

APPENDIX C
OTHER PERSON A

From: [REDACTED]
Sent: Monday, November 2, 2020 10:47 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Representation - Application Licence Number: 873687

To whom it may concern.

With the present, on 2 November 2020, I, [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
Formally oppose the Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 873687 - Aguila Restaurant (First Floor Arch 147, Eagle Yard Hampton Street, SE1 6SP) for the following reasons:

- The 100m pedestrian walk has already 5 premises licensed to sell alcohol and/or for late night entertainment with live and/or recorded music.
- Similar premises next to the applicant's have been attracting considerable amounts of people, causing nuisance, incidents and police interventions every weekend in the past months also on adjacent private properties (specifically private parking bays for 8 Walworth Rd). Several reports have been filed by nearby residents to both the police and Southwark council noise team and both have been recording incidents. These gatherings happen even after closing hours, with the knowledge of premises management and despite conditions that should prevent this from happening.
- Vandalism has been noted in the immediate area of existing adjacent licensed premises, including to the Crossways Church.
- Widespread littering and food waste along with inadequate waste storage facilities and public urination constitute a public health hazard which will only be worsened by additional licensed premises.
- Extremely lax conditions have been put in place so far for this license applicant, in contrast to what has been demanded to other premises, although equally unattended, including but not limited to the following:
 - Unlike similar licensed premises in the same street, and despite the application being filed for a restaurant, no condition has been put limiting the amount of people in the premises. According to the submitted Plan, no more than 30 people should be allowed in the premises at any time since the seating area does not allow for more than 30 people while keeping social distancing in place: see **Condition 307 imposed on License 869755**
 - Unlike similar licensed premises in the same street, no condition is set requiring alcohol to be consumed exclusively inside the premises and exclusively to accompany a meal: see **Conditions 844, 845 imposed on Licence 869693**
 - Unlike similar licensed premises in the same street, no condition has been put limiting the amount of people allowed to smoke outside the premises: see **Conditions 312 imposed on License 869755, 347 on License 864230, 343 on License 857301**
 - Unlike similar licensed premises in the same street, no condition has been put limiting the noise and sound emanating from the premise: see **Conditions 340 to 346 imposed on License 864230**

- Unlike similar licensed premises in the same street, no condition has been put forcing the premise to keep a complaints and incidents book: see **Condition 349 imposed on License 869693**

It is in the interest of all the residents to live in an area that is free of nuisance, free of disorder, safe and hygienic. The high numbers of noise and public order complains on record already reflect the issues with existing alcohol licenses. Additional licenses further worsen intolerable conditions in what is a largely residential area.

With my best regards,

██████████

From: [REDACTED]
Sent: Friday, October 30, 2020 12:07 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: License objection

Dear sir or madam

I want to strongly object to application below.

We are have numerous problems with noise and anti-social behaviour from various premises that have gained licenses recently in the arches.

We have incidents of fights, people shouting at each other. Various incidents where police have been called to various anti- social behaviour incidents.

I have seen incident of young people taking drugs outside various arches premises.

The premises below is situated on eagle yard, which is surrounded by flats of draper estate and less than 10-20 yards from closest flats in Strata building particularly.

We are all becoming terrified of weekends of constant anti- social behaviour from arches premises.

People cannot sleep because of constant noise at night. The elderly are concerned about going out in evening because of anti- social behaviour. Parents are concerned that their children cannot sleep because of currant situation.

I strongly object to premises having any licenses beyond 11pm because of the impact on local residents.

Patrick Clifford
[REDACTED]
[REDACTED]

873687

Trading name and address:	Aguila Restaurant First Floor Arch 147, Eagle Yard Hampton Street SE1 6SP
Ward:	Newington

Applicant details

Applicant Name:	Jose Ernesto Mesa Santana
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From: [REDACTED]
Sent: Tuesday, October 27, 2020 4:20 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to licence application 873687

Dear Sir/Madam,

[REDACTED]
[REDACTED]
[REDACTED]
Date: 20/09/2020
Application Ref: 873687
Complaint Type: Objection

I'd like to register an objection against the proposed hours of EL AGUILA RESTAURANT.

I previously objected to Application Ref 872939 which I understand was declined and has now been re-submitted.

