

**From:** Al-Samerai, Anood  
**Sent:** Tuesday, August 09, 2016 7:12 PM  
**To:** Regen, Licensing; Regen, Licensing  
**Cc:** Mann, Eliza; Hamish McCallum  
**Subject:** Representation from Riverside Ward Councillors Licence Number 854652

**Premises Licence Application – The Watch House, Cardamom Building, Unit 17 31 Shad Thames, London, SE1 2YR**

We write as elected representatives of Riverside Ward, on behalf of the residents of Shad Thames. Shad Thames is an extremely densely populated area with well known and long running problems of noise nuisance. These issues are directly related to bars and restaurants in the area and specifically to customers leaving premises after consuming alcohol and from deliveries and servicing, especially of bottles.

We welcome The Watch House running a coffee shop in the area, but have serious concerns about an alcohol licence which runs until 10.30pm and music until 11pm. This will directly impact public nuisance and we have numerous examples of venues with these sorts of licences which already cause a nuisance and take considerable council resource in managing noise and disturbance as a result. We appreciate that the Watch House may have every intention not to create public nuisance. However, knowing the area as well as we do, it is inevitable that another alcohol licence will add to noise nuisance in an extremely residential area. Even if people leave incredibly quietly (far less likely after a couple of glasses of wine), noise travels upwards. Furthermore, visitors regularly remain in the area for a considerable time after the venue they have been visiting closes as it is pleasant to wander around and not to realise how many people are trying to sleep above you. Alcohol until 10.30pm will mean additional public nuisance for a couple of hours afterwards. Similarly music until 11pm will mean the noise from that travels upwards. It will also add to the feeling customers have that the area is not residential when it is one of the most densely populated parts of the borough.

Ward councillors are willing to meet with the applicant to explain that Shad Thames is an area which was built to enable noise to travel (helpful when it was docks, but not now it is residential) and that residents are already battling with existing licences and public nuisance in the area. Residents are reasonable and happy to accept a coffee shop. We are keen to support a new business, but in a way which balances the inevitable and very real problems of public nuisance. We do hope that these representations will be fully considered and would be keen to attend any sub-committee meeting.

Best wishes,  
Anood, Eliza and Hamish

**Councillors Anood Al-Samerai, Eliza Mann and Hamish McCallum  
Liberal Democrat Cllrs for Riverside Ward**

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

From: [REDACTED]

Sent: Wednesday, August 10, 2016 6:08 PM

To: Regen, Licensing

Subject: Licence Number 854562 31G Shad Thames

> Dear Sirs

>

> Shad Thames does not need another bar/restaurant resulting in noise from the premises, more people on the street at closing time, and late night bottle disposal. This is a high density residential area and noise is amplified by the street and building profile. I urge you to refuse this application.

>

> Yours faithfully

>

[REDACTED]

> London

> SE1 2YR

2

**From:** [REDACTED]  
**Sent:** Wednesday, August 10, 2016 7:30 PM  
**To:** Regen, Licensing  
**Subject:** Objection to licensing application by The Watch House 31, Shad Thames

Dear Ms Mills

I understand that the owners of the above business have applied for a licence to sell alcohol and also to have extended opening hours.

I wish to make an objection to this.

I live at [REDACTED] the 2 bedrooms in my apartment overlook the street and we are frequently already disturbed at night by late night revellers leaving one of the already plentiful number of bars and restaurants in the vicinity. The buildings are high and close together in Shad Thames and the volume of sound is amplified enormously because of this.

There are 7 floors in Spice Quay Heights and on each floor I believe around 10 flats have bedrooms overlooking Shad Thames.

This means a huge number of people are going to be disturbed in my building alone.

I am concerned that the clientele of the Watch Tower may spill out onto the pavement to smoke, causing both noise nuisance and more litter in the neighbourhood. There will be noise when they leave.

Please inform me when this objection will be discussed

[REDACTED]

[REDACTED]

[REDACTED]  
London  
SE1 2YE

10 August 2016

Objection to Application for licence number: 854652 on grounds of:

Prevention of Nuisance  
Protection of Children from harm  
Public Safety  
Prevention of Crime and disorder

We live across the street from the proposed bar, The Watch House. Our [REDACTED] old son's bedroom is directly opposite the bar. IT is a noisy street but having a bar with alcohol and music until 23.00 each evening will mean our son and we cannot sleep. We completely object to this. Drunks pouring out onto the street are a big risk. Also how much extra security will be implemented?

This is a residential street and many families live in Butlers Wharf and all bedrooms back on to Shad Thames opposite this proposed bar.

Please do not allow this.

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

From: [REDACTED]  
Sent: Thursday, August 11, 2016 2:50 AM  
To: Regen, Licensing  
Subject: License Number 854652

Dear Sir/Madam,

I am writing with regards to the application for license number 854652, The Watch House, in Unit 17 Cardamom Building 31 Shad Thames.

The application and use of the property was brought to my attention late this evening, and in the first place I am extremely concerned that Southwark council did not contact me, as a very local resident, for comments on the application. For context, I live opposite the proposed location, [REDACTED]

Secondly, I am very concerned about the proposed license. There are already a number of late night bars in the vicinity, and already a considerable public nuisance with drunk customers making noise and a nuisance after closing hours and beyond. In addition, the logistics of Shad Thames, being between two tallish buildings amplifies conversation and noise considerably, and I would imagine it almost unavoidable that a bar at that location would lead to unbearable levels of disruption late into the night for all local residents on Shad Thames. Already there are almost daily incredibly reverberations of bags of bottles being dispensed into rubbish bins by the local restaurants.

I would like to oppose the granting of this license in the strongest possible terms.

If you would be so kind as to reply with some guidelines as to the legal responsibility of Southwark Council to inform local residents of proposed licenses such as these, I would be very grateful.

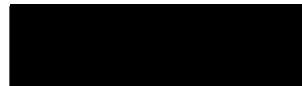
Kind regards,

[REDACTED]

✓

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RECEIVED  
10 AUG 2016




London  
SE1 2YE

9<sup>th</sup> August 2016

Dear Sir / Madam

**Ref: Licensing Proposal 854652 for 31 Shad Thames (proposed site for The Watch House)**

 Butlers Wharf. This is a second floor flat with the backing on to Shad Thames and which is diagonally opposite the proposed site for the Watch House.

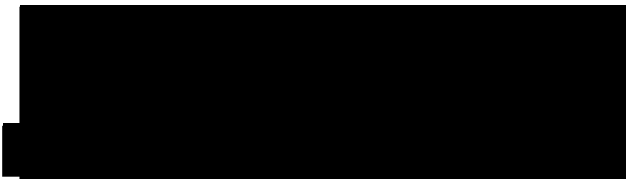
I wish to object most strongly to the proposals to sell alcohol on the premises and the extended opening hours on the grounds of prevention of nuisance. My principal concern is from the noise impact associated with the licence. In particular from patrons and/or staff congregating outside the location to smoke or such people failing to disperse from the area post the official closing time of the establishment (which means that any noise impact will extend well past the designated closing time). Any noise issue is likely to be increased by the consumption of alcohol on the premises.

