

Party 1

From:

Sent: Tuesday, November 17, 2020 1:24 PM

To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>

Subject: Objection to application 873753 under the Licensing Act 2003

Hello,

I am formally writing to object to the application for a premises to sell alcohol under the application listed above, at 1 Varcoe Road, London, SE16 3FS.

I own a flat in the residential component of this building, which is located the planned premises. I feel that in general, a shop located in the neighbourhood, operating at restricted hours in a manner which doesn't cause disturbance to residents, could be a positive addition to the area. However, I have read through the application and believe that the applicant has not made sufficient provision to mitigate concerns in several areas of the 4 licensing objectives:

- prevention of crime and disorder: the premises are located on a very narrow dead end street. This will be one of the closest businesses to the Millwall Football ground that will sell alcohol and there is no plan to mitigate any risks associated with disorder that may be caused due to this proximity. Simply having CCTV coverage is not a proactive way of dealing with potential crime and disorder.
- prevention of public nuisance: again, the premises are located in an entirely residential, narrow, dead end street. There is no mitigation or plan listed for how deliveries will be made, there is an enormous construction project taking place next to this building which is already causing access issues to Varcoe Road, and the hours planned to sell alcohol are, in my opinion, far too late for a property located directly under a residential structure. There is no canopy or noise abatement planned from what I can see, so all residences at 1 Varcoe Road located above this premises, as well as all properties located across the street (Batwa House) will be subjected to noise at unsociable hours. The application states that staff working in the shop will be 'politely asking persons drinking or loitering outside the shop to leave the shop front and area quietly.' I don't believe this is sufficient mitigation to an issue this premises may create, that currently doesn't exist in the neighbourhood. There is no plan listed anywhere for managing what will likely be a large amount of rubbish appearing in the streets outside.
- public safety: again, there is no plan listed for managing deliveries on what is a very narrow residential street. How will deliveries occur without the narrow pavement being blocked? How will access and movement on the pavement be guaranteed for users with mobility issues? There is no access to the proposed premises other than from a single door from the street- the other doors on the street are shown on the plan as blocked. How will rubbish collection, litter and

recycling be dealt with? What does the applicant propose to make the business 'Covid-secure' with such a limited outside space?

- protection of children from harm: other than the standard 'Challenge 25' text in the application, how will the applicant be discouraging children from accessing alcohol and tobacco? Does this area need another shop selling these products? How will children be protected from an increase in traffic due to deliveries, early/late opening hours, and football matches?

In short, I believe only some kind of structural noise abatement (in the form of a solid canopy extending above the entrance of the premises along the entire frontage of the building) and reduction of alcohol selling times to (a maximum of) 1000-2000 every day would be the bare minimum acceptable measures needed to make this application work for affected residents.

I do hope this gives the council some serious thought on reconsidering any plans to grant this license for the hours intended without any significant mitigation to the high likelihood of noise, disorder and public nuisance issues.

Don't hesitate to contact me if you require any further information.

Kind regards,

Party 2

From:

Sent: Monday, November 30, 2020 6:16 AM

To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>

Subject: Rejection Petition of application 873753 - Nisa, 1 Varcoe Road, SE16 3FS

To whom it may concern,

Please find attached a petition of 23 signatures of the residents of the building regarding application 873753 about NISA, 1 Varcoe Road.

Whilst residents are supportive of the store they are objecting on the grounds as it currently stands as it may lead to causing a public nuisance and lead to additional crime and disorder as well as public safety concerns.

Residents are calling for the committee to ask the applicant to ensure:

1. Loading and unloading of goods to be from 08:00-20:00 (this isn't clear on the application and could be read either way)

2 The reduction of opening hours to 08:00-20:00 Monday-Sunday. Residents will be living above the shop and the trickle vents in the building mean that the sound from street level can travel up to the sixth/seventh floor. If there is a way the council could ensure the owner takes action to minimise the sound (by introducing a shop front canopy would be really welcome). NB: 22 residents supported this.

As a resident living directly above the shop, I have concerns about the "cafe" as any cooking appliances introduced into the shop may render my mortgage void or prevent reselling the property in the future but i will highlight this directly in my own personal letter to the committee.

