

From: [REDACTED]
Sent: Wednesday, June 29, 2016 8:19 PM
To: Regen, Licensing
Cc: [REDACTED]
[REDACTED] a license application: Cathedrals Ward:
29:06:16 @ 20:18

Dear Sir or Madam,

I write on behalf of residents of Bankside House, and wish to lodge an objection to an application for a New Premises Licence. As instructed, this objection is posted within the specified closing date. The details of the application are:

Licence Number:

Address: Blue Fin Building
110 Blue Fin Building
Southwark Street
SE1 0SU

Ward: Cathedrals

Applicant: Blue Fin Property Management
(UK) LTD

Application type: Premises (New Premises Licence for Late Night Refreshment indoors between 23:00 - 00:00 Monday to Sunday & The sale of alcohol between 11:00 - 00:00 Monday to Sunday. Opening Hours between 00:00 - 00:00 Monday to Sunday.)

Objection:

I write in my capacity as General Manager for Bankside House, an LSE hall of residence in Cathedrals ward. The residence neighbours the Blue Fin Building on Canvey street where there are a number of bars and restaurants. Over the last number of years we have received numerous complaints from our residents about excessive late night noise from the bars immediately opposite our building. Numbers of students and our Summer commercial guests have asked to leave the residence because excessive noise is making them so unhappy. The local bars and restaurants are particularly problematic as they have a large amount of outdoor seating and hold club nights at the weekend. During the summer they also have a license to have a DJ outside, as well as large TV screens showing Football, Wimbledon, the Olympics, and late night films. Most of the venues offer late night refreshments, with music. These venues operate through the night and in to the early hours of the morning, with some events not closing until 03:00. We have tried to work with the council before to address

the issues with the Refinery but things have degraded.

We have difficulty addressing the issue with the council noise team as we have 600+ residents who only stay for 9 months then leave, so there is no continuity in the names of people making the complaints; it is proving difficult for us to effectively communicate the extent of the disturbance that our guests experience because of the transient nature of our guest makeup. There is also the issue of the noise team having to visit a resident's room to determine whether the noise is excessive which means we cannot make a collective complaint on their behalf. We have also had instances where a complaint has been made but the noise team has been unable to attend to assess the situation. The difficulty is that the current situation is poorly managed by the council, and adding another licensed premises will only add to an already problematic situation.

The noise disturbance these venues cause has increased over the years. Added to the problem is the continual noise disturbance through local business deliveries around the perimeter of Bankside House; all directly associated either with Blue Fin or Bankside 2&3. Southwark Council clearly state that their position is that no deliveries, relating to either Blue Fin or Bankside 2&3 are permitted on the street. Further, that all deliveries should be being made via the respective loading bays off Zoar Street after 0700. This is not happening. There are deliveries from 00:30 through to 06:30 seven days a week, to all premises relating to Blue Fin or Bankside 2&3, both along Zoar Street, Canvey Street and now on the newly created pedestrian entrance to New Tate Modern. All these deliveries are not made via enclosed loading bays, it is all on the open street.

An example of a 24 hour day around the perimeter of Bankside House:

14:-00 03:00 All day party on the roof of Blue Fin
17:00- 00:00 large numbers of patrons in the street immediately outside Bankside House on Canvey St.
00:30 Delivery to Leon
01:17 Fresh Direct delivers to Leon
01:30 Refinery open, playing music to outside guests. TV screen on, playing late night films.
02:35 Reynolds delivers to Tossed
03:44 Another delivery to Tossed
04:15 Delivery to Pret a Manger
05:00 Garbage truck arrives to collect glass from Bankside2&3
05:15 Towel delivery for Bankside Health Club
05:30 West Horsley Dairy delivers to Tossed
05:33 Another delivery to Tossed
05:35 Articulated lorry delivery to Marks & Spencer
05:41 Tristar delivers to Cocodimama
06:10 Further deliveries to Marks & Spencer
06:22 Delivery vehicle arrive, and queue in preparation for Blue Fin building opening their loading bay. Vehicles on, radio on, drivers congregating and chatting.

Within the application details, the application states that it is for:

Premises (New Premises Licence for Late Night Refreshment indoors between 23:00 - 00:00 Monday to Sunday & The sale of alcohol between 11:00 - 00:00 Monday to Sunday. Opening Hours between 00:00 - 00:00 Monday to Sunday.)

The key word within the application is 'indoors.' At the top of the Blue Fin Building, is an open balcony. A week ago, Blue Fin Building hosted another of their evening events. This event went on until the early hours of the morning, with musical entertainment. The bass of which was so strong it reverberated all night within Bankside House; a particularly difficult night for the students as they were revising for their end of year exams. So the question is: does the balcony area of the Blue Fin Building constitute 'indoors?' As a footnote to this particular event, The Refinery, 110 Southwark Street, held a wedding reception throughout the afternoon and evening on the same day. So local residents were subjected to constant loud music from lunchtime through to the early hours of the morning.

Whilst we have never stood directly in the way of business and the need to offer local people, those for example working antisocial hours who need some form of respite after work. Hence the awarding of the 24 hour alcohol license to Del' Aziz on the basis that the council thought it necessary for local police, fire and ambulance services' to have a place where they could relax and socialise. That was the reasoning behind the decision to award a 24 hour alcohol license at the time; I was in attendance having lodged an objection. As a footnote: that business has since closed. It is imperative that all local businesses within this area, live and work alongside each other, enhancing the environment, not detracting or destroying it.

We are proud to have played our part in the progressive changes seen in and around Bankside since 1995. We have played our part, and will continue to do so with relish and vigour. But there has to be a counter balance for all participants. We appreciate it is not easy assuaging all local protagonists within the Bankside melting-pot, and we will do our very best to help Southwark in their continued programme of excellence for the area. But we must ask you to seriously consider head-on, the noise problems all local residents have to deal with, and this application could, significantly add to the worsening situation we presently encounter within the environs of Bankside House, Blue Flue Building and Bankside 2&3. A final consideration for council would be the fact that residents of Bankside House, both student, and commercial guest, add to the overall economy of the area and our residents spend money in all local outlets. So having good relations is important to us, but is proving difficult in the circumstances.

In conclusion, we object to the awarding of this licence.

Yours faithfully,

[Redacted]

[Redacted] Bankside House
Service Manager, Residences
Facility Manager, North

[Redacted]