As you may be aware, the police have needed to attend on numerous occasions to address issues with other business in the arches.

I am aware that other businesses in the immediate area should not prejudice the interests of a new business, however it has become apparent through experience that the lack of restrictions in this application will cause severe hardship to residents' lives who live just metres away and that if a licence is to be granted it needs to be accompanied by appropriate restrictions.

The lack of restrictions that are most concerning are as follows:

1. The venue purports to be a restaurant, but there is no limitation on the number of patrons who can be accommodated. With other nearby businesses, this results in patrons spilling out into the car park and drinking alcohol there. This should be imposed.
2. There is also no explicit limitation on residents congregating outside the premises, to drink/smoke. This should be imposed.
3. There is no specific limitation that alcohol may only be consumed with the purchase of a meal. This should be imposed.
4. There has been no limitation imposed on the amount of noise that can be generated by the premises. This should be imposed.

I trust you will review the licensing application with these objections in mind.

Kind regards,
[REDACTED]

From: [REDACTED]
Sent: Tuesday, October 27, 2020 12:53 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 873687

[REDACTED]
[REDACTED]

I would like to object to this application on the following grounds:

existing premises are constantly causing a nuisance with loud music, massive overcrowding during the covid restrictions, patrons hanging around the area screaming, shouting and fighting once they leave:
There is no reason to expect any different behaviour with yet another licenced premises.

This is a very highly populated residential area and there is no call for such a business in the local area. There are no parking facilities available except a private car park, which is abused by existing nightclubs in the same area, it's often a meeting place for drug dealers, the entrance to this and all the other clubs occupying the arches are situated within that private car park, surrounded by three residential buildings that form an echo chamber meaning that any noise it bounced around and heard by everyone. This is NOT an appropriate location for any nightclub.

It has been observed that because there is no place to house refuse containers for these business, something they must have and pay business rates for, they use the bins of the local estate to dispose of their rubbish - illegal and well as noise as it's mostly empty bottles.

Basically this is not a location where such places are required - there is no local community that they provide for - and all they do is cause noise and grief for all the surrounding residences. Even with business that have had special requirements to supposedly deal with these problems the police have to be called nearly every night because they are not and cannot be enforced.

From: [REDACTED]
Sent: Tuesday, October 27, 2020 4:09 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to license 873687

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

I'd like to lodge (again) a formal objection to the license 873687 (their second application).

Residents in this area already suffer substantial anti-social behaviour from licensed premises in the area and the addition of another license with late opening times (1am) would only increase the general noise and disturbances in the area. In addition, the midnight closing on Mon-Thurs is a concern in a residential area.

In addition, there are specific objections to the license itself outlined below.

- The license refers to recorded and live music with no noise mitigation measures
- There is no mention of food in this proposed licence. Every other licence under the arches includes conditions such as:

840 - That intoxicating liquor shall not be sold or supplied on the premises otherwise than to persons taking a substantial table meal there and for consumption by such persons as ancillary to their meal.

Adding a condition like this should help limit capacity and should be quite normal for a restaurant.

- Also there's nothing restricting number of people smoking outside or that they're not allowed to take drinks outside (included in the other licences). This would be a significant disruption to local residents if ignored.
- No security plan has been submitted.

Bw,

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Monday 27 October 2020

Dear Sir/Madam

Re: licence application 873687 - El Aguila Restaurant

I write in connection with the application for a new premises licence for El Aguila - in a street known to Royal Mail as Eagle Yard, but also known as Maldonado Walk on the street signs - London SE1.

Please note that on the licencing database the venue is described as being in Newington Ward. However, in fact, it is located in North Walworth Ward (and has been since the boundary change in 2018).

I object to the application, primarily in connection with the third licensing objective: namely, the prevention of public nuisance.

I live in Draper House. My flat is on the first floor and one side overlooks the servicing yard at the rear of the Strata SE1 tower. Maldonado Walk is on the far side of the yard.

I have lived at this address for more than five years.

For the past two summers I have been disturbed on multiple occasions by noise associated with late night activity at the existing premises on Maldonado Walk (most notably Corporación Ponce).

I have been in contact twice (in 2019 and 2020) with the North Walworth councillors regarding the problems with noise from venues under the railway arches.