I would be grateful if the committee could consider this petition. I'm certain we would have received more signatures but unfortunately due to lockdown this restricted us. I'll write separately making my own individual representation.

Kind regards,

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

From:

Sent: Monday, November 30, 2020 9:04 PM

To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>

Cc: Akoto, Evelyn <Evelyn.Akoto@southwark.gov.uk>; Situ, Michael

<Michael.Situ@southwark.gov.uk>; Livingstone, Richard

<Richard.Livingstone@southwark.gov.uk>

Subject: Representation against license application - Nisa, Varcoe Road, ref - 873753

To whom it may concern,

I wish to make my own representation against the above planning application on the grounds that it will:

- A. Creates public safety concerns
- B. Causes a public nuisance
- C. Attract additional crime and disorder to the area

Public safety concerns

What concerns me the most is this application mentions a cafe. As residents live directly above the shop, any cooking appliances installed will lead to additional fire risks and will prevent mortgages being offered on the property in the future. This is of serious concern, particularly when residents were told that the property below was built and designed for office space. In order to reduce the safety risks i would welcome the committee to request there is no cafe in the below building.

Public Nuisance

As a resident who lives directly above the building I welcome a Nisa however I am concerned that the loading hours (which aren't clear in the application) will be at all times of the night which will be disruptive to residents. The long hours of the shop 07:00-23:00 Monday - Saturday will also be disruptive for many residents. The trickle vents in our building means that sound from the ground level can travel to the sixth/seventh floor, reducing the hours will help to minimise the impact of this.

Crime and Disorder

Increased footfall to the area will no doubt bring additional antisocial behaviour problems. The application appears to be expecting this when it says it mentions that it will encourage people not to loiter. As many residents of the pocket home in Varcoe Road live alone, and many like myself, are young women, it will be seriously intimidating to walk past large crowds, particularly on match days (which is mainly men) or when it's dark, especially in the winter. This will also lead to additional littering in the area and no indication that a bin will be provided by the shop or council to tackle this.

Proposed solutions

Public safety - ensuring no cooking equipment is installed to the Nisa. This will be a direct fire risk for myself and residents living above the shop and in the worst case, will prevent the properties from receiving mortgages in the future. A cafe should not be part of this application.

Public nuisance - confirmation the loading hours will be from 08:00-20:00 Monday - Sunday. (This wasn't clear in the application). Reducing the opening hours to minimise disruption to residents from 08:00-20:00 Monday-Sunday, this will prevent late night loitering.

Crime & Disorder - I would be grateful if a bin could be provided to encourage members of the public to not litter (placed directly away from above residents flats - closer to the end of the street at the junction of Varcoe / Verney road)

A cover / canopy over the shop would be much better suited to help tackle the noise issues.

Moving the door entrance to the end of the building. At the moment on the plan submitted in the application, the door is directly above my bedroom and the other door would be directly above my neighbour's bedroom. Having the door at the end of the building won't address all the issues but would most likely help to minimise the noise.

I am supportive of the principle of a Nisa but would like to see these additions to tackle these issues. I, and I'm sure other residents, would be more than happy to work with the owner to address these issues.

I am copying in my local ward councillors for awareness and passing on a copy to the free holder.

Many thanks,

NISA, 1 VARCOE ROAD, SE16 3FS APPLICATION: 873753 – OBJECTION TO APPLICATION IN ITS CURRENT FORM AS IT WILL CONTRIBUTE TO: CAUSING A PUBLIC NUISANCE AND MAY LEAD TO CRIME AND DISORDER AND PUBLIC SAFETY CONCERNS

PETITION TO REDUCE OPERATIONAL HOURS AND CONFIRMATION THAT LOADING HOURS WILL NOT DISRUPT RESIDENTS

ABOUT THE PETITION: Nisa has requested to open a store at 1 Varcoe Road, London, SE16 3FS, the opening hours will be from 07:00-23:00 Monday Friday and 08:00 until 20:00 on Sunday.