The issue of noise and nuisance is particularly acute for this location because of the nature of Shad Thames which is a narrow street surrounded by high and very solidly built "wharf style buildings". This means that any noise tends to reverberate along the street greatly increasing the environmental impact. As a consequence the combination of a licence to sell alcohol and late opening hours is likely to have a very negative impact on my (and residents in general) ability to sleep.

In support of my objection I would highlight the similar impact from noise associated with the late opening of the Valentina restaurant, whose premises are directly opposite the bedrooms of my flat. At times it can be very noisy late at night caused by patrons/staff congregating outside the front door. This noise often continues well after the official closing time for the premises.

In addition and more generally I am concerned about the precedent for more establishments selling alcohol and obtaining late licences in what is primarily a residential area and one that is already very well served by licensed establishments in the vicinity.

Yours faithfully,



From: [REDACTED]

Sent: Wednesday, August 10, 2016 2:25 PM

To: Regen, Licensing  
[REDACTED]

Subject: Objection to Licensing Application - Licence Number 854652

To Whom It May Concern:

I wish to object to an application for Licence Number 854652 for Unit 17 Cardamon Building 31 Shad Thames SE1 2YR.

I am a long-term resident in the apartment building Caraway Apartments which forms part of a private residential courtyard of Cayenne Court of which the Cardamon Building is the building directly opposite to my apartment building. The courtyard has approximately 300 residential apartments all of which face onto the Cardamon Building, and my apartment faces directly towards the premises in question.

I object to the grant of a licence to serve alcohol and play recorded music for these new premises on the basis of the following:

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

#### The Prevention of Crime and Disorder

It is a residential area that the premises are located in and a licence to sell alcohol and play music until late in the evenings is likely to see late night visitors leaving the premises and loitering in the courtyard area. The courtyard area is surrounded by apartment buildings on all sides and consequently noise echoes very easily and the presence of even small groups of people (especially if they are intoxicated) is likely to see an increase in local crime and disorder. In addition, the private nature of the courtyard may lend itself to acts of crime and disorder as any perpetrators are not as clearly visible as out on a public street. Further, the courtyard is currently not a busy area nor act as a busy thoroughfare for people to walk through hence opportunistic crime is likely to substantially increase on the present extremely low levels that we see in this area.

#### Public Safety

One of the draw cards of living in this area is good public safety and as a woman who is often walking home alone in the evening to my apartment, I have enjoyed the absence of venues which draw crowds of drunken people. Public safety will naturally be compromised if a late night wine bar is allowed to operate in a residential area, and residents like me will suffer from the increased threat to personal security caused by intoxicated people arriving and departing throughout the evening from the premises.

## The Prevention of Nuisance

This is a key objection. If the licence is granted, there will be a significant increase to nuisance in the local area caused by an increased amount of people visiting the premises, the late night opening hours of the premises, and the cleaning up and disposal of bottles and waste from the premises (which typically takes place very late in the evening and early in the morning). As previously mentioned, the premises are in a building that houses a large number of residential apartments and this building forms part of a courtyard in which another 300 odd apartments are located. It is currently a very quiet area hence allowing a premise a licence to open until almost midnight and serve alcohol and play music is inevitably going to result in an increase in noise and other nuisance for the hundreds of residents that live in very close proximity to the building.

With kind regards,







London SE1 2YE

Ms Mills  
Southwark Council  
Licensing Applications  
PO Box 64529  
London SE1P 5LX  
By email: [licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)

10<sup>th</sup> August, 2016

Dear Ms Mills

**Objection to Licensing Application 854652  
The WatchHouse, Unit 17, 31 Shad Thames**

I note that application has been made for the above premises. I am an owner and permanent resident of Shad Thames at the above address.

I object to the application of the grounds of **prevention of nuisance**. Shad Thames is a narrow, cobbled street with relatively tall buildings on either side, which has the effect of echoing any noise at street level. The combined effects of a music license and a license to serve alcohol at the above premises means that it is pretty much a sure thing that patrons leaving the business at the late closing hours proposed in the license will create significant noise nuisance.

Please be aware that, like very many of the apartments on Shad Thames, my bedrooms are on the Shad Thames side of Butlers Wharf, so even with windows closed the nuisance late at night causes real disturbance.

While it strikes me that noise will absolutely be an issue, it is worth noting that there is also the increased possibility of other forms of nuisance in the form of anti-social behaviour and messes in the street. Not wanting to be too graphic, it is not uncommon to see people relieving themselves or being sick in the street after a late night out, and while I don't know what sort of business the WatchHouse is or will be, I am mindful that in addition to the noise, this may become an issue which as a resident I am very keen not to have to experience.

Yours faithfully



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

From: [REDACTED]

Sent: Tuesday, August 09, 2016 8:36 PM

To: Regen, Licensing

Subject: The Watch House, Cardamon Building, 31 Shad Thames  
application for licence to sell alcohol

We own [REDACTED] adjacent to Cardamon Building, and would like to object to the above proposed licence. We are already aware of late night noise created by bar/restaurants clearing up nearby. Another licence to sell alcohol so close to residential buildings will only add to the noise and will be a public nuisance with people leaving late at night, as well as there being increased noise from late night clearing up. There are a large number of bars already in the area and we see no need for a further bar. There is a great concern that there will be drunken disorder since the application also asks for extended opening hours.

**From:** [REDACTED]

**Sent:** Wednesday, August 10, 2016 11:37 AM

**To:** Regen, Licensing

**Subject:** Objection to liquor licence and extended hour application - The Watch Tower - 854652

For the attention of Ms Mills

Dear Madam

Licence Application number 854652 - by The Watch House - Unit 17 Cardamon Building 31 Shad Thames SE1 2YR

I am writing to object to a) the application for a liquor licence, b) the application for extended opening hours, and C) the playing of live music re licence application number 854652.

I live in the Butlers Wharf building on Shad Thames and the entrance to my block, [REDACTED] is almost opposite the premises I refer to.

My objections are as follows-

A) the premises are extremely small and in my view cannot possibly house a business selling alcohol safely; people will spill into the street given the size of the premises causing noise, nuisance and disturbance to residents;

B) unlike the major restaurants on Shad Thames which have large well controlled premises with sufficient toilet areas and facilities, this business does not have sufficient facilities; people will urinate and smoke in the entrance to Butlers Wharf; there is no way the applicant business will be able to police this causing yet further disturbance to local residents who live here, and nuisance;

C) extended trading hours will cause disruption and disorder to local residents; this is not an area like Covent Garden, it is more residential and the rights of residents need to be given priority;

D) the playing of live music will cause noise and disturbance; these premises are located below flats, there are flats opposite, local residents need to sleep; the right to uninterrupted sleep is a basic human right; there is no possibility that noise can be contained.

I respectfully request that you reject the application which I have copy pasted below.

Thank you.

Yours faithfully

[REDACTED]  
SE1 2YE

**From:** [REDACTED]

**Sent:** Wednesday, August 10, 2016 11:33 AM

**To:** Regen, Licensing

**Subject:** Objection to licensing application for The Watch House 31 Shad Thames (system key 854652)

As a local resident living in [REDACTED] wish to object to the licence application to serve alcohol, play music and extend opening hours for the Watch House on the grounds of prevention of nuisance, in particular noise and customers being potentially drunk and disorderly in the quad and waking up residents/children and potentially leading to disorder if residents try and intervene. The music could also create nuisance for adjoining properties and keep residents awake. There are also already a significant number of restaurants and bars in the area.

