

Appendix B

Representations submitted in respect of the application.

Flats 1-7
19 Harper Road
London SE1 6AW

RECEIVED

03 NOV 2009

1.10.09

Dear Sir/ Madam

**RE: MAM cafe and restaurant licence application no: 830601; Applicant's name:
Mohamed Mahfoon Mohamed Ajmal**

I, and other tenants within my block of flats wish to register our collective strong objection to proposed planning permission for an cafe and restaurant that will be providing alcohol and music. I have lived in this block for the last 6 years; many of the other tenants have lived here for far longer.

The proposed licence is for live and recorded music, dancing and alcohol on every night of the week; Mondays to Thursdays until 2am and Fridays and Saturdays until 3am. This is completely intolerable. The far end of Borough High Street, where the proposed premises will be, is a totally residential area. This contrasts quite significantly with the upper end of Borough High Street which does have bars and restaurants. Not only is our block directly opposite the proposed premises (which used to be a supermarket) but there are also large areas of housing directly behind the proposed premises.

All the tenants in the block live here full time. We all work or look after children. I turn now to licensing objectives as per your guide on the Southwark website:

1. PREVENTION OF CRIME AND DISORDER:

The application is for late night music and alcohol licensing every night of the week. The area we all live in, being the cusp of Borough High Street going into Elephant & Castle is a safe one because the bar scene is very much at the end of Newington Causeway or in the upper middle of Borough High Street. Where we, and many other residents live, is a quiet section of the area.

There are clear crime problems within the Elephant & Castle area, and there are often problems that need significant policing at night in the Borough High Street area; mainly to do with young people, alcohol and drugs.

To allow late night entertainment in the area we all live will in turn invite these problems into a residential area. It is simply not fair for the residents to put up with potential anti social behaviour merely due to one late night venue that will be completely incongruous to its immediate vicinity.

2. PUBLIC SAFETY:

I repeat what I have said above. However, I am also aware that a significant number of elderly people often drink in the Ship public house, a quiet and relaxed establishment. This is the only drinking establishment in the immediate vicinity of the venue for the proposed licence. There are sometimes groups of young people that drink there but only until around 930pm when they tend to all move on to other areas. It is really only locals, who all know each other, and look out for each other, that stay on until closing time.

I feel that not only would the residents of my block be frightened of anti social behaviour occurring outside the place they live, but that the community as a whole in the Borough area would need to be considered.

3. THE PREVENTION OF NUISANCE:

Aside from the fear factor of having drunk people very late at night opposite our block, in an area that is already known somewhat for its lack of safety, there is also the insurmountable problem of noise.

If the licence is granted, it will have a devastating impact on the resident's right to enjoy quiet at times when everyone would want to sleep. The licence being applied for is for every night until 2am or 3am. This simply cannot be allowed to happen.

The licence is not being applied for in a street in the centre of the West end, but in a quiet haven in the middle of Borough. I repeat what I have said in paragraph one; the upper end of Borough has bars and restaurants, and there are bars at the roundabout of Elephant & Castle; but there are NO late night bars or restaurants in our area. It is 99% residential. The burden that would occur from noise pollution to myself and the other residents not only in our block, but in the surrounding area would be insufferable. There would also, I'm sure, be mess and anti social behaviour.

4. THE PREVENTION OF CHILDREN FROM HARM:

I am certainly aware that there are children who live in my block of flats. I am also aware that there are many families with children who live in the extensive housing area behind the proposed venue. Not only would the licence affect the sleeping pattern and safety of adult residents, but would also be utterly unfair to children who would need to get rest before attending school every day and parents who look after them. Coupled with this would be anti social behaviour that always accompanies late night venues which would have a direct effect upon families.

I reserve the right to submit further objections at meetings or in later correspondence. I, and other *OWNERS +* tenants would want to be notified of dates and times any council meetings on the proposed licence where representation can be made.

I await your response;

Many thanks,


CHARLOTTE JEWELL
FLAT 4, 19 HARPER ROAD SE1 6AW.

PLEASE SEE SIGNATURES OVERLEAF.

Read, Kirty

From: Fiona Clouder Richards [fiona.clouder@googlemail.com]
Sent: 03 November 2009 07:51
To: Regen, Licensing
Subject: Objection to License Application Number 830601 - MAM Cafe and Restaurant - Borough High Street

Dear Sir

I wish to object to license application number 830601 - details below. I live in the vicinity of the premises at the address below. I object on grounds 1,2 and 3.

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

There is already a problem on Borough High Street, of drinking, vagrancy, and general antisocial behaviour. This means noise and nuisance, and means quiet enjoyment of my property is often disturbed. I do not feel safe walking down the street. Vagrants often congregate in the entrance to Hulme Place, where I live, which maximises the problem. I complained to the police only last night about people drinking in the entrance to Hulme Place.

Licensing of the MAM Cafe until 2 and 3 in the morning for alcohol, music and dancing will only exacerbate this problem. There are already many bars, pubs, clubs and restaurants, where people can enjoy a night out at the Market end of Borough High Street, and at the other end of Newington Causeway, towards Elephant and Castle. The portion of Borough High Street in the middle, is primarily residential. We need to discourage, rather than encourage further antisocial behaviour, as would happen through the granting of this license. Residents need to be able to have some peace and quiet, feel safe and not be subjected to further nuisance.

I will also send this letter by fax and post.

Fiona

Mobile: +44 755 260 1957
e-mail: fiona.clouder@gmail.com

Flat 3
St Michael's Court
Hulme Place
London
SE1 1HY

**Licensing Register - Applications for Premises Licences,
Registrations, and Reviews Details for Licence Number:**

Further information on licence number: 830601
Property details

From: Andrew [mailto:andrew@lyetorng.com]

Sent: 31 October 2009 08:31

To: McArthur, Wesley

Subject: Re: OBJECTION TO THE PROPOSED License Application: 830601

Dear Mr McAthur

Thank you for your emails reminding me of the licensing objectives and also confirming that the proposer is requesting alcohol selling hours to be 06:00 to 01:30 the following day.