Whilst a new store is welcome to the area, the opening and closing hours and the unloading/loading of goods could be disruptive to residents. This petition objects to this application as it currently stands, under the following grounds that it will contribute to:

- Causing a public nuisance
- Attract additional footfall which may lead to crime and disorder and public safety concerns

Residents below are calling on Southwark Council Licensing Committee to amend the application to ensure:

- The loading and unloading of goods, including alcohol, in the residential area is from **08:00-20:00 Monday - Sunday**

AND/OR

- There is a reduction in opening hours to **08:00-20:00 Monday to Friday** in order to prevent early morning disruption and late night loitering in a residential area

Name	First line of address	Postcode	Signature & Date	I am calling for reduced opening hours from 08:00-20:00 Monday to Friday (Please Tick)	I would like confirmation that the loading and unloading of goods, including alcohol, is from 08:00-20:00 Monday-Sunday (Please Tick)
[Redacted]				✓	✓
				✓	✓

Data protection

By signing this petition, you are giving consent to pass on the above information to Southwark Council Licensing Committee, your details will not be passed onto any additional third parties and will be discarded by the organiser of this petition once this has been submitted to the Committee in December 2020. To receive updates on this matter please email: [Redacted]

NISA, 1 VANCE ROAD, SE16 3FS APPLICATION: 873753 - OBJECTION TO APPLICATION IN ITS CURRENT FORM AS IT WILL CONTRIBUTE TO: CAUSING A PUBLIC NUISANCE AND MAY LEAD TO CRIME AND DISORDER AND PUBLIC SAFETY CONCERNS

PETITION TO REDUCE OPERATIONAL HOURS AND CONFIRMATION THAT LOADING HOURS WILL NOT DISRUPT RESIDENTS

Name	First line of address	Postcode	Signature & Date
[REDACTED]			

Signature & Date	I am calling for reduced opening hours from 08:00-20:00 Monday to Friday (Please Tick)	I would like confirmation that the loading and unloading of goods, including alcohol, is from 08:00-20:00 Monday-Sunday (Please Tick)
13/11	✓	✓
15/11/20	✓	✓
15/11/20	✓	✓
15/11/20	✓	✓
18/11/20	✓	✓

Data protection
 By signing this petition, you are giving consent to pass on the above information to Southwark Council Licensing Committee, your details will not be passed onto any additional third parties and will be discarded by the organiser of this petition [REDACTED] once this has been submitted to the Committee in December 2020. To receive updates on this matter please email [REDACTED]

USA

AD. SET6 3FS APPLICATION: 873753 - OBJECTION TO APPLICATION IN ITS CURRENT FORM AS IT WILL CONTRIBUTE TO: CAUSING A PUBLIC NUISANCE
AND MAY LEAD TO CRIME AND DISORDER AND PUBLIC SAFETY CONCERNS
PETITION TO REDUCE OPERATIONAL HOURS AND CONFIRMATION THAT LOADING HOURS WILL NOT DISRUPT RESIDENTS

and second name First line of address Postcode Signature & Date



15/11/20	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
15/11/20	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
15 NOV 2020	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
15 NOV 2020	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
16/11/2020	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Data protection
By signing this petition, you are giving consent to pass on the above information to Southwark Council Licensing Committee, your details will not be passed onto any additional third parties and will be discarded by the organiser of this petition
updates on this matter please email: [redacted] once this has been submitted to the Committee in December 2020. To receive

USA, 1 YARCOE ROAD, SE16 3FS APPLICATION: 873753 – OBJECTION TO APPLICATION IN ITS CURRENT FORM AS IT WILL CONTRIBUTE TO: CAUSING A PUBLIC NUISANCE AND MAY LEAD TO CRIME AND DISORDER AND PUBLIC SAFETY CONCERNS

PETITION TO REDUCE OPERATIONAL HOURS AND CONFIRMATION THAT LOADING HOURS WILL NOT DISRUPT RESIDENTS

Name	First line of address	Postcode	Signature & Date	I am calling for reduced opening hours from 08:00-20:00 Monday to Friday (Please Tick) ✓	I am calling for operational hours to be from 06:00-20:00 Monday – Friday and 08:00-20:00 Saturday and Sunday (Please Tick) ✓
[REDACTED]			15/11/2020	✓	✓
			17/11/20	✓	✓
			17/11/20	✓	✓
			18/11/20	✓	✓
			18/11/20	✓	✓