My address is [REDACTED] Thank you for your help.

Regards, Simon.

[REDACTED]

From: [REDACTED]

Date: Wednesday, 10 August 2016 at 09:01

To: <licensing@sothwark.gov.uk>

Subject: The Watch House Application 854652

Dear Sir

The Watch House, Cardamon Building, Shad Thames- Application 854652

We wish to object in the strongest terms to the Licensing Application for the above premises. We live immediately opposite the premises in Butlers Wharf and the windows to our two bedrooms look over the property. We believe we would be seriously disadvantaged by the increase in late activity from licensed property in this location.

There is already much noise and inconvenience from those leaving licensed premises on the river front. To have premises actually on Shad Thames would be an unnecessary and unpleasant interruption to our peace and quiet in what is a residential street.

Yours faithfully,

[REDACTED]

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

From: [REDACTED]  
Sent: Wednesday, August 10, 2016 8:53 AM  
To: Regen, Licensing  
Subject: Licence Number 854652, Unit 17, Cardamom Building, 31 Shad Thames, SE1 2YR

Dear Ms Mills

As the owner of [REDACTED] SE1 2 PJ, I am writing with respect to the

above Licence application.

I wish to object on the following grounds:

-that this would be an added nuisance to the residents of Cardamom and adjacent properties

-that this would likely generate more noise based on people spilling out on to the street

-that additional noise would be generated from clearing up late at night.

There seems no need for yet another bar in the area.

Thank you for your consideration of this objection.

Regards

[REDACTED]

Sent from my iPad  
13

From: [REDACTED]  
Sent: Wednesday, August 10, 2016 9:31 AM  
To: Regen, Licensing  
Subject: Objection re: Licence number #854652, [Date of letter, 10th August, 2016]

Dear Southwark Licensing Team,

I am writing to object to the proposals regarding license number 854652.

I am a resident of [REDACTED] the building which also houses the business in question. My flat is on the Shad Thames side of the building and overlooks the street. My objection is around the prevention of nuisance, specifically noise.

Shad Thames is already plagued by the noise from existing bars and restaurants both from customers leaving the establishments late at night, and from the late night and early morning emptying of bottle bins:

Customers leaving the premises:

Shad Thames is the main thoroughfare for people leaving bars such as All Bar One, Browns, Chop House etc, and walking home. Shad Thames, in its inherent design, acts as an echo chamber. All noise carries and is amplified, particularly at night. It is a regular occurrence on a Friday and Saturday night for residents to hear / be woken by singing, laughing, shouting or arguing. There are already more than sufficient premises for visitors and we simply do not need another one, adding to the noise level and worsening public nuisance.

Emptying of bottle bins:

The public nuisance outlined above is further worsened by the propensity of bar and restaurant owners to empty their bottle bins late at night and early in the morning. Since moving there in 2010, I have been woken on an almost weekly basis on Friday evening, Saturday or Sunday mornings by the cacophony. Bins are emptied as late as midnight and as early as 7am. In the summer, the noise levels mean it is not possible to have the windows of my own bedroom open. The Council may counter that businesses have been advised to only empty their bins within specified hours, but this is simply not being adhered to - and even if it were, this does nothing to counter the noise levels from patrons.

To conclude:

The current noise levels are already unacceptable. They negatively affect my sleep and mental wellbeing. There are already more than enough bars and restaurants and it is not

in the interests of residents or the general public to add more.

Increasing the noise levels by opening another evening venue even closer to my home is simply unacceptable.

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**From:** [REDACTED]  
**Sent:** Tuesday, August 09, 2016 6:57 PM  
**To:** Regen, Licensing  
**Cc:** [REDACTED]  
**Subject:** Objection to License - 854652 - The Watch House

Dear Ms Mills,

We are writing with regards to the license for The Watch House, 854652, at 31 Shad Thames. We live at [REDACTED] are thus objecting as neighbours.

Our concerns are as follows;

1. Prevention of Disorder - Already at night we have multiple occasions where people are loud and disruptive when walking through the area or coming out of the restaurants. Often they are drunk and are disruptive to us as we walk down the road, this is particularly difficult when I (Antonia) am walking on my own as a woman at night and come across a large group of inebriated men.
2. Prevention of Nuisance - Even when we are in the flat we have a problem with a lot of noise. At the moment this is generally manageable as those chanting, singing and arguing, walk through the road rather than staying in one spot. With a license being granted to The Watch House, this noise is likely to significantly increase and people will remain in one spot causing an ongoing nuisance. This will be made even worse by the agreement that they can play music until 11pm. Our bedroom faces directly onto Shad Thames and it will cause us an issue throughout the year but particularly in summer, when we have the windows open as the building becomes quite hot.
3. Public Safety - There is a large and growing issue of rubbish on Shad Thames and whilst the cleaners do an excellent job, they obviously cannot be there 24/7. We own a dog and we are frequently having to navigate our way through smashed bottles, trying to avoid her paws being sliced from broken glass. A bar will only increase these issues and the likelihood that she walks away with a serious and painful injury.

With all of this in mind, we would be very grateful if you would consider significantly reducing the time that this location can be open at night and also removing its right to play music.

With kind regards,

[REDACTED]

**From:** [REDACTED]  
**Sent:** Tuesday, August 09, 2016 9:02 PM  
**To:** Regen, Licensing  
**Subject:** Objection to 854652

- Sandy Jones
- [REDACTED]
- 09/08/2016
- The application that I am opposed to is
- 

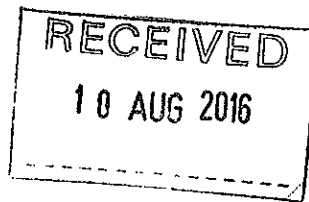
<b>Licence number:</b>	854652
<b>Trading name and address:</b>	The Watch House Unit 17 Cardamom Building 31 Shad Thames <u>SE1 2YR</u>
<b><u>Ward:</u></b>	Riverside

- The reasons why you are opposed to the application
- I am opposed to this application as I object to another licensed venue with music as this is a residential area also and there are enough restaurants/cafe's here already and we are woken up by late revellers and bin men all hours of the night/early morning.

Kind regards

[REDACTED]  
Sent from my iPad

Southwark Licensing Team  
Southwark Council  
Hub 2, 3<sup>rd</sup> Floor  
PO Box 64529  
London  
SE1P 5LX



  
London SE1 2YL

8<sup>th</sup> August, 2016

Dear Sir/Madam

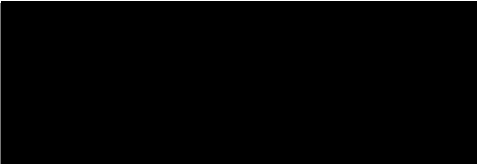
Applicant: Chapeau Tower Bridge Limited  
Licence 854652

Further to the above licensing application by The Watch House concerning Unit 17 Cardamom Building 31 Shad Thames, SE1 2YR, I am writing to object.