Firstly, close attention needs to be focused on the various timings within the application: Opening is till 03:00am Friday & Saturday, but dancing & live music is only till 01:30; yet refreshment & recorded music is till 02:00am. Is silence to rein between 02:00 and 03:00? Sunday hours are far too late.

Secondly, as this seems to be a contentious Application within the local community, it does seem a little disappointing that the proposer does not appear to have contacted any local residents who objected to his first application or any residents associations to discuss his proposals.

I from what I have seen, this second application still seems over ambitious for this residential area, and should be rejected. However, if you are minded to approve, I would like to propose some restrictions that may be usefully applied.

1. The prevention of crime and disorder

The application requests live music and dancing without any indication as to music policy. As such, **security** should be considered as critical.

If any license is approved I propose that you consider attaching the following conditions:

- a) CCTV - All internal public areas, external entrance area and along the street in both directions should be recorded and stored for at least 30 days.
- b) at least 2 security / doormen should be required to be in attendance from 10:00pm until after the venue has closed AND all customers have dispersed.
- c) No open drinks should be taken outside the premises at any time. Drinks should not be consumed within the vicinity of the outside of the premises.

2. The prevention of public nuisance

Any music after 1:00am is unacceptable in a residential area such as ours.

Dispersal of departing customers needs to be monitored real time by door security staff who should also be responsible for maintaining customer order.

After 1:00am dispersal will inevitably entail unacceptable noise for the neighbours - as such a latest close time of 1am is recommended with a sale of alcohol half an hour before. [It is not clear to me whether there has been any consideration of noise management and customer dispersal within this application.]

Extract "... Noise from activities carried on beyond 23:00 hours should not be audible at the nearest residential facade and all reasonable steps should be taken to ensure that customers leave and disperse from your premises without causing public nuisance or disorder. Your noise management plan should reflect this priority...."

If any license is approved you may like to consider attaching the following conditions:

- d) Amplification - there should be 2 sets of acoustically sealed entrance doors forming a lobby, so that the noise from the music cannot leak directly into the street. Neither set of doors should be propped open at the any time (always allowed to close fully).
- e) All windows should remain closed during opening hours.

There are several large picture windows which, could amplify music unless effective soundproofing is undertaken. Thus:

- f) All windows should have Acoustic Secondary glazing.
- g) Noise limiters should be installed and independently tested annually to ensure their correct operation in maintaining a maximum noise level of 40db in the floor above and 50db 3mtr outside (or other such levels as the Council may have already defined).
- h) Suitable receptacles for the collection of smoking detritus immediately outside the premises should be made available and fully maintained.
- i) Disposal of waste glass bottles etc (which can make a very great noise and carries long distances) should only occur after 8:00am and prior to 7:00pm.

3. The protection of children from harm

The early opening times should only be for sale of non alcoholic drinks.
Alcohol should NOT be sold for consumption on premises before 11:00am as it is a residential area.
Live dance and music means that tight restrictions on children within the premises should be considered.

4. The protection of public safety.

What capacity is being proposed? Perhaps a restriction on numbers of customers may be sensible.

Kind regards

Andrew Starte
61-65 Borough Rd Mgmt Co

Patricia Gelthoof
325 borough high street
London SE1 1JH

Licensing Service
London Borough of Southwark
Chaplin Centre
Thurlow Street
London SE17 2DG

28th October 2009

Dear Sir, Madam,

Application Licence Number 830601
MAM Cafe & Restaurant
282 – 302 Borough High Street SE1 1JJ

I'm writing to object to the above licensing application on the ground of prevention of nuisance:

As a resident living in the immediate vicinity of the above mentioned premises I am concerned about the level of noise that a late night venue will engender, in terms of people coming in and out of the premises, black cabs and taxis touting for business, and people smoking on the pavement.

I am particularly worried about the noise level the premises will generate as the applicant's licence is for live/recorded music and dancing, and this extends to every day of the week - Sunday to Thursday till 2am – Fri & Sat till 3am.

I am concerned by the fact that the premises, being located beneath a hall of residence, will only encourage students to concentrate their partying on that stretch of Borough High Street. I understand the council wants to promote "late night economy on Borough High Street" but what about my right as a resident to enjoy an uninterrupted night sleep?

I am also objecting to the proposed licensing application on the ground of prevention of crime and disorder and ensuring public safety.

I am concerned about the cumulative impact that the premises will have on Borough High Street in terms of anti-social behaviour and public safety.

As a female resident I want to be able to come home safely at night and not be intimidated by inebriated revellers, especially as no apparent provisions have been made by the council to police the vicinity at night and in particular after closing time.

Recent statistics confirm that there has been a noticeable increase in antisocial behaviour in the area already, due to late night drinking.

Yours Faithfully,

PATRICIA GELTHOFT

Your reference:



Our reference: MD/21/1813/09

Date: 29 October 2009

The Licensing Unit
The Chaplin Centre
Thurlow Street
London SE17 2DG

Metropolitan Police Service
Licensing Office
Walworth Police Station,
12-28 Manor Place,
LONDON,
SE17 3RL

Tel: 020 -7232 – 6210 Fax6282

Dear Sir/Madam

MAM Café & Restaurant 282-302 Borough High Street SE1

Police are in receipt of an application from the above for a New Premises Licence and have the following representation to make:

The applicant has applied for a New Premises Licence for a premises located on a busy thoroughfare and within very close proximity of many dwellings and as a consequence additional control measures would be required to ensure that there would be no or little detrimental effect upon the local community and indicate that the management of the premises have given sufficient consideration to the four main licensing objectives.