Data protection

By signing this petition, you are giving consent to pass on the above information to Southwark Council Licensing Committee, your details will not be passed onto any additional third parties and will be discarded by the organiser of this petition [REDACTED] once this has been submitted to the Committee in December 2020. To receive updates on this matter please email [REDACTED]

NISA, J VARGOE ROAD, SE16 3FS APPLICATION: 873753 - OBJECTION TO APPLICATION IN ITS CURRENT FORM AS IT WILL CONTRIBUTE TO CAUSING A PUBLIC NUISANCE
 AND MAY LEAD TO CRIME AND DISORDER AND PUBLIC SAFETY CONCERNS

PETITION TO REDUCE OPERATIONAL HOURS AND CONFIRMATION THAT LOADING HOURS WILL NOT DISRUPT RESIDENTS

Name	First line of address	Postcode	Signature & Date

I am calling for reduced opening hours from 08:00-20:00 Monday to Friday (Please Tick)	I would like confirmation that the loading and unloading of goods, including alcohol, is from 08:00-20:00 Monday-Sunday (Please Tick)
✓	✓
✓	✓
✓	✓
✓	✓

Data protection
 By signing this petition, you are giving consent to pass on the above information to Southwark Council Licensing Committee, your details will not be passed onto any additional third parties and will be discarded by the organiser of this petition

updates on this matter please email: [REDACTED]

once this has been submitted to the Committee in December 2020. To receive

ISA, 1 VARCOE ROAD, SE16 3FS APPLICATION: 873753 – OBJECTION TO APPLICATION IN ITS CONTRIBUTION TO: CAUSING A PUBLIC NUISANCE
 AND MAY LEAD TO CRIME AND DISORDER AND PUBLIC SAFETY CONCERNS
 PETITION TO REDUCE OPERATIONAL HOURS AND CONFIRMATION THAT LOADING HOURS WILL NOT DISRUPT RESIDENTS

First and second name	First line of address	Postcode	Signature & Date	I am calling for reduced opening hours from 08:00-20:00 Monday to Friday (Please Tick)	I would like confirmation that the loading and unloading of goods, including alcohol, is from 08:00-20:00 Monday-Sunday (Please Tick)
[REDACTED]			24/11		✓

Data protection
 By signing this petition, you are giving consent to pass on the details of this petition to the Licensing Committee for Southwark Council. Your details will not be passed onto any additional third parties and will be discarded by the organiser of this petition once this has been submitted to the Committee in December 2020. To receive updates on this matter please email: [REDACTED]

✓

Party 3

From:

Sent: Monday, November 23, 2020 10:23 AM

To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>

Subject: URGENT: Licence application no. 873753

PRIVATE & CONFIDENTIAL

Dear sirs

Licence Application no. 873753 for NISA by Mr Boztepe

<http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=873753>

I write regarding the above proposed Licence Application made by Mr Boztepe for a NISA local store at Ground Floor, 1 Varcoe Road, SE16 3FS. I am a permanent resident and homeowner of a property on the first floor of 1 Varcoe Road which is situated directly above the proposed NISA store. I have reviewed the Licence Application and have concerns which I would like to raise for consideration before the final application is approved by Southwark Council.

My concerns

1. Electricity Room

From looking at the Licence Application Plan linked in the "Application Details" section of the Licence Application, I have observed that my property sits directly above a proposed "Electricity Room". I am most concerned that I will be living and working from home a mere couple of metres away from this Electricity Room and that this will increase the EMF radiation to unsafe levels in my flat, resulting in potential long term health hazards for myself. It may also increase the risk of fire hazards due to electrical faults resulting in a greater risk to my safety, and also a higher cost for my building and contents insurance. A more appropriate location for this Electricity Room, which is not close to where the residents on the first floor of 1 Varcoe Road live, should be considered.