As a local resident I am concerned that this application will lead to further public nuisance and disorder in Shad Thames, together with noise (especially late at night) as people will inevitably spill into the street. There are currently a number bars and restaurants in the area and residents already have to put up with, for example, rowdiness from people outside AllBarOne.

The licensing application for Unit 17 Cardamom Building includes the sale of alcohol, playing of recorded music and late opening in a part of Shad Thames that is very residential. It will just create additional noise pollution and create a nuisance for local residents. There are already plenty of bars in the area and this application should be refused.

Yours faithfully,





RECEIVED  
10 AUG 2016

10 August 2016

Re: objection to licence No: 854652


objecting to the above licence application on the grounds of public nuisance and its prevention for the following reasons;

1. Shad Thames is densely populated and already has lots of examples of current bars & restaurants causing noise with disposal of glass, staff leaving premises at 11-12pm. The application will just add to what is already a situation at max level.
2. The public are very loud when leaving drinking premises especially weekends, Tuesday, Fridays, and the premise is located on the street flanked by buildings

on both sides which means noise is hugely amplified. It is very dangerous to set a precedent for a bar to be on the street like this, when other bars are dockside only, and yet people from those bars still walk down Shad Thames drunk.

Please reject this application - There is evidence of all these points in the Council, with our MPs and with residents and I'd be happy to collate + provide what I know off. Some of the restaurants like Port de la Tour are a ongoing issue, and this bar which will be located opposite, will just add to it.

We must preserve the conservation area and safeguard residents rights too - Please don't allow this wider area to become a noisy, drinking alley.



From: [REDACTED]  
Sent: Tuesday, August 09, 2016 5:46 PM  
To: Regen, Licensing  
Subject: Objection to Licensing Application by The Watch Tower -  
854652

Dear Sir/Madam

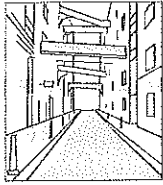
I am writing to you to formally object to the Licensing Application that has been made by The Watch Tower for the premises at Cardamom Building, 31 Shad Thames.

I am a resident of [REDACTED] which is directly adjacent to the Cardamom Building and I am objecting on the basis of:  
the prevention of nuisance

We already have many bars in the small area of Shad Thames which results in a lot of very late night/early morning noise. Now to have a licensing premises directly under a residential block and within the Cayenne Court residential courtyard is totally unsuitable and will no doubt create even more disturbance with people overflowing into the courtyard and the noise ricocheting around the square.

Yours faithfully

[REDACTED]



www.shadthames.org

## Shad Thames Residents' Association

*"Giving residents a voice"*

9 August 2016

The Licensing Unit  
Southwark Council  
Tooley Street  
London SE1

Dear Sirs,

**Licensing Application 854652**  
**The Watch House, Unit 17, Cardamom Building, 31 Shad Thames, London SE1 2YR**

The Shad Thames Residents' Association, on behalf of local residents, wishes to object to The Watch House's licensing application to sell alcohol from 1200 to 2230 Monday-Saturday, and from 1030 on Sunday, and during opening hours, to play recorded music from 0700 to 2300 Monday-Friday, and from 0800 to 2300 Saturday- Sunday.

Our objection to playing of recorded music during opening hours, and the sale of alcohol, is on the grounds of prevention of public nuisance. Dispersal noise from persons leaving licensed premises disturbs residents' sleep, as well as the peaceful enjoyment of their homes. We sincerely hope we have the right to the respect of our homes and private lives as stated in the Human Rights Act 1998.

The Watch House is at the very centre of a predominantly residential area in Shad Thames, and residents living immediately adjacent to the premises will suffer not only from dispersal noise, but also from noise emanating from the premises during opening hours. More people are likely to be attracted to The Watch House due to the playing of music and sale of alcohol, so there will be additional noise from the premises and dispersal noise will clearly escalate. And, we know from experience that it is not possible to control late night dispersal noise, as licensees have no control over patrons once they have left the premises. Dispersal noise will be in addition to customers standing outside the premises on Shad Thames talking, laughing, and smoking. The Licensing Committee knows that even normal voices become very loud as they bounce off the heavily built area of Shad Thames.

We presume the applicant is aware of the Guidance to the Licensing Act, which states that the four objectives should be paramount considerations at all times. As mentioned, we would highlight the third objective - the prevention of public nuisance - which states that licensed premises can cause a range of nuisances, impacting on people living, working or sleeping in the vicinity of the premises, and one of the principle concerns relates to noise nuisance.

The Licensing Committee is aware that the Shad Thames area was not designated as an area eligible for a Saturation Policy - and, that we do our utmost to monitor and comment on applications such as this one. Even if it is not within the remit of the Licensing Committee to take a decision on opening hours, we hope very much they will pass our suggestion to the appropriate body. We suggest that the premises should be closed by 2100 Monday to Sunday - a similar premises, Café Paradiso, has an alcohol licence and closes by 2000. Additionally, doors and windows of the premises should be closed shut during opening hours, which would help to contain the noise from playing of recorded music - this condition has already been imposed on another licensed premise in the immediate area. These would be very humane decisions, which would positively impact on the lives of hundreds of residents living in close proximity to The Watch House, Cardamom Building.

This application was discussed by the Shad Thames Residents' Association core group, when it was decided to submit an objection from the Association.

Yours faithfully,

Jilly Frisch, Secretary, STRA  
C/o 4 The Cooperage, London SE1 2NG  
020 7357 8178

From: [REDACTED]  
Sent: Tuesday, August 09, 2016 4:09 PM  
To: Regen, Licensing  
Subject: Applications for Premises Licences, Licence Number: 854652  
Unit 17, 31 Shad Thames

Dear Sir/Madam,

Apologies for the email, I have only just found out about this application.

[REDACTED] 31 Shad Thames and this letter was written today.

I am opposed to this application because I want to be able to sleep at night!

It is bad enough having anti-social behaviour from revellers walking down Shad Thames in the early hours of the morning (the complaints to the Council are numerous) but the prospect of them being directly below our bedroom window is horrifying. The problem has been made worse by the change in legislation which bans smoking from premises. Now people have to congregate in small groups in the street - the noise is insufferable. Please do not add to the misery.

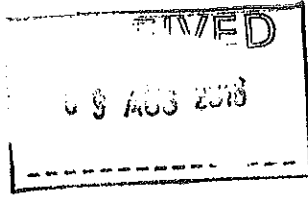
In summary, the grounds of my objection are;

- 1 Prevention of nuisance
- 2 Public safety
- 3 Crime and disorder

Thank you.

[REDACTED]  
21





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8<sup>th</sup>. August, 2016

**Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 854652**

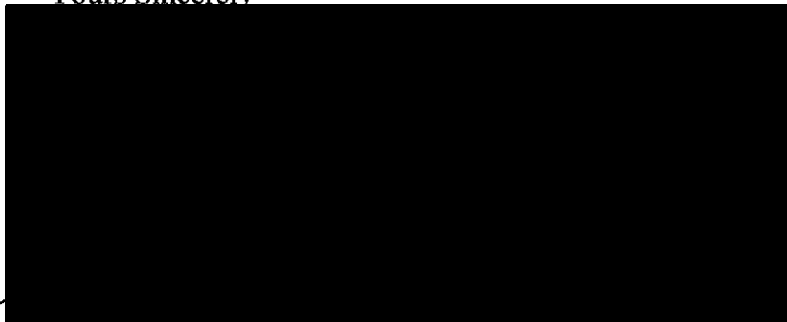
Dear Southwark Council,

I am a resident of  am registering my objection to the above application.