The applicant has offered a number of control measures as part of the operating schedule and Police welcome that response, however Police would require additional measures. Some of the following conditions may have been already offered by the applicant as part of the operating schedule but the wording of each condition is vital to negate any ambiguity.

If the permitted hours for the sale/supply of alcohol were to be granted as per the application, Police would like to see the following control measures placed on the Premises Licence. The applicant should be considering his target audience and tailor the application to best suite the needs of the intended business type.

1. That SIA registered Door Supervisor, one of whom shall be a female, shall be employed at all times when the premises is being used for regulated entertainment and remain until the terminal hour that the premises are in use under this licence. They should be provided with Hand held metal detection units in order to ensure that searches are carried out in respect of all admissions to the premises, whether members of the public or performers and their assistants and Mechanical counting devices to ensure that the maximum accommodation limit of the premises is not exceeded.
2. All SIA Staff are required to record their details, including SIA Badge number, in a booking on/off register.
3. A security search of the premises is conducted prior to opening to the public and a record kept of who conducted the search.
4. That signs shall be displayed in the entrance foyer to the premises that state 'Drugs Free Zone' and 'No Search No Entry, Management reserve the right to refuse entry'
5. That all matters relating to drugs shall be in accordance with the Metropolitan Police Best Practice Guide on the handling of drugs in pubs and clubs
6. That clearly legible notices shall be prominently displayed to the satisfaction of the licensing authority at each exit at the premises and announcements made requesting people to leave the premises in a quiet and orderly manner so as not to disturb local residents.
7. That a CCTV system be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing an image of every person who enters the premises.
8. That all CCTV footage shall be kept for a period of thirty one (31) days and shall, upon request, be made immediately available to Officers of the Police and the Council
9. That you shall require any regular and external promoters hiring the premises to complete the 'Venue Hire Agreement' provided by Southwark Council and, once completed, you shall ensure that a copy of the agreement is provided to the Police and Licensing Unit a minimum of fourteen days prior to the date of hire.
10. That a Personal Licence holder is on the premises and on duty at all times that intoxicating liquor is supplied.
11. That the Premises Licence holder and/or Designated Premises Supervisor join and support a local Pub Watch Scheme should there be one in existence for the area in which the premises is located.

12. Customers shall use no outside area after 22.00hrs other than those who temporarily leave the premises to smoke a cigarette. Those leaving the premises should not be permitted to consume drinks whilst outside. Those who do temporarily leave for this reason shall be subjected to the requirement of a further search.
 13. Security staff will ensure that those queuing to enter the premises will do so in an orderly manner. Staff should monitor those entering and refuse entry to those who appear intoxicated or behaving in a disorderly manner.
-

I respectfully submit this representation in order that it is given consideration by your Licensing Committee and would be obliged if you could acknowledge receipt.

Ian Clements

Licensing Officer Southwark Borough

☎ Phone: 0207 232 6155

☎ Mobile:

☎ Fax: 0207 232 6282

✉ E-mail: ian.clements@met.police.uk

✉ Mail: Licensing Office, Walworth Police Station,
12/28 Manor Place Walworth London
SE17 3RL

RECEIVED

29 OCT 2009

16.59

Licence Number: 830601
Name of Premises: MAM Cafe and Restaurant
Address of Premises: 282-302 Borough High Street SE1 1JJ

I wish to submit my objections to this licence application as someone living in the immediate vicinity on the following grounds:

1) Public Nuisance

I have real concerns regarding noise emanating from the premises.

My fear is that I will be adversely affected by the noise of late night entertainment, both live and recorded, particularly into the early hours at weekends, especially if the premises does not have sound-proofing or noise-limiting devices and was not designed to contain anticipated levels of sound.

In addition to this it is clear that there will be noise disturbance as a consequence of users of the premises arriving and leaving into these late hours.

I would expect this to include private cars and licensed minicabs. Although the area is very well served by night buses it has been proven that this does not deter vehicle use as people choose to take advantage of lack of parking enforcement.

2) Crime and Disorder

I am concerned that there will be substantial antisocial behavior resulting from proposed late night drinking, leading to an increase in crime and disorder in the area.

3) Public Safety

I have fears for public safety as a result of proposed activities, in terms of antisocial and aggressive behavior, leading to crime.

Additionally, I have concerns regarding pedestrian access to a fairly narrow pavement in front of the premises, should crowds accumulate, thereby forcing people onto a busy road near a notoriously complex junction, particularly if the pavement is to be used for smoking.

Signed: 

Date: 28th October 2009

Address: Alan Marsh
325 Borough High Street
London SE1 1JH



Regeneration and neighbourhoods
Planning & transport
Development management
PO Box 64529
LONDON SE1P 5LX

Licensing Unit
Chaplin Centre
Thurlow Street
London
SE17 2DG

Our Ref: 09-CE- 01936
Contact: Dennis Sangweme
Telephone: 020 7525 5419
Fax: 020 7084 0347
E-Mail: planning.enquiries@southwark.gov.uk
Web Site: <http://www.southwark.gov.uk>

Date: 28/10/2009

Dear Sir/Madam

Premises Licensing re:

MAM CAFE 282-302 BOROUGH HIGH STREET, LONDON, SE1 1JJ

Summary description: licensing

Date Received: 28/09/2009

Planning permission (9800759) was granted on 26th February 1999 for the construction of part 5, part 6 and part 7 storey building hall of residence with A3 use in part of ground floor (area subject to licensing application). The conditions of approved permission restrict the hours of operation between 0700-2330 hours on Monday-Saturday, and 0800-2300 Sundays and Public Holiday.

Planning permission (05-AP-1651) was granted on 24th February 2006 for variation of condition 5 specifically to allow for A3, A4 and A5 use but not to include the operation of a home takeaway delivery service.

