

Party 1

From: [REDACTED]
Sent: Thursday, December 3, 2020 5:25 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: Ali, Humaira <Humaira.Ali@southwark.gov.uk>; O'Brien, Damian <Damian.O'Brien@southwark.gov.uk>
Subject: Objection: 873907 - Variation of licence

Objections cited on the following:

Prevention of crime and disorder

- The past few months have seen an influx of visitors to Rope Walk and difficulties containing them. Licensing clauses are frequently broken (drinking from open containers, not containing noise, not using the defined drinking areas when premises are in operation). Extending the hours of operation will make this worse and harder for enforcement to manage. Particularly since the current, sparse, enforcement does little to protect any of the 4 licensing objectives.

Prevention of public nuisance

- As below, social distancing measures when premises are in operation means that visitors are increasingly using our pavements as extensions of the premises they visit. There is limited SIA intervention and if the hours are extended, residents will have to suffer longer periods of noise, accumulated litter, including broken bottles that litter the streets surrounding premises on Rope Walk

Public safety

- As the pandemic continues, we have seen that there are restricted resources to enforce social distancing, ASB and an increase in litter that Rope Walk visitors contribute to Tanner, Maltby and Druid Streets along with other surrounding streets that have dense residential populations. Residents feel vulnerable in having a huge heavy footfall of visitors travelling, from different tiers, into our community and jeopardising our public health. As we came out of the first lockdown, we saw a spike in cases and also of visitors using pavements lining residential blocks, communal gardens and children's playgrounds as sites to congregate. This resulted in a second lockdown. This pattern has happened in both take-away service settings and also in those where licensed premises have been able to host customers without outside seating. Extending the hours that these premises operate will reduce our public safety in a pandemic.

Protection of children from harm

- Local children have already had an unsettling year and years of disturbed sleep due to ASB. The granting of these variations will increase noise and ASB, along with the anxiety many children living here experience. Some local schools have closed again, where further Covid cases have presented and children home schooled. Being homeschooled with the drawing out of noise of recovering from the impact on sleep, is going to further disrupt (what is now spanning into 2 academic years). Increasing the hours the premises can operate will increase harm to children living in the area.

Party 2

From: [REDACTED]
Sent: Tuesday, December 15, 2020 9:51 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licensing objection

Dear Team,

I am writing to you to object about a license application.

License number: 873907

Application:	Not Available
Application type:	Premises (Full variation to extend opening hours and and times for sale of alcohol. Sale of alcohol (on & off the premises): Mon to Wed: 10:00 - 23:00, Thurs to Sat: 10:00 - 00:00 and Sun: 10:00 - 21:00 Opening Hours: Mon to Wed: 07:30 - 23:00, Thurs to Sat: 07:30 - 00:00 and Sun: 08:30 - 21:00

I am opposed to the application as it will cause a public nuisance to the neighbours at an antisocial hour. It would be a disruption to residents and I have concerns on potential littering and noise pollution at this later hour.

Kind regards

[REDACTED]

15th December 2020

[REDACTED]

Party 3

From: [REDACTED]
Sent: Wednesday, December 16, 2020 12:08 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licence Application 873907

Dear All,

I am writing with regards to the application 873907 by Lassco Ltd.

The premises mentioned in the application sit directly under a residential building with +90 flats [REDACTED]

I have objections to;

The proposed extended opening hours; opening as early as 7:30 and closing as late as midnight would be a public nuisance to the residents above the premises.

I would be ok with an 23:00 closing, but midnight is quite late considering the number of people living there.

In addition, the amount of rubbish that is generated and left on the street is unsightly and needs better supervision and cleaning.

Thanks

[REDACTED]

[REDACTED]

[REDACTED]

Party 4

From: [REDACTED]
Sent: Wednesday, December 16, 2020 11:49 PM
To: Regen, Licensing
Subject: Licence Application 873907 Lassco Ropewalk

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

Wednesday 16th December

Dear Sir/ Madam,

Licence Application 873907

Lassco Ropewalk and Arches 46 and 48 to 53 Maltby Street SE1 3PA

I am writing in response to the submission of an application (873907) for the extension of licensing hours by Lassco Ltd. I am objecting to this application on the grounds that it will create unnecessary noise and disturbance, eroding the limited hours of tranquillity that we have enjoyed in this area of Bermondsey. I have lived in Maltby Street for almost 10 years and have experienced an increasing amount of noise, disturbance and anti-social behaviour (eg urinating in the arches in Millstream Road) that have accompanied the stealth-expansion of licencing at Lassco, both in Ropewalk and at number 37 Maltby Street. Ropewalk's location between the railway arches and Bermondsey Central (the residential block above Ropewalk) make it echo and amplify sounds to the flats above –

it is for this reason that residents have opposed previous applications, and requests have been toned down to limit customers from spilling into Ropewalk and Maltby Street and causing disruption eg applications / licences prohibiting customers from being outside in Ropewalk after 9pm – to limit nuisance.

When Lassco first applied for a license, residents of Bermondsey Central, were contacted by the company with assurances that this licence would be for very occasional use and that there would be no disturbances. Over the years with increasing extensions this assurance has been worthless.

Maltby Street is fairly busy during the day, with a mix of residential, office and light business. I moved into Maltby Street when the