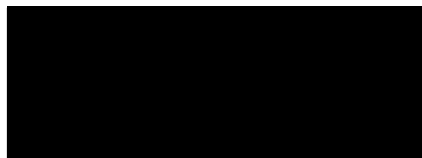
The area is already over served by bars and a further one, particularly one located on a narrow and busy walk way, will only increase noise at night in what is predominantly a residential area. It will also attract late night revellers with further implications for noise levels. I am concerned about the implications for public safety and the potential for anti social behaviour. The street is a popular destination for tourists as well as local residents and the appeal will be significantly diminished by an inappropriate bar, particularly as a music is anticipated being played.

The street is narrow and already very busy, even late at night, with through traffic (as mentioned local residents and tourists). Further attraction of people will generate significant overcrowding issues with consequent implications for public safety.

Yours Sincerely

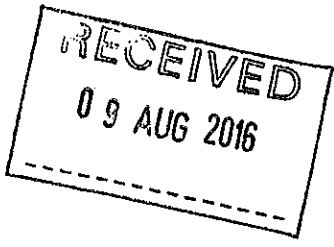


23



SE1 2PP

Southwark Licensing Team  
Hub 2, 3rd Floor  
PO BOX 64529  
London  
SE1P 5LX



8<sup>th</sup> August 2016

Dear Ms Mills

**Re: 854652 THE WATCH HOUSE** Unit 17, Cardamom Building, 31 Shad Thames SE1 2YR

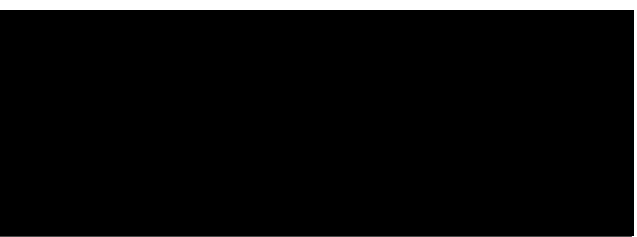
I am a local resident in Southwark, close to the 31 Shad Thames. I understand that the replacement operator to Tea Pod Café has applied to: (i) sell alcohol on the premises; and (ii) extend operating hours.

I'd like to make a formal objection on the basis of the noise, public nuisance, late clearing of waste (which will create noise); people spilling out into a residential area late at night and a concern about the proportion of bars coming into the area given the number that exist already.

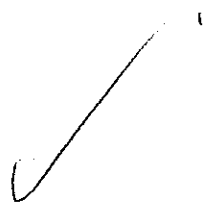
I'd be grateful if you would consider my objection.

Kind regards

Yours faithfully

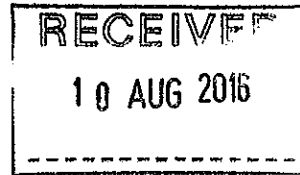


24



Letter of Objection to an alcohol licence for The Watch House , Unit 17, Cardamom Building 31 Shad Thames, SE1 2YR. Licence 854652. Riverside Ward.

9<sup>th</sup> August 2016



Dear Ms Mills

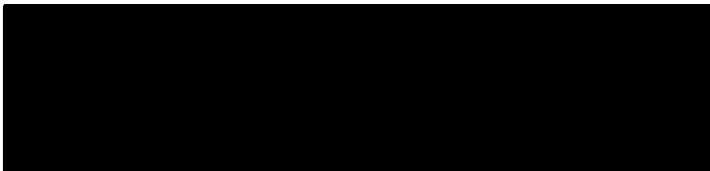
I would like to strongly object to the licence application for Chapeau Tower Bridge Ltd to open a licenced premises in Shad Thames on the following grounds:-

- Prevention of crime and disorder
- Public safety
- Prevention of nuisance
- Protection of children from harm

Shad Thames is a small street and there are already many licenced restaurants in the area. The additional noise and disruption from another late night business is a risk to residents in what is a residential area primarily. The residents, which include families with children, should not suffer from additional noise and disruption in a small area where noise is already a challenge. It is intimidating to walk past restaurants with smokers outside but this would be far worse if there were people drinking in the street.

Please consider the wellbeing of the residents and reject the application for a licence to serve alcohol in these premises.

Regards



RECEIVED  
08 AUG 2016



SE12YR

Southwark Licensing Team

Hub 2 , 3<sup>rd</sup> Floor

PO Box 64529

London, SE1P5LX

5<sup>th</sup> August 2016

Dear Sir

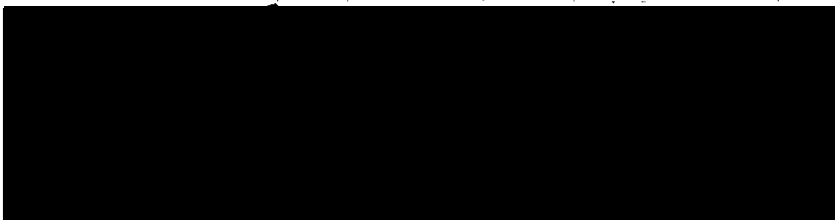
Application licence no. 854652, The Watch House, Unit 17 Cardamom Building

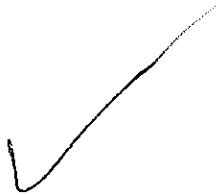
I wish to raise an objection to this application.

With the proposed opening hours from 7am (8 am at the weekend) to 11pm there will be significant additional noise impacting local residents. The proposed use replaces a quiet daytime tea room and given the way noise echoes in the street any late night closing will lead to disturbance, in what remains a densely populated area (there are 64 flats in the same building as the application address alone, with the majority having bedrooms facing the street). Emptying of recycling bins and noise from people leaving a licensed premises at night will create additional noise levels.

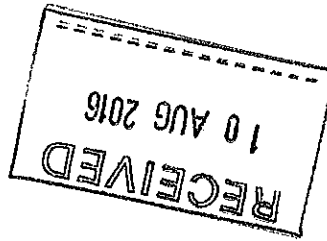
While pleased to see investment in the area it is disappointing to see another licensed premises, however if the council supports an application I would hope that opening hours could be curtailed to 9 pm to reduce the level of disruption to neighbours. This would still leave the enterprise 13 or 14 hours of trading, which surely is adequate.