The ground floor of the premises was most recently in use as a supermarket (A1) use and therefore any change of use to a cafe/restaurant requires planning permission. No application for planning permission has been received despite repeated notifications to all those persons with a registered interest in the property.

As planning permission was previously granted for use as a cafe/restaurant it is considered that this use is acceptable in principle; however the Council would seek to impose conditions to mitigate any effects on surrounding residents. These would include noise and odour (from cooking facilities).

A Planning Contravention Notice was served on all persons with a registered interest in the property on 1st October 2009 with respect of the unauthorised use of the premises as a cafe/restaurant and associated installation of extract flue at rear elevation and erection of a roof structure above ground floor level at rear elevation. To date no responses have been received.

The property is in use as a halls of residence above the ground floor commercial site, and the area to the rear of the building is predominantly residential in nature. I note that works that have been carried out to the rear of the site would indicate that patrons are likely to enter/exit the site from the rear of the premises which is likely to result in an increased level of noise as patrons enter and exit the premises adjacent to the residential dwellings.

It should be noted that further works have been carried out including the installation of an extract flue and the installation of a flat roof over the courtyard area to the rear of the premises without planning permission.

Development management objects to the premises licence application as it will fall foul of the approved hours of operation and result in noise, disturbance and nuisance contrary to the licensing objectives.

Yours faithfully


Dennis Sangweme
Team Manager - Planning Enforcement

Read, Kirty

From: nicolettaroose@aol.com
Sent: 27 October 2009 09:50
To: Regen, Licensing
Subject: Re: Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews
Details for Licence Number: 830601

Hi Kirty

my full address is

Cara Roose
Flat A2
David Bomberg House
282-302 Borough High St
London
SE1 1JJ

My name is Cara Roose, I am a student nurse and due to the nature of hospital shifts I need to start very early and will be finishing late at night. I therefore, need to study in piece and quiet and have a good nights sleep.

I am objecting against the restaurant's application as it will be:

1. Will be directly under my accommodation which is not sound proofed.
2. There will be late night drinking, dancing and music every night to 1.30am and on other occasions until 2.00am and 3.00am.
3. There will be a lot of people coming and going therefore noise will not only be in the restaurant but outside.
4. The added number of people will contribute to nuisances, drinking in the street, shouting, swearing fighting, violence and increase in crime and underage drinking and binge drinking.
5. These types of behaviour may cause alarm and distress to others in the community and can make the neighbourhood a frightening place to live or to visit.

The Government's latest proposal to combat Britain's binge-drinking epidemic is to turn down the volume of music in pubs and bars.

Landlords could be forced to outlaw all entertainment louder than 70 decibels – roughly the same as a hairdryer – to curb alcohol-fuelled violence and anti-social behaviour.

A Labour taskforce has been persuaded by research which showed that loud music in pubs made customers buy more alcohol and drink it faster.

Research has suggested that loud music makes customers buy more alcohol and drink it faster. At present, there is no set noise level for licensed premises, the only stipulation being that if pubs want to host live bands, they must make a formal application to the local council. But researchers found that deafening music speeds up drinking patterns by drowning out conversation and arousing the brain. When sound levels were louder, the average number of drinks ordered by customers rose from 2.6 to 3.4. The time taken to drink a small beer also fell from 14 to 11 minutes, according to the study by France's University of South Brittany. Since the extension of drinking hours, the number of youngsters treated for alcohol abuse has soared by 40 per cent.

lookforward to hearing from you.

Cara Roose



LONDON SOUTH BANK
UNIVERSITY

Residential and Catering Services
103 Borough Road
London SE1 0AA
T: 020 7815 7815
www.lsbu.ac.uk

Southwark Licensing Team
The Chaplin Centre
Thurlow Street
London
SE17 2DG

RECEIVED

26 OCT 2009

23rd October 2009

Dear Sir/Madam,

Licence Number: 830601

MAM Cafe & Restaurant, 282-302 Borough High Street, SE1 1JJ

I write objecting on behalf of London South Bank University to the Licence application as a body representing persons who live in the vicinity of the premises.

The persons are the residents of David Bomberg House, a building accommodating approximately 295 people who attend a variety of courses at London South Bank University. Some of the residents are trainee nurses who have a demanding schedule incorporating lectures and hospital placements which involve shift work, necessitating good concentration and attention to detail.

The grounds under which the University objects is nuisance. Our concern is the impact and disturbance the proposal would have on the residents at David Bomberg House. This would include the increase in noise caused by the music and dancing and the increased number of people accessing the building directly below bedrooms, possibly talking loudly in the early hours of the morning. There would also be an increase to the traffic and parking of cars on the rear of the building (Stones End Street) which could obstruct the access of the Fire Brigade in the event of a fire activation

The residents of David Bomberg House have been consulted and they have voluntarily joined in with a petition, copy attached. 112 students signed the petition which has the statement; "The undersigned object to the proposal under licence number 830601 for the new application for a café and restaurant at MAM Café and Restaurant, 282-302 Borough High Street, London SE1 1JJ. The objection relates to the prevention of nuisance." Please treat each signature as a single objection.

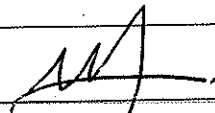


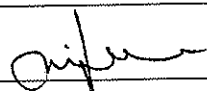
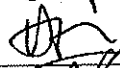

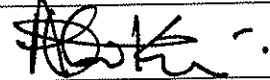

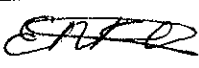
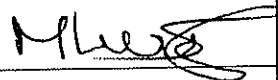



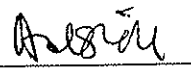
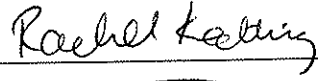
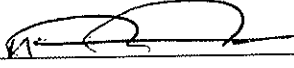
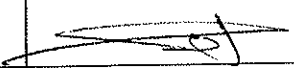



Thus we object vociferously to the application Licence Number: 830601 on the grounds of nuisance to the student residents and the impact the proposal has on the business. We request the matter is dealt with by a public meeting where representations can be made.