2. Café

From reading the "Trading name and address" of the Licence Application, my understanding is that a NISA local store, which is a grocery store, is proposed to occupy the commercial space. However, in the Licence Application Plan, a cafe has been included in the South-East corner of the plot. This cafe is directly below my property. In my experience of visiting many NISA stores over the past years, I have never known there to be a cafe included as part of one. My concern is that the introduction of the sale of hot food and drinks in the commercial space directly

below me will increase the price of building and contents insurance for my property. It will also negatively impact future mortgage approvals in the event of resale of my property since lenders are generally unwilling to provide lending for properties situated above commercial spaces. Therefore I will be seriously impacted by the introduction of this cafe, to which I generally object, and which is not a regular feature of a NISA local store.

My requests

BEFORE THIS APPLICATION NUMBER 873753 IS APPROVED I would like to request:

1. As regards the proposed Electricity Room:
 - 1.a. Detailed information about the proposed Electricity Room including, but not limited to, its size and dimensions and exactly what items will be inside there.
 - 1.b. Confirmation that an independent EMF survey will be arranged to be carried out at my property, paid for by the Applicant or Southwark Council, whichever is appropriate, to provide assurance that the EMF radiation will be at a safe level in my home when this Electricity Room is operational.
 - 1.c. Details about the health and safety risk assessments which have been completed and measures taken to ensure that this Electricity Room is built to a satisfactory standard, including adequate fire-proofing.
 - 1.d. That you seriously consider the impact of granting approval for the location of this Electricity Room, given the valid and reasonable concerns I have raised.

2. As regards the proposed Cafe:
 - 2.a. Detailed information about the proposed cafe including, but not limited to:
 - 2.a.i. how the cafe would be run and what services it would offer;
 - 2.a.ii. what types of food and drink items would generally be sold; and
 - 2.a.iii. what appliances would be installed (such as hot drinks machines, gas stoves, heated food display cabinets etc.).
 - 2.b. Details of any proposed restaurant or takeaway services in the cafe space.
 - 2.c. That you seriously consider the impact of granting approval for this cafe, given the valid and reasonable concerns I have raised.

Please can you consider my above concerns and requests carefully and provide your answers in writing at this email address? If there is a different department or contact for dealing with these matters, please can you pass on my email promptly so that my requests can be actioned as soon as possible and before the above Licence Application is approved?

I am most grateful for your assistance and appreciate your valuable time.

Yours faithfully

From:

Sent: Friday, December 04, 2020 10:38 AM

To: Krishnan, Anusyutha

Subject: Re: FYI objection letter 873753

Hello Anusyutha

My address is:

Apartment

Please also apply this address to my previous email to you which I sent on 23 November at 10:23, sent from this email address [_____](#), containing the subject line "URGENT: Licence application no. 873753". Please confirm receipt of this email otherwise I can send you another copy.

Many thanks

Party 4

From:

Sent: Thursday, December 3, 2020 8:42 PM

To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>

Subject: Shop opening Varcoe Road

To whom it may concern,

I wish to make my own representation against the above planning application on the grounds that it will:

- A. Create public safety concerns
- B. Causes a public nuisance
- C. Attract additional crime and disorder to the area

Public safety concerns

What concerns me the most is this application mentions a cafe. As residents live directly above the shop, any cooking appliances installed will lead to additional fire risks and will prevent mortgages being offered on the property in the future. This is of serious concern, particularly when residents were told that the property below was built and designed for office space. In order to reduce the safety risks I would welcome the committee to request there is no cafe in the below building.

Public Nuisance

As a resident who lives directly above the building I welcome a Nisa however I am concerned that the loading hours (which aren't clear in the application) will be at all times of the night which will be disruptive to residents. The long hours of the shop 07:00-23:00 Monday - Saturday will also be disruptive for many residents. The trickle vents in our building means that sound from the ground level can travel to the sixth/seventh floor, reducing the hours will help to minimise the impact of this. I also work in Healthcare and feel that the long hours will be disruptive to sleep which is essential after long shifts.

Crime and Disorder

Increased footfall to the area will no doubt bring additional antisocial behaviour problems. The application appears to be expecting this when it says it mentions that it will encourage people not to loiter. This will also lead to additional littering in the area and no indication that a bin will be provided by the shop or council to tackle this.

Proposed solutions

Public safety - ensuring no cooking equipment is installed to the Nisa. This will be a direct fire risk for myself and residents living above the shop and in the worst case, will prevent the properties from receiving mortgages in the future. A cafe should not be part of this application.