Yours sincerely





22



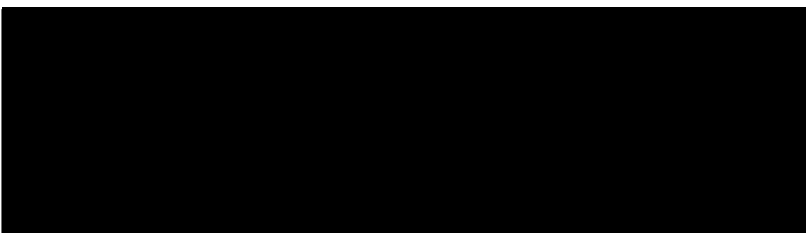
August 7, 2016

Southwark Council  
Licensing Service  
Floor 3, Hub 2  
PO Box 64529  
London SE1P 5LX

Dear Sir or Madam

I am the owner of [REDACTED] at 31 Shad Thames. I am writing to register my objection to the application for a license (number 854652) for alcohol and recorded music by Watch House Coffee at 31G Shad Thames (currently Tea House, Unit 17 Cardamom Building, SE1 2YR). I object on the grounds of increased nuisance in that I do not believe Shad Thames needs another bar/restaurant which will no doubt lead to more people spilling out onto Shad Thames at 11 pm onwards when the street carries noise acutely. Furthermore, disposal of bottles late at night after clear up will add to the disturbance. It is also worrying that the Council is supporting a significant proportion of bars in this neighbourhood, a largely residential area. This application should be rejected to maintain a reasonable quality of life for the residents.

Sincerely,



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

From: [REDACTED]  
Sent: Tuesday, August 09, 2016 1:52 AM  
To: Regen, Licensing  
Subject: Application 854652 - objection

Our names are [REDACTED]

We live in Flat 201, Cardamom Building, 31 Shad Thames, London SE1 2YR

We would like to object to the above application for an alcohol and opening licence to 10.30 pm for this cafe in Shad Thames.

We live in the building under which the proposed bar is situated. We do not want to have more late opening bars in the area as unfortunately the people drinking in them cannot be relied on to leave quietly at night. We live in a listed building and are not permitted double glazing. The noise of late night drinkers (and often singers) reverberates through Shad Thames. We do not want another bar to be added to the current issues.

There is the additional problem of bottle disposal which happens late at night and unfortunately there is often no responsible approach to this by building managers.

A further issue is that restaurants also allow their customers who smoke to smoke right outside ie underneath our windows. Customers are also allowed to take drinks outside on Shad Thames in warm weather despite our objections. This is very noisy and disruptive. It also needs to be borne in mind that the space of the cafe is a very small one and it seems inevitable that it will become very crowded and spill outside.

We have no objection to the Watch House opening a cafe and look forward to it as it's a good operation in Bermondsey St.

However a trendy late night bar is another thing entirely and we don't think it's an appropriate or fair addition in a very residential street (there are 64 residential apartments in the Cardamom Building alone).

Thank you for considering this objection.

From: [REDACTED]  
Sent: Monday, August 08, 2016 4:45 PM  
To: Regen, Licensing  
Subject: The Watch House - License Objection

To whom it may concern.

Application 854652  
The Watch House  
Unit 17 Cardamom Building  
31 Shad Thames SE1 2YR

I am a resident in [REDACTED] and I wish to object to the above application. The Cardamom Building is within the Tower Bridge Conservation Area and is adjoining Cayenne Court, which is overwhelmingly residential. The entire area is already served by many coffee shops, restaurants and bars, playing live or recorded music and selling alcohol late at night.

Consequently, residents in the vicinity already suffer from noise nuisance and antisocial behaviour at all hours of the day and night. Particularly drunken shouting, vomiting and urinating in doorways is the type of disorderly behaviour that has become a problem in recent years.

In view of the above, I would urge the Licensing Authority to refuse the application.

I am available for any follow on queries

Kind regards  
[REDACTED]

From: [REDACTED]  
Sent: Monday, August 08, 2016 4:50 PM  
To: Regen, Licensing  
Subject: APPLICATION FOR ALCOHOL LICENCE AT THE WATCH HOUSE UNIT 17  
CARDAMON BUILDING 31 SHAD THAMES REF 854652

Dear Sirs

On behalf of the directors of Spice Quay Management Limited I write to object to the above proposed licence.

The directors consider that granting of this licence will cause noise, nuisance and disturbance in an area already well supplied by bars and restaurants. Additionally there potential disruption in a relatively narrow lane from people coming out onto the street , latenight disturbance from closing down and early morning disturbance from deliveries and refuse removal.

Yours faithfully ,

On behalf of the Directors , [REDACTED]

Spice Quay Heights, 32 Shad Thames , London SE1 2YL  
29



From: [REDACTED]  
Sent: Monday, August 08, 2016 2:33 PM  
To: Regen, Licensing  
Subject: LICENCE APPLICATION 854652 THE WATCH HOUSE UNIT 17 CARDAMON BUILDING 31 SHAD THAMES

Dear Sirs,

As owners and residents in [REDACTED] my wife and I object most strongly to the proposed licence in respect of the above property.

The proposal will create unacceptable noise , nuisance , late clearing up (noise) , litter and people spilling out into the street in an area which is already well serviced by bars and restaurants.

Please record our objections.

Yours faithfully ,

[REDACTED]  
30

  
SE1 2YL

7<sup>th</sup> August 2016

**By Email and Post**

FAO: Ms Mills  
Southwark Licensing Team  
Hub 2, 3<sup>rd</sup> Floor  
PO Box 64529  
London  
SE1P 5LX

Dear Ms Mills

**Application 854652, ("the application") The Watch House Unit 17 Cardamom Building 31 Shad Thames SE1 2YR ("the premises")**

I am writing to register my objection to the application. The basis for this opposition is that granting a license for the premises will not promote Shad Thames as a residential area. I note that the application includes a license for the sale of alcohol until 10.30 pm which I consider will do little for the prevention of disorder and antisocial behaviour. It is not clear whether alcohol consumption will be permitted immediately outside the premises but this heightens my concerns further. It is already the case that people filter out from the licensed venues onto the street to enjoy their drinks, particularly in the Summer, and the management of these venues do little, if anything, to ensure that people return inside so as to keep disruption to residents to a minimum. Notices asking that people have regard for the level of noise that they are making in a residential area are already blatantly ignored and I cannot see how this would be any different should a license be granted at the premises.

I further note that recorded music will be played at the premises until 11.00pm every night of the week. As a resident of Shad Thames I already have escalating concerns at the increasing amount of noise in the area. The narrow street, on which the premises is located, amplifies noise upwards which becomes very loud for residents. The noise we hear from people socialising at other licensed venues on Shad Thames is already at an unacceptable level; to grant the application at the premises will simply make the problem worse. By applying for a license to sell alcohol and play music until late in the evening it is apparent that the new premises are clearly looking to attract clientele who will, without doubt, create a further level of noise that I do not think is acceptable.

At present it is very uncomfortable to leave our bedroom windows open because of the level of noise we already experience. To increase the levels of noise would make opening windows impossible and I consider it unreasonable that, as a resident, I will have a compromised enjoyment of the right to open the windows in my home.

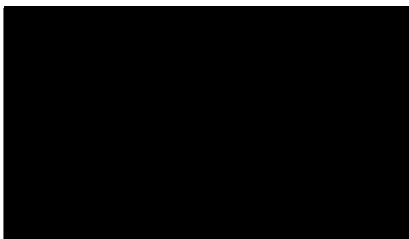
In summary, I consider that granting the license would provide a further source of alcohol within an area already so heavily populated with licensed premises. Residents in this area already suffer noise nuisance and unwanted behaviour at all hours of the day and night. We have endured this inconvenience since 2003 when the licensing legislation was first amended. It is totally unnecessary, and indeed unacceptable, to expect us to continue to do so.