Yours faithfully,

Denise Arnold
Residence Manager, David Bomberg House



Petition - The undersigned object to the proposal under licence number 830601 for the new application for a café and restaurant at MAM Café and Restaurant, 282-302 Borough High Street, London SE1 1JJ. The objection relates to the prevention of nuisance.

No.	Date	Room No.	Name	Signature
1	8/10	D1	MICHAEL JONES	
2	8/10	E21	S. CREGG	
3	8/10	E43	H. Gear	
4	8/10	A5	CHELLARI ARRIVI	
5	8/10	C4B	Holly BEAJETT	
6	8/10	A2B7	Ada Ademuy	
7	8/10	A6B5	ASOKU Bala	
8	8/10	D32	HELEN DAVIES	
9	8/10	B6B1	EMMA JAPP	
10	8/10	B31	MATTHEW WINGS	
11	8/10	D34	Nachic Dunn	
12	8/10	B2A	Zoe-Claire Parker	
13	8/10	B2A8	Fiona Ross	
14	8/10	CBA3	Amelia Shirren	
15	8/10	E24	Rachel Keating	
16	8/10	A2B1	Abdullah ALSALEH	
17	8/10	ASA6	Ahmed Albednah	
18	8/10	A4A5	Laura Chapman	
19	8/10	A4A7	L Langley	
20	8/10	C3B4	Bethany Nicker	

Petition - The undersigned object to the proposal under licence number 830601 for the new application for a café and restaurant at MAM Café and Restaurant, 282-302 Borough High Street, London SE1 1JJ. The objection relates to the prevention of nuisance.

No.	Date	Room No.	Name	Signature
21	8/10	C3B1	LAURA NUDDS	<i>L Nudds</i>
22	8/10	A4B5	Louise Daniels	<i>Louise Daniels</i>
23	8/10	E34	JOANNA PORCA	<i>J Porca</i>
24	8/10	B5B2	AlHasan Majid	<i>AlHasan Majid</i>
25	8/10	B5B6	Axel Kuhlmann	<i>Axel Kuhlmann</i>
26	8/10	B7A1	Tobias Tepe	<i>T. Tepe</i>
27	8/10	C6B3	Kelvin Juhl	<i>Kelvin Juhl</i>
28	8/10	A2A2	Sarah Bonarran	<i>Sarah Bonarran</i>
29	8/10	B14	Seerach Belcher	<i>S Belcher</i>
30	8/10	B7B	NICOLA DRIVES	<i>Nicola Drives</i>
31	8/10	A2A	Jennifer Shaw	<i>J Shaw</i>
32	08/10	E56	Elizabeth Nolan	<i>Elizabeth Nolan</i>
33	8/10	A0M4	Kim Selby	<i>Kim Selby</i>
34	8/10	C6B4	Melanie Walsh	<i>Melanie Walsh</i>
35	8/10	A5A3	Kerilyn	<i>Kerilyn</i>
36	8/10	E52	Anna Doyle	<i>Anna Doyle</i>
37	8/10	E57	Nick Dawson	<i>Nick Dawson</i>
38	8/10	B4A	JOANNE FIDLER	<i>J Fidler</i>
39	8/10	B5B7	Benjamin Wagner	<i>Benjamin Wagner</i>
40	8/10	E42	Kate Moloney	<i>Kate Moloney</i>

Petition - The undersigned object to the proposal under licence number 830601 for the new application for a café and restaurant at MAM Café and Restaurant, 282-302 Borough High Street, London SE1 1JJ. The objection relates to the prevention of nuisance.

No.	Date	Room No.	Name	Signature
41	8/10	E33	GEORGINA VEATER	
42	8/10	E37	Chloe Jackson	
43	8/10	E32	Olivia Thompson	O. Thompson
44	8/10	A2B2	Alexandra SARE	
45	8/10	C6B7	Niel Scholt	
46	8/10	C5B6	Johannes Golücke	
47	8/10	E54	JOHN ZEMAN	
48	8/10	A5B4	Jochen Püschel	Jochen Püschel
49	8/10	B3A	ASHLEY O'DONNELL	A. O'Donnell
50	8/10	E35	R.C. Howe	R.C. Howe
51	8/10	B4A8	Granyapat Srihathitong	Granyapat S.
52	8/10	C3A	Nicola Lang	
53	8/10	B5B	FERNANDO LOPES	Fernando Lopes
54	11	C1B	Liane Ajemachi	
55			Chloe/chanty	
56	8/10	A2A	Maiwet Marchbank	
57	8/10	A2A	Cherry Patel	
58	8/10	A4A	Jarom Maddin-Pue	
59	9/10	B1A1	KATE WHITTAKER	
60	9/10	C156	USAMAH RAWAT	


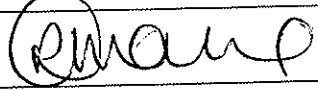
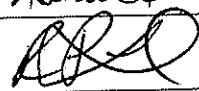
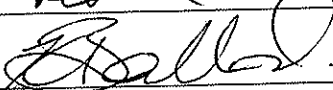
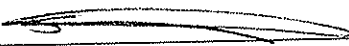
Petition - The undersigned object to the proposal under licence number 830601 for the new application for a café and restaurant at MAM Café and Restaurant, 282-302 Borough High Street, London SE1 1JJ. The objection relates to the prevention of nuisance.