Public nuisance - confirmation the loading hours will be from 08:00-20:00 Monday - Sunday. (This wasn't clear in the application).

Reducing the opening hours to minimise disruption to residents from 08:00-20:00 Monday-Sunday, this will prevent late night and early morning loitering.

Crime & Disorder - I would be grateful if a bin could be provided to encourage members of the public to not litter (placed directly away from above residents flats - closer to the end of the street at the junction of varcoe/Verney road)

A cover / canopy over the shop would be much better suited to help tackle the noise issues.

I am supportive of the principle of a Nisa but would like to see these additions to tackle these issues. I, and I'm sure other residents, would be more than happy to work with the owner to address these issues.

I am copying in my local ward councillors for awareness and passing on a copy to the free holder.

Many thanks,

Party 5

From:

Sent: Thursday, December 3, 2020 8:41 PM

To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>

Subject: 1 Varcoe Road Nisa Licencing Issue

To whom it may concern,

I wish to make my own representation against the above planning application on the grounds that it will:

- A. Create public safety concerns
- B. Causes a public nuisance
- C. Attract additional crime and disorder to the area

Public safety concerns

What concerns me the most is this application mentions a cafe. As residents live directly above the shop, any cooking appliances installed will lead to additional fire risks and will prevent mortgages being offered on the property in the future. This is of serious concern, particularly when residents were told that the property below was built and designed for office space. In order to reduce the safety risks i would welcome the committee to request there is no cafe in the below building.

Public Nuisance

As a resident who lives directly above the building I welcome a Nisa however I am concerned that the loading hours (which aren't clear in the application) will be at all times of the night which will be disruptive to residents. The long hours of the shop 07:00-23:00 Monday - Saturday will also be disruptive for many residents. The trickle vents in our building means that sound from the ground level can travel to the sixth/seventh floor, reducing the hours will help to minimise the impact of this.

Crime and Disorder

Increased footfall to the area will no doubt bring additional antisocial behaviour problems. The application appears to be expecting this when it says it mentions that it will encourage people not to loiter.

Proposed solutions

Public safety - ensuring no cooking equipment is installed to the Nisa. This will be a direct fire risk for myself and residents living above the shop and in the worst case, will prevent the properties from receiving mortgages in the future. A cafe should not be part of this application.

Public nuisance - confirmation the loading hours will be from 08:00-20:00 Monday - Sunday. (This wasn't clear in the application).

Reducing the opening hours to minimise disruption to residents from 08:00-20:00 Monday-Sunday, this will prevent late night and early morning loitering.

Crime & Disorder - I would be grateful if a bin could be provided to encourage members of the public to not litter (placed directly away from above residents flats - closer to the end of the street at the junction of varcoe/Verney road)

A cover / canopy over the shop would be much better suited to help tackle the noise issues.

I am supportive of the principle of a Nisa but would like to see these additions to tackle these issues. I, and I'm sure other residents, would be more than happy to work with the owner to address these issues.

Many thanks,

There is no intention to install a canopy in front of the premises.

5) Our client does not anticipate any specific problems with Millwall football supporters but he will be monitoring the situation on match days, taking into account any advice received from the Metropolitan Police Service and if any issues are anticipated will have an SIA licensed retail guard on duty.

6) Our client will provide a suitable litter bin, which will be emptied regularly, towards the junction with Verney Road.

7) The requested permitted (licensed hours) for the sale of alcohol are considered to be moderate and necessary for the viability of the shop. We consider that the decision as to the permitted hours will have to be left to the Licensing Sub Committee.

8) For clarity the opening hours of the premises are not licensable but they are currently the same as the requested licensed hours. The current stated opening hours are to be maintained

9) Our client will provide an additional measure to reassure residents by displaying a telephone number for them to contact the shop with any concerns. The number will also be passed via the Council to the residents who wrote individual letters of objection.

If you would like to discuss your representation and concerns with us by way of attempting mediation please feel free to contact us. We are willing to contact you if you prefer.