In view of the above, I would urge the Licensing Authority to refuse the application.

Yours sincerely,

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

31




Southwark Licensing Team  
Hub 2, 3<sup>rd</sup> Floor  
PO Box 645529  
London  
SE1P 5LX

7<sup>th</sup> August 2016

Objection to License Number 854652 – CHAPEAU TOWER BRIDGE LIMITED

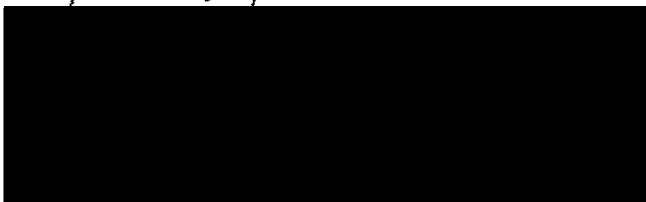
Dear Sir or Madam:

I write to object to the application for license in Shad Thames for the Watch House.

For context we write jointly as owners and occupiers of a  in a building on Shad Thames. Our bedrooms back onto Shad Thames. Fundamentally our objections are around the addition of increase noise of potentially music as detailed, but also from drunk patrons within the establishment or outside whilst smoking.

Shad Thames is a historic area and brick build allowing for high levels of sound transmission. With other restaurants and bars in the area Shad Thames is just a route of transport for patrons so any excessive or drunken noise lasts for the duration of that transition. However with smoking laws requiring people to be outside this will encourage smoking and drinking one assumes outside the venue. With the nature of the building fabric acting as resonators this sound will have an adverse affect on many residents on this road. Most of those bedrooms overlook shad Thames.

Yours faithfully



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

From [REDACTED]  
Sent: Saturday, August 06, 2016 11:53 AM  
To: Regen, Licensing  
Subject: Objection to Watch House license application cardomon building shad Thames #854652

Dear sir,

We live at [REDACTED] E1 2PA very close to the proposed opening of the Watch House with its attached licence application. This is a residential and conservation area already well served with restaurants which observe good practice with residents in terms of noise and disturbance.

I would like to object to the opening of the new premises, above, with extended opening hours on the ground of disturbance and public nuisance and a house in a residential area which already has a high proportion of establishments selling alcohol. The impact of yet another with its discharge of drunks spilling onto the narrow shad Thames is unacceptable and will ruin the character of a relatively quiet part of London. The residential access to cardomon building and cayenne court is very close to the proposed site and might impact access to residents by unruly groups.

[REDACTED]  
Sent from my iPad  
33

From [REDACTED]  
Sent: Saturday, August 06, 2016 5:26 PM  
To: Regen, Licensing  
Subject: Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 854652

6th August 2016

Dear Sir

Your ref: Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 85465

I am writing to OBJECT to the application for the licence above.

I am the owner of [REDACTED], London SE1 2YR which is in the same block as the applicant.

I am objecting on the basis that:

Use of Premises: I do not see Shad Thames benefitting from another bar/restaurant as the area already has a disproportionate amount eating establishments rather than businesses that bring cultural inspiration, interest and diversity. Further, another restaurant/bar will only bring about more noise created by crowds and music. Their smoking clientele who will be smoking in the street will generate second hand smoke for residents whose windows open into the street, as you are aware Shad Thames is a narrow pedestrianised street sandwiched by flats either side. Some of the residents also have young children as occupants. I see this as being a serious Health and Safety concern.

In addition, I expect that there will be even more rubbish generated by a new restaurant/bar. As you may be aware, the rubbish from restaurant refuse (especially the bottles) from Shad Thames is unbearably noisy as it is, and more refuse like this will only exacerbate noise and air pollution. Additionally, the cobblestones, which are a beautiful feature of Shad Thames will no doubt be fouled by restaurant debris, which the restaurants often neglect to clean up and has been known to bring about rodent infestation in the past.

Also, the extended opening hours from 7:00 am/8:00am until 23:00 is frankly inconsiderate to local residents who are home to relax and to enjoy some sanctuary from the busy neighbourhood.

To conclude, I strongly object to the licence application and believe that it is detrimental to the interest of the local residents.

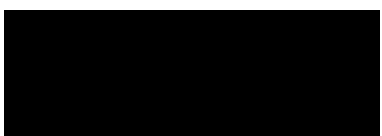
I would be grateful if the council would advocate the voice of Shad Thames' residents and decline the application.

Yours sincerely

[Redacted signature]

34

35



London SE1 2YR

Southwark Licensing Team  
Hub 2, 3rd Floor  
PO Box 64529  
London  
SE1P 5LX

**OBJECTION TO LICENCE NUMBER: 854652**

(The Watch House, Unit 17 Cardamom Building, Shad Thames, London, SE1 2YR).

2nd August 2016

Dear Sir or madam

I am writing to object to the licence request of The Watch House to serve alcohol to 22:30 every night of the week. I live in the [redacted] and the noise at night when the pubs, bars and restaurant's close is very, very noisy.

People shouting when you are trying to sleep is very annoying, especially when it happens every night of the week. It's even more annoying when you have a one year old baby who is woken by the shouting of drunk people.

Not only is the shouting annoying and very disruptive, the bars and restaurants insist on putting empty beer and wine bottles into the rubbish bins as they are closing. So we get a mix of shouting and bottles being thrown / smashed into the bins late at night - every night.

Finally I don't understand why a heavily residential area like Shad Thames needs more bars or restaurants. We currently have the following bars on Shad Thames, on the river yards from Shad Thames or within a 1 minute walk of Shad Thames; Pont De La Tour, The Chop House, All Bar One, Ask Italian, Blue Print Cafe, Browns, Cantina, Bengal Clipper, Pizza Express, Valentina, The Don Restaurant, Hing Lee Chinese and the Dean Swift pub.

13 pubs, bars and restaurants within a few hundred yards... we don't need any more.

Please reject this application - it is not wanted.

Many thanks





36

August 5th 2016

Southwark Licensing Team

Hub 2, 3rd Floor

PO BOX 64529

London

SE1P 5LX

Licence Number: 854652

Dear Sir/Madam

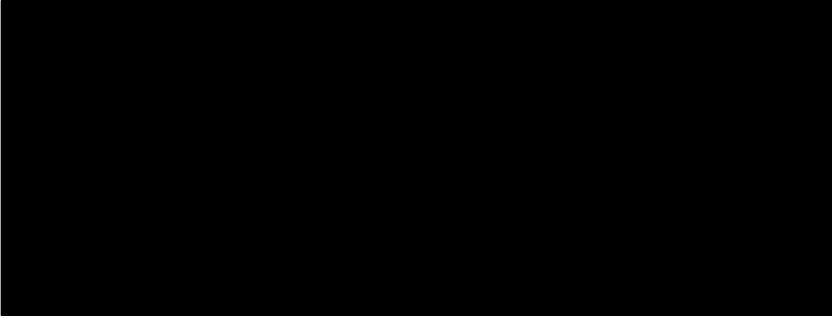
I wish to object to the above licensing application. I do not believe Shad Thames needs another bar/restaurant which will result in noisy bar patrons exiting onto Shad Thames after 11pm, when the street carries noise acutely, and potentially more bottles etc. being disposed of late at night following closure of the bar. Shad Thames is a densely residential area. We do not need additional bars.