No.	Date	Room No.	Name	Signature
61	09/10/09	A6B3	SABASTINE ANIBUEZE	
62	09/10/09	C3B3	LAURA NAYLOR.	L. Naylor
63	9/10/09	A3A1	JENNY CUNNINGHAM	J. Cunningham
64	9/10/09	B4A7	ANNA LIZA C.	
65	09/10/09	B1A3	ELEANOR BEXLEY	E. Bexley
66	9/10/09	CB36	SOPHIE ELDRIDGE	S. Eldridge
67	9/10/09	E47	Cat Morton	
68	9/10/09	D44	Kim Gregson	
69	9/10/09	B2A7	JESS PRICE	
70	9/10/09	C5A2	BRIAN MCGEEGART	
71	9/10/09	D2A	Meera Ashra	
72	9/10/09	B1A	Jessica Bullas	
73	9/10/09	B5B5	Rose Baudery	R. Baudery
74	10/10/09	D2.1	Sarah Miller	S. Miller
75	10/10/09	D4.1	MISSY ALLEY	
76	10/10/09	B2A6	Zoe - Claire f	
77	10/10/09	E6B5	Rebeen Atwill-hedley	
78	10/10/09	C1B5	Abdulkarim	
79	11/10/09	C5A1	CAROLYN SCUCE	
80	11/10/09	B1.A7	Kate Smith	

Petition - The undersigned object to the proposal under licence number 830601 for the new application for a café and restaurant at MAM Café and Restaurant, 282-302 Borough High Street, London SE1 1JJ. The objection relates to the prevention of nuisance.

No.	Date	Room No.	Name	Signature
81	12/10/09	B2B3	Katie Smith	KSMITH
82	12/10/09	B2A1	Louise Hanner	LHanner
83	12.10.09	B2A5	Bonny Elwis	BElwis
84	12.10.09	B1A5	Melissa Clarke	MClarke
85	12.10.09	B1A6	Rachel Cook	Rcook
86	12.10.09	B2B8	Julie Leddy	J. Leddy
87	12/10/09	B7A3	Katja Kops	KKops
88	12/10/09	B2B1	Kirsty Charlton	K Charlton
89	12/10/09	B2B7	Beverley Nickels	BANICKELS
90	12/10/09	B2B2	Danielle Simmonds	DSimmonds
91	12/10/09	B2B4	Louise Turpin	L. Turpin
92	12/10/09	B7B5	Annick Hawthings	AHAWHINGS
93	12/10/09	E53	Louise Fansworth	LFansworth
94	12/10/09	E57	Sarah O'Hellin	Sarah O'Hellin
95	12/10/09	B6	Jennifer Blehary	Jennifer Blehary
96	12/10/09	C5B5	Rebecca King	R. King
97	12/10/09	C4A2	TAMAS VERES	T. Veres
98	12/10/09	A2A7	Cara Roose	CRoose
99	12/10	B6B7	Harriet Hoare	HHoare
100	13/10	B3B7	Tangyi Ibrahim	T. Ibrahim

Petition - The undersigned object to the proposal under licence number 830601 for the new application for a café and restaurant at MAM Café and Restaurant, 282-302 Borough High Street, London SE1 1JJ. The objection relates to the prevention of nuisance.

No.	Date	Room No.	Name	Signature
101	12/10/09	E41	Pfion Williams	
102	13/10/09	B7B1	Natalie Clark	N.A. Clark
103	13/10	B7A5	Ridwana	
104	14/10	A2B3	Tessa Loggenberg	Abby
105	14/10	A2B4	Danielle Barr	D Barr
106	16/10	A4A3	Tomasina Cooksey	Hersey
107	16/10	E58	Kanwal ayaz	Kanwal
108	16/10	B6B5	Ruth Fox	
109	16/10	C6A2	Katie Ballard	
110	17/10/09	C2A2	Fuzan Rehman	FR
111	17/10/09	B3B4	Rachel Lawlor	Rachel Lawlor
112	17/10/09	B7B4	Jessica Be...	
113	18/10/09	B3A3	Annie Waddington	Alwaddington
114	18/10/09	A5A3	Handwritten name	
115	19/10/09	E46	Deborah Calcutt	De Calcutt
116				
117				
118				
119				
120				

The Licensing Service
Southwark Environmental Health and Trading Standards
The Chaplin Centre
Thurlow Street
LONDON
SE17 2DG

RECEIVED
26 OCT 2009

23 October 2009

RE:

Licence number: 830601
Trading name and address: MAM Cafe & Restaurant
282-302 Borough High Street
SE1 1JJ
Ward: Cathedrals

Dear Sir/Madam:

On behalf of the residents of Redman House, the Lant and Bittern Tenants and Residents Association is formally objecting to the granting of a license (No 830601) to MAM Cafe and Restaurant for a late-night drinking and dancing premises, serving alcohol and with live and recorded music. Redman House is less than 100 meters from 282-302 Borough High Street.

A motion formally to object to the licence was passed without opposition at the Lant and Bittern Streets Tenants and Residents meeting held 13th of October 2009. A copy of the minutes of that meeting is attached.

The area around our estates has already reached saturation point for such venues and this establishment falls within the boundaries of a proposed new SE1 saturation area currently under consideration by Southwark Council. (<http://www.london-se1.co.uk/news/view/4145>)

In the early morning hours of Saturday, the 26th of September 2009, a resident of Redman House was attacked, assaulted, and robbed by six patrons of Ruse Bar who were trespassing on council property at Redman House to smoke marijuana by the rear entrance to the block. They refused to allow the resident to enter and proceeded to beat and rob him. The dossier is being handled by PC Davis (181 MD) at Southwark Police Station 0207 232 6231 and the crime reference number is 3032078/09.

If a nearby bar like Ruse (30 meters away at the corner of Borough High Street and Great Suffolk Street, much smaller and closing earlier into the night) is causing this type of problem in the neighbourhood, then there are already too many establishments bringing late-night drinkers and raucous

crowds into the area.

Ruse bar is also extremely noisy and is a regular source of noise complaints at Redman House. There is every reason to believe the noise at this proposed late-night establishment will be as loud or louder given its size, proximity, and the extra number of revellers it will attract.