More recently, residents from the Draper Estate and Strata have been cooperating to respond to the problems caused by customers at the Maldonado Walk venues.

I would hope that this new restaurant will be a good neighbour but I feel I must make this objection to ensure that residents are considered as part of the decision-making process on this application.

I am concerned that this restaurant will add to the existing problems with antisocial behaviour from customers dispersing (or rather, not dispersing) from the venues under the arches.

People spill out into the service yard and argue, shout, wait for minicabs, urinate, take drugs etc - very close to homes on the Draper Estate (Draper House and Wollaston Close) and Strata SE1.

Even when customers are standing directly next to the railway arches, the noise travels across the yard.

Sunday evenings are particularly problematic, as my neighbours can confirm.

Three specific points:

- The 1am terminal hour proposed on Sunday nights in this application is later than Corporación Ponce. At the very least any licence granted should be restricted to 11pm on Sunday nights to match the nearby premises.
- The proposed Sunday night closing time is later than the suggested closing time for restaurants in major town centres set out in the Southwark Statement of Licencing Policy. No justification for the later timing proposed here has been put forward.
- Corporación Ponce's licence (at least in theory!) limits the supply of alcohol to those taking a table meal. Could a similar condition be imposed here, given El Aguila has 'restaurant' in its name and the plan on the database is labelled 'restaurant'?

I would ask the council to:

- Limit the hours of the proposed restaurant to protect the amenity of residential neighbours.
- Impose other suitable conditions to prevent further nuisance arising to residents.

I am aware that there are other applications to follow for further venues under the arches here. I am concerned that without careful application of planning and licensing policy, the venues on Maldonado Walk will cause similar problems for residents as those seen elsewhere in Southwark such as at Isabella Street and Old Union Yard arches.

Please keep me updated on the progress of this application. I would like to speak at any sub-committee meeting.

Yours sincerely



From: [REDACTED]
Sent: Tuesday, October 27, 2020 3:58 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to Licence 873687

27/10/2020
Re: Licence Number: 873687
EL AGUILA RESTAURANT
First Floor Arch 147, Eagle Yard Hampton Street
SE1 6SP

Dear Sir/Madam,

I oppose License 873687, which is a new premises licence for EL AGUILA RESTAURANT, First Floor Arch 147, Eagle Yard Hampton Street. My objections to the licence are that this will increase the alcohol related noise and anti social behaviour, and safety concerns in an area with the high concentration of licensed premises in the immediate vicinity:

847267 Hampton Court Palace Hotel 35 Hampton Court Palace Hampton Street
SE17 3AN

857301 La Barra Arch 147, Eagle Yard Unit 2 Hampton Street SE1 6SP Newington
March 16 2017

859073 Rincon Tropical 2nd Floor, Arch 147, Eagle Yard Hampton Street SE1
6SP Newington June 30 2017

864230 Corporation Ponce Arch 144, Eagle Yard Hampton Street SE1
6SP Newington July 30 2018

There are also no restrictions on the consumption of liquor with a substantial table meal. Nor are there any restrictions on the number of people smoking outside, or taking their drinks outside.

I therefore oppose this licence.

Kind Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Thursday, November 5, 2020 3:52 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: objection to licence 873687

Thursday 5th November 2020

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

To whom it may concern,

I am writing to object to the current licence application for the following:

EL AGUILA RESTAURANT
First Floor Arch 147, Eagle Yard Hampton Street
SE1 6SP
application no. 873687
The reasons are as follows:

prevention of crime and disorder and public safety

At present, there are serious that residents are experiencing with businesses along Maldonado Walk (old Eagle Yard). There is a large parking space at the back of the Strata building which is meant to be private property but it is regularly used by customers of the bars and restaurant. The whole area is unlit and myself and other residents have witnessed suspicious behaviour as well as fights in the past year, prior and post lockdown. I feel that granting this licence will exacerbate the problems in the area, especially as the conditions for licence currently stand.