Sincerely,

[Redacted Signature]

[Redacted Address]

London SE1 2YR



From: [REDACTED]  
Sent: Thursday, August 04, 2016 4:18 PM  
To: Regen, Licensing  
Subject: License Number 854652 - Property Details Unit 17, Cardamom Building, 31 Shad Thames, SE1 2YR

I am the owner of the premises at [REDACTED]  
[REDACTED] London SE1 2YR.

I wish to forcibly object to this application. It is inconceivable to suggest that this location requires a further premise of this type given the abundance of such facilities at this site.

Noise from these commercial premises particularly late at night is substantial, let alone the behaviour of drunken patrons and the inevitable clearing up which takes place after closure.

This is a predominantly residential area that appreciates the amenities close by, but a further expansion of the type proposed in this license is totally unnecessary given the more subdued facility it replaces.

Regards,

[REDACTED]  
37

From: [REDACTED]

Sent: Thursday, August 04, 2016 2:04 PM

To: Regen, Licensing

Subject: Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 854652

4th August 2016

Dear Sir

I wish to object in the strongest terms to the application for the licence above.

I am the [REDACTED] London SE1 2YR, which is directly above the applicant.

The grounds for my objection are as follows:

- a. Use of premises: Shad Thames already benefits from a number of bars and restaurants and does not need another to be permitted in what is a densely residential area. This will add to the disruption to local residents caused by noise from crowds and recorded music, the likelihood of on street drinking particularly in the summer and additional litter from bottles discarded late at night and, worst of all, cigarette butts from smokers which never seem to be cleaned away.
- b. The extended opening hours from 07:00 or 08:00 until 23:00 are excessive and for this to be permitted 7 days a week provides no respite to local residents. I have significant concerns about the sale of alcohol over such an extended period.

In summary, this is a densely residential area and it is not acceptable for licences of this nature to be granted in this area if residents are to maintain a quality of life. Shad Thames is a narrow street with buildings on either side which means that noise is amplified. The proliferation of bars and restaurants already results in significant litter. Residents are very concerned about the willingness of the Council to continue to support the proportion of bars in this area to the detriment of local residents.

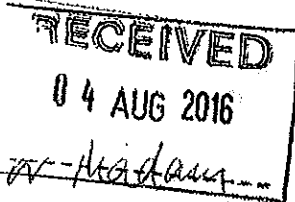
Please would you withdraw your support for this licence.

Regards

[REDACTED]



3rd August 2016



Dear Sir ~~or Madam~~

Application licence no. 854652

I write to object to the application for 'Watch House Coffee' to open premises serving alcohol and playing music until late in evening at 316 Shad Thames.

Shad Thames does not need another bar in a residential area, releasing people 11pm, who may make noise, and who staff may make more noise cleaning to late at night.

There are already more than enough restaurants and bars in this residential area and little capacity for more noise from commercial premises. More noise

who deserve a peaceful and quiet quality of life in their homes.

There are already sufficient bars in the area and no requirement more late-night opening, serving and playing music.

I would be grateful if you would consider my objection when deciding whether to grant the licence.

Yours faithfully



From: [REDACTED]

Sent: Thursday, August 04, 2016 4:43 AM

To: Regen, Licensing

Subject: Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 854652

Dear Sir/Madam,

I am writing to object to the licensing application above. Your website was not clear whether an e/mail was allowed as an objection or whether it must be a letter. If an e/mail is not sufficient please let me know in good time to post a letter.

I am a resident of Shad Thames. [REDACTED]

[REDACTED] I am writing this today, 4 August.

I am objecting to license application 854652 as I do not believe that Shad Thames needs another club/bar/restaurant which will result in more people spilling out onto Shad Thames at closing time at 2300.

This application also includes recorded music from 0700 in a residential area. Shad Thames is an historic and listed area; the street carries noise acutely, and this application will add to the noise disturbance from a combination of people disbursing noisily and raucously at closing time, the noise of more empty bottles and rubbish etc. being disposed of late at night and early in the morning after clear up.

I am also worried about the proportion of bars the Council are supporting here; given it is a densely residential area. The residents need to maintain a quality of life and this application will not do that.

Yours faithfully

**From:** [Redacted]  
**Sent:** Wednesday, August 10, 2016 2:22 PM  
**To:** Regen, Licensing  
**Subject:** Licence Application 854652 - FAO. Ms Mills

For the attention of Ms Mills

Ref:  
854652

**Trading name and address:** The Watch House  
Unit 17 Cardamom Building 31 Shad Thames  
SE1 2YR

Please accept this correspondence as a formal objection to the application made by the new business owners at Shad Thames for extended hours and alcohol licence.

The area has more than enough business causing disturbance associated with alcohol and further would be a issue with public safety. The noise would constitute a further nuisance and children in the area need to be protected from harm. As it is Shad Thames is very noisy especially in the evening when patrons fuelled with alcohol seem to like the acoustics on Shad Thames and are happy to hang around, sing shout and be a nuisance. Continued calls to Southwark complaining have been frustratingly fruitless, we do not need further disturbances. Early morning deliveries are also a nuisance and given that Traffic Wardens are never seen before 10 am the place is ridiculously busy early mornings, we do not need further disturbances and nuisance. I feel strongly that the new owners have been slightly underhanded with how they have gone about the application, parking a van in front of the window throughout all the renovation works so disabling peopling from viewing the posted notice is questionable.

Please accept this as the strongest possible objection.

Yours Sincerely

[Redacted Signature]









[REDACTED]

+2

[REDACTED]

9<sup>th</sup> AUG 2016

Ms Mills  
Southwark Council

**Dear Ms Mills,**

It has just come to my attention that The Watch House (located within the Cardamom Building at 31 Shad Thames) has applied for a licence to sell alcohol and for extended opening hours.

Our apartment is located diagonally opposite this premises and as such I would like to strenuously object to both applications for the following reasons

1. Additional noise along Shad Thames, particularly late in the evening, will constitute a serious nuisance to myself and my family. As with most apartments in Butlers Wharf Buildings, our bedrooms are situated on the Shad Thames side of the building, as there is significant noise from the river and riverside establishments on the other side. An establishment with an alcohol licence and extended opening hours will generate significant noise in Shad Thames (given the structure of the street this noise is amplified) that will make it hard for my family and other residents along Shad Thames to sleep.
2. From a public safety and protection of children perspective. Shad Thames currently provides a relatively safe access route to residents of Butlers Wharf Buildings. The addition of another establishment that sells alcohol in this area of Shad Thames will increase the danger that residents, especially children (of which we have four) will come in contact with patrons of this establishment that have had too much to drink.

I hope you will give due consideration to our serious concerns. If you have any questions in this regard please do not hesitate to contact me at this email address.

Sincerely,

[REDACTED]