people, businesses and Southwark Council officers throughout the years in the planning, development, approval and implementation of our project. We understand the local community and their fears, hopes and aspirations for this part of the Elephant very well.

This representation is made as both a business operating in that vicinity and a body representing persons who live in that vicinity - the existing local community (supporting groups such as the Draper Tenants & Residents Association) and the circa 757 residents and tenants of our development who will be Southwark Council tax payers within the next 12 months or so.

During public consultation on our evolving planning proposals (July 2005-March 2006), we received clear direction from residents that late night drinking venues and the direct consequences of their operation were having a materially detrimental effect on their quality of life and the residential amenity of the area as a whole. It was for this reason that we removed the option for a public house from the commercial element at the base of our development and reduced the operating hours for our proposed A1/A3 and A5 uses to



11.00pm. We also supported the local community and police and made representations to the Licensing Unit when the Ivory Arches previous licence was reviewed and revoked following the fatality.

The Ivory Arch remains in the same ownership and we have no reason to believe that the reintroduction of a late night alcohol licence to these premises would result in anything other than public nuisance ultimately leading to crime, disorder and further safety concerns for already beleaguered local residents.

This is clearly an established residential area. Late night drinking venues are never suitable in close proximity to people's homes and allowing this contradiction to occur only leads to nuisance. Hindsight demonstrates that a late night drinking licence never was appropriate in this location and cannot be reasonably justified, especially given the Council's and our commitment to the locality's future as an attractive area for people to come and live in the revitalised E&C.

Through the implementation of our significant S106 contributions we are improving the external environment and security of this part of the Elephant. The car park to the rear of our site, previously frequented by Ivory Arch's late night customers, was one of Southwark's crime hot spots. We do not wish to see this area go backwards in terms of residential amenity and public safety.

As this is largely a matter of principle, it is highly unlikely that any measures proposed by the applicant during any conciliation meeting (other than the withdrawal of their licence application) will be sufficient to address our substantive concerns. Consequently we are prepared to pursue this beyond conciliation and committed to attend the public hearing if required.

We strongly urge the Council's Licensing Sub Committee to refuse this application and look forward to receiving your acknowledgement of this formal objection.

Yours sincerely,



Justin Black

Brookfield Developments (UK) Limited

Cc Cllr Caroline Pidgeon, Southwark Council
Cllr James Gurling, Southwark Council
Cllr Jelil Ladipo, Southwark Council
Cllr Paul Noble, Southwark Council
Diane Hill, DTRA

[REDACTED]

From: [REDACTED]
Sent: 12 May 2009 11:47
To: [REDACTED]
Cc: [REDACTED]
Subject: Fw: Objection to Premises Licence Application Ref No: 829566
Attachments: Ivory Arch Licence Rejection.doc

Dear Kirty

I am writing on behalf, and in my elected position as Chair, of the Draper Tenants & Residents Association to object to this application for a licence to supply alcohol and late night entertainment to the Ivory Arch, 80-82 Walworth Road, London SE1 6SW. Hard copies were posted earlier this morning.

This objection was unanimously agreed after discussion at a general meeting of the Draper Estate held on Monday 11th May 2009.

Please find attached our letter of objection. Hard copy sent out today.

I look forward to your reply.

Kind Regards

Diane Hill
Chair Person
On behalf of
Draper T&RA



Draper Tenants & Residents Association

Howell Walk
London SE1 6TL

drapertra@btinternet.com



Ms. Read
The Licensing Unit
Chaplin Centre
Thurlow Street
London SE17 2DG

Dear Ms. Read,

Date 12th May 2009

Licence Application Ref. No.: 829556
Ivory Arch, 80 – 82 Walworth Road, London SE1 6SW

I am writing on behalf, and in my elected position as Chair, of the Draper Tenants & Residents Association to object to this application for a licence to supply alcohol and late night entertainment.

This objection was unanimously agreed after discussion at a general meeting of the Draper Estate held on Monday 11th May 2009.

We firmly believe that this application is of a similar enough content to the one that was refused/revoked at a previous licensing hearing and should be rejected for the same reasons.

The Ivory Arch is still under the same ownership as before and we can see no way in which the granting of this licence will have any less a detrimental and anti-social effect on the local area and local population as has been previously seen. The type of premises and the clientele attracted are a constant cause of public nuisance, anti-social behaviour, crime, including but not limited to drug offences, violent crime which has led to both knife crime and shootings. There are no assurances or guarantees that can be offered to prevent this happening again.

This is a highly populated residential area and the granting of such licences can do nothing but cause problems to the people who live in this area. Past experience shows that such establishments are in no way beneficial or desired by the people who have to live here and live with the daily consequences of such licensing.

While we are sure the applicant will offer various assurances, the Draper Estate will only be placated by the total withdrawal of this application.

Yours sincerely,

Diane Hill
Chair, Draper Tenants & Residents Association