We also point out to the licensing service that the Ministry of Sound is not at all far, and less than a month ago, a patron was killed in a shoot-out on Newington Causeway.

There is no question that another late-night club would encourage further crime and disorder. Nightclubs attract drugs and the people who deal them. The shooting along with the recent assault and mugging of a Redman House resident makes it clear that public safety is already compromised in our neighbourhood and must not be any further. Redman House is one of several council blocks with families and children whose safety must be taken into consideration.

For all of the above reasons, we formally object to the application.

Sincerely,



Michael Finnerty
75 Redman House
Lant ST
LONDON
SE1 1QW

Assistant Secretary

Lant and Bittern Tenants and Residents Association on behalf of Joe Beckles, Chair

attached:

- 1/ Minutes from Lant and Bittern Tenants and Residents Association 13th Oct 2009 meeting
- 2/ Letter to Redman House residents from Ruse Bar



LONDON SOUTH BANK
UNIVERSITY

ESTATES & FACILITIES

Southwark Licensing Team
The Chaplin Centre
Thurlow Street
London
SE17 2DG

Direct Line: 020 7815 6879
Direct Fax: 020 7815 6899
Email: millerb@lsbu.ac.uk

21 October 2009

Dear Sirs

Licence Number: 830601

MAM Cafe & Restaurant, 282-302 Borough High Street, SE1 1JJ

London South Bank University is the freehold owner of the above building of which the ground floor application premises form part. It is called David Bomberg House. The applicant holds a sub lease from an intermediary leaseholder.

I write objecting to the Licence application on behalf of the University as a body representing persons involved in a business in the vicinity of the premises.

- The business is higher education for 23,000 students on part and full time courses.
- The subject premises of the business are David Bomberg House, a large hall of residence for students comprising 6,300 sq metres and 289 rooms plus a warden's flat. The premises sit above to the side and rear of the application premises and the main entrance is a few metres away from that of the application premises.
- There are bedrooms immediately above, side and to the rear.

The ground under which the University objects is nuisance (sound, busy activity, smoke) and consequent impact on residents and business.

The application is for a late night restaurant with music and dancing. This could be construed to mean disco, jazz club, performance space or night club. I consider the following would permit any of these uses and refer to them as 'club'. The application covers;

Opening hours with Recorded music - indoors

Sunday to Thursday 06:00 to 02:00

Friday and Saturday 06:00 to 03:00

Entertainment similar to live/recorded music - indoors

Facilities for dancing - indoors

Facilities for making music - indoors

Live music - indoors

Provisions similar to making music and dancing – indoors

Every night 19:00 to 01:30

Late night refreshment - indoors

Every night 23:00 to 02:00

I interpret the above to mean live music, which is bands, and dancing until 01:30 would be permissible every night with food until 02:00. On Fridays and Saturdays people could stay until 03:00 with music playing until this time. There could be music every morning from 06:00. Thus the premises may only be closed and quiet for 3 or 4 hours a day.

The licence is unclear to me about the late night sale of alcohol but this is objected to in like manner.

Reasons for objection

- The late night operation of a 'club' with bands and early morning playing of music (06:00) immediately below residential property would create nuisance and disturbance to the residents of David Bomberg House. All students come to the University to learn, and it is not acceptable that this experience is marred by nuisance. Furthermore, we offer a room at David Bomberg House to training nurses for every year of their course and these nurses work shifts. They will be struggling to sleep during the day and music may be playing. In the evening there may even be a band. We aim to enhance not detract from, every student's experience.
- Sound is bound to travel through the building; it is just too immediate for any form of sound proofing to be effective.
- Bedrooms overlook the street have opening windows and their occupants will be affected by people arriving and leaving late, taxis and cars arriving and departing, chatter as people enter and leave, possibly queuing AND the pavement is a public pavement and people will smoke on the street, possibly leaving the premises temporarily to do so.
- There is a rear alley and there is a possibility that people would use it late at night creating greater sound nuisance.
- You should note that the premises are close to the Ministry of Sound night club. This club closes late and it would be a natural step for people having enjoyed themselves there to migrate to the 'club' at 06:00 where music would be playing.
- Focussing on a key business aspect, the building David Bomberg House could gain a poor reputation amongst students and be hard to let, damaging reputation and income.

Thus we object vociferously to the application Licence Number: 830601 on the ground of nuisance to adjoining residents and the impact the proposal has on the business. We request the matter is dealt with by a public meeting where representations can be made.

Yours faithfully

Bill Miller
Property Manager

Omojomolo, Alex

From: Simone Lobo [simone_lobo@btinternet.com]
Sent: 21 October 2009 21:14
To: Regen, Licensing
Subject: Objection to Licence Application Number 830601

Dear Sir/Madam

I am writing to object to the above licence application in respect of premises at 282-302 Borough High Street.

I live a very short distance from the premises and object on the following grounds:
~~the prevention of nuisance, the prevention of crime and disorder, and public safety.~~

I am particularly concerned about the late hours (after 11pm during the week and after midnight on weekends) and potential live music and dancing (or similar to).

Experience from the nights that the Ministry of Sound is open shows that nuisance arises in the form of people urinating and defecating in the recess where my bins are stored, and petty crime in the form of broken car windows is evident the following day.

In addition, a relatively recent event when someone was killed by a car being driven into them and shots were fired outside the Ministry of Sound demonstrates sufficient link between music, dancing, late opening and significant increased risk of serious crime (probably drug-related). Premises on Borough High Street attracting a similar clientele would put the public in more danger of being caught up in such incidents.

Please let me know if you need more information, or if there are any developments in relation to this application.

Thank you.