prevention of public nuisance

The last year has been awful for many residents in the area. Customers regularly leave the venues extremely noisily, often continuing to party outside the venue. I often have large groups of people outside my bedroom window, shouting, partying, arguing, urinating. I am really concerned this licence would grant a midnight finish every week day (and even more worrying is a 1 am closing time on a Sunday), which will increase the level of antisocial behaviour in the area. This problem is already causing awful distress to myself and my neighbours, seriously affecting our wellbeing and mental health and this new venue with the current opening times will make things worse. The 100 m pedestrian walk has already several premises licensed to sell alcohol which is generating nuisance, incidents that involved police and several instances where breaches of coronavirus were recorded. Another venue would most certainly worsen this. This is even more concerning considering the following:

There is no condition in the current licence limiting the amount of people in the premises. No condition is being set requiring alcohol to be consumed inside the premises and exclusively to accompany a meal. No condition is being put limiting the amount of people smoking outside, unlike other venues in the same area. No condition is being put on limiting the amount of noise emanating from the premises. The applicant has not requested a licence to provide recorded music indoors, live music indoors or late night refreshments so if any license is granted the above should be explicitly prohibited to avoid nuisance to local residents. I am also surprised that there is no requirement for a security guard or even a simple sign that reminds punters to leave respectfully.

I understand that new businesses are good for Southwark's economy but I don't feel that these should override the residents' wellbeing.

Yours sincerely,

██████████

From: [REDACTED]
Sent: Thursday, October 29, 2020 12:18 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licensing Objection - Application 873687

Dear Sir or Madam,

I am a resident of [REDACTED] and my dwelling overlooks the property in question.

I write to register my objection to licensing application N°873687 (EL AGUILA RESTAURANT, First Floor Arch 147, Eagle Yard Hampton Street. SE1 6SP) as it currently stands.

Despite the application being filed for a restaurant, no condition has been put limiting the amount of people in the premises.

According to the submitted Plan, no more than 30 people should be allowed in the premises at any time since the seating area does not allow for more than 30 people: this limit should be explicitly mentioned

Unlike the case with similar licensed premises in the same street, no condition is set requiring alcohol to be consumed exclusively inside the premises and exclusively to accompany a meal: see Conditions 844, 845 imposed on Licence 869693.

Unlike similar licensed premises in the same street, no condition has been put limiting the amount of people allowed to smoke outside the premises: see Conditions 312 imposed on License 869755, 347 on License 864230, 343 on License 857301.

Unlike similar licensed premises in the same street, no condition has been put limiting the noise and sound emanating from the restaurant: see Condition 340 imposed on License 864230.

Furthermore, the applicant has not requested a license to provide Recorded music indoors, live music indoors or late night refreshments so if any license is granted, the above activities should be explicitly prohibited in order to avoid nuisance to the local residents.

I note that the conditions do not make any mention of a door supervisor to enforce the limit of customers allowed entry, and to ensure the safety and good behaviour of those lingering outside.

Finally, the application states that the premises are located in the Newington Ward, while in fact they are in the North Walworth Ward, and are policed by a different MPS Safer Neighbourhoods Team (SNT).

The name of the street is Maldonado Way, and this is not reflected on the application.

I ask that for these reasons the application be rejected.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Monday, November 2, 2020 10:00 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to licence 873687

Hello

I live in [REDACTED] [REDACTED] which overlooks the premises in question.

I would like to object to this application on the grounds that there are no conditions relating to food in this proposed licence. All other licences in the vicinity have conditions which restrict the sale of alcohol as accompaniment to a meal or similar. This would be expected for a restaurant.

The proposed licence is also silent on the use of outside space, for example limiting the number of smokers and/or total number of people outside at one time. This would be important in the prevention of public nuisance.

There is no condition to restrict the consumption of alcohol to the inside of the premises. This may encourage patrons to bring their alcohol outside as they leave and finish outside, again creating noise and disturbance at midnight on any night.

The application is also for live and recorded music. There is no mention of any noise mitigating measures. It is not clear that the building has any existing within its structure.

The opening hours are also out of step with other restaurants in the area. The application for recorded music start at 2300 and finish at 0100 and for late night refreshment to served during those hours. With those arrangements the establishment will effectively be operating as a club/bar during those hours which would make it an exception among the various establishments in the small area and within close proximity to so many homes.

Please do not hesitate to get in touch if you request any further information.

Many thanks

[REDACTED]