Yours faithfully,

██████████

From: PARTY 1

Sent: Thursday, January 14, 2021 12:03 PM

To: McArthur, Wesley <Wesley.McArthur@southwark.gov.uk>

Subject: Re: Application for a premises licence: Nisa, 1 Varcoe Road, London, SE16 3FS (ref': 873753)
- Old Kent Road ward (Loc ID 189339)

Dear Wesley,

Thank you for your email. I take issue with several of the responses from the applicant's representative, and will reiterate some of my concerns that have not been addressed below.

- This letter (which is dated 04 January 2021) states that the shop is open to the public and has been fitted out. This is not the case, and was certainly not the case on January 4th. The works on the shop have only begun in the last few days, it is nowhere near ready to open. This error calls into question, in my mind, many of the subsequent statements made by GT Licensing Consultants. This is a photo taken this morning (January 14th)- the shop is neither fitted out nor trading.



- Point 1- deliveries. There is nothing in this statement to address how deliveries will be made to the premises. The premises are located on a very narrow, dead end, residential street. There is nowhere for any HGVs to park, so deliveries will be causing nuisance. Additionally, there is nowhere to store delivery cages/boxes/bins etc outside the shop on the narrow pavement without causing obstruction. I have attached a photo of a nearby Nisa shop which has outside storage for these items. There is no access to 1 Varcoe Road shop other than through the single front door as outlined on the plans, how does the applicant propose to keep the pavement clear outside?



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- Point 2- electricity room. I have no comments on this point.
- Point 3- cafe. This was obviously raised as there is clearly a 'cafe area' outlined on the plans provided to the council. Are the plans actually correct?
- Point 4- loitering/noise- I do not consider signage alone an effective deterrent to keep customers from loitering outside the premises. As most people are aware, shops aren't even able to get all customers to wear face coverings during the current pandemic, how will a sign asking people not to loiter be effective? Are staff actually going to be asking people to disperse? Again, I point to the example of face covering enforcement- small shops are claiming they are unable to enforce this, so how will loitering be dealt with? Regarding the noise and refusal to install any sort of barrier between the premises and residential flats, I again will point out that this is a very narrow street hemmed in by buildings on both sides. Sound already reverberates in the street, any additional noise generated from this shop trading will absolutely be heard by all residents on both sides of the street. The building that the shop premises are located in is completely flat fronted. With nothing to stop noise from travelling up the front of the structure, residents are definitely going to experience disturbance from the applicant's premises. I have outlined in red below where the shop will be, any noise travels straight up the front of the building directly into large residential property windows. The applicant's refusal to install any sort of sound barrier between the retail premises and residential properties is very disappointing and demonstrates a lack of willingness to engage or cooperate with local residents, in my opinion. I have also attached a photo of the same nearby Nisa shop as above, also located in a residential development. The entrance to this other location sits under an overhang, which gives residents above some degree of isolation from the shop entrance.





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- Point 5- football match days. Will the applicant be actively seeking advice from the Metropolitan police on how to deal with potential disturbances? If not, passively waiting to be given advice is not demonstrating any proactive thinking or concerns for residents, in my opinion.
- Point 6- litter. Who will be responsible for emptying the supplied bin? Is the applicant going to have a contract in place for this to be emptied? How will the bin be sited to ensure access along the pavement?
- Point 7- hours of operation. I feel very strongly that the shop does not need to sell alcohol, or even be open, as late as 2300h six days per week to be viable. This shop is located in an entirely residential street and I consider the potential for disturbance to residents on both sides of the road to be too great, particularly as the applicant is not considering taking any further measures to reduce noise.
- Point 8- I am unclear of what this statement means, can this be further described in the hearing? Again, I feel 2300h is far too late for a business of this type to be operating within a residential building, with no further measures in place to reduce noise transmission up the front of the building.
- Point 9- all residents will need to be supplied a number to contact the shop with concerns. What will the follow up to these concerns be? Will this number simply ring the shop? What measures will be put in place to ensure the applicant is made aware of concerns? Residents will also need to be informed about how to raise concerns with the council.

Please feel free to share this with the applicant's representative, keeping any of my personal details out of any correspondence with them, of course.

Don't hesitate to contact me if you require any further information or clarification on any of my comments or points.

Kind regards