Kind regards
Simone Lobo

2 Stonemason Court
63 Borough Road
London
SE1 1DZ

21 October 2009

MEMO: Environmental Protection Team

To Regen Licensing **Date** 29 September 2009
Copies File
From Debbie Lawless **Telephone** 020 7525 5759 **Fax** 020 7525 5728
Email debra.lawless@southwark.gov.uk

Subject **Licensing Act 2003-MAM Cafe & Restaurant, 282-302 Borough High Street London SE1 Ref: 400715**

The applicant's proposals if granted will allow for the premises to operate with both live and recorded music based entertainment on Monday-Sunday until 02.00 hours Sunday-Monday and 03.00 hours Friday and Saturday.

Environmental Protection Team are concerned that regulated entertainment is likely to give rise to nuisance and / or that patrons on the premises may give rise to undue disturbance because:

- The premises does not appear to be adequately sound contained for this purpose due to:
Party wall with adjoining residential premises.
- There is inadequate extract ventilation / air cooling to prevent door/windows being opened in summer months (Agreed details to be submitted to Environmental Protection Team).
- The sound system is not equipped with sound limitation device.
- Dispersal of customers during the hours Midnight until terminal hour may give rise to public nuisance.
- importing of additional sound making equipment onto the premises would compromise the established sound limitation.
- Removal and loading of equipment from the premises between terminal hour until 0800 day following, may give rise to nuisance.
- Operation of the cooking extract system after Midnight may give rise to nuisance.
- The use of smoking area by more than 10patrons and /or by smokers taking drinks outside may give rise public nuisance. (Agreed no drinks to be taken outside at anytime)

The applicants have not specified adequate measures to prevent public nuisance in their operating schedule.

These deficiencies could be addressed either by changes to the operating schedule or by conditions applied to the license should it be granted.

The Environmental Protection Team make representations until these matters have been adequately addressed and confirmed in writing.

Debbie Lawless
Enforcement Officer
Environmental Protection Team

Read, Kirty

From: Louise.Taylor@mizuho-im.com
Sent: 24 September 2009 11:27
To: Regen, Licensing
Subject: Licence number: 830601

Dear Sir/ Madam

Licence number: 830601

I would like to lodge an objection to the proposed application.

I am a resident on Borough Road and feel that the granting of this of use of the premises to make it a late night bar is not appropri

There are already often disturbances in the neighbourhood as well following people attending Ministry and it would only add to this. this is a benefit to the neighbourhood where there are already sev late licences also further up the High Street.

I also think that this could lead to increased social disturbance the venue late at night after drinking.

Please let me know if you need more information.

thank you
Louise Taylor

2 Freestone Court
61 Borough Road
London SE1 1DZ

+-----+
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P Do you really need to print this email? Please think about the environment.

Read, Kirty

From: thomas.winchester@somerville-oxford.com
Sent: 25 September 2009 13:27
To: Regen, Licensing
Subject: Re: FW: OBJECTION TO THE PROPOSED CHANGE OF USE - 282-302 Borough High Street

Importance: High

Sorry? Do you mean my full address?

3 Freestone Court
61 Borough Road
SE1 1DZ

On Fri, September 25, 2009 13:20, Regen, Licensing wrote:

>

> Please e-mail us full address

> Thanks

> Kirty

>

> -----Original Message-----

> From: [mailto:thomas.winchester@somerville-oxford.com]

> Sent: 23 September 2009 19:58

> To: thomas.winchester@somerville-oxford.com

> Cc: Regen, Licensing

> Subject: OBJECTION TO THE PROPOSED CHANGE OF USE - 282-302 Borough

> High Street

> Importance: High

>

>

> Regarding Application: 830601

>

>

> Trading name and address: MAM Cafe & Restaurant 282-302, Borough High

> Street, SE1 1JJ

>

>

> Application for a late alcohol licence and dancing

>

I live at Flat 3, 61 Borough Road on the same street as the proposed
> 'change of use' shop. I'm actually in favour of the restaurant but I
> think the late licence and closing time of 03:00 in the morning is crazy.

>

> We already have issues in the early hours of the morning with the
> closing of Ministry of Sound, which brings noise, drunken behaviour,
> vomiting and urinating in and around our properties and I see another
> such venue in such close proximity will exacerbate the situation and
> make matters even worse.

>

> I'm against the licence, late hours and dancing in view of the unruly
> behaviour that this would undoubtedly bring at closing time.

>

> I very much hope that you find time to reply to this letter as I am
> hugely concerned by the downturn in the area that another late night
> drinking venue will create.

>

> Yours faithfully,

>

>

> Tom Winchester.

>

>

Read, Kirty

From: ashe misra [ashemisra@yahoo.co.uk]
Sent: 24 September 2009 02:31
To: Regen, Licensing
Subject: OBJECTION TO THE PROPOSED License Application: 830601

TO WHOM IT MAY CONCERN

Ref: 282-302 Borough High Street - Application No 830601

We live 50yds away from this establishment, and wish to object strongly to the proposed late night dance bar being proposed. Some reasons are as follows:

1. With extensive plans afoot to regenerate Newington Triangle, the area is set to take on more of a residential feel and the proposed bar would be a severe disruption to local life.
2. As such, there are already many late night establishments offering entertainment and alcohol to local residents, a couple more are in the new plans for Newington Triangle, and we see no reason to add to these numbers.
3. The area already suffers greatly by the regular injection of non-local residents to the Ministry of Sound. While we have no wish to prevent the enjoyment of young people at such establishments, we often find it difficult to live with the nuisance of late night shouting and drunken behaviour on the streets, in addition to urination, vomit and even defecation in our entrance way.

We would have no objection to a cafe / restaurant with recorded music only (and no dancing, DJ or live music) which opens at 6am, but is only able to sell alcohol from 11am and closes at 11pm.

Please do not add to what is already a huge imposition on an otherwise quiet and pleasant neighbourhood.

Yours faithfully

Mr and Mrs Misra
Stonemason's Housset
62 Borough Rd
London
SE1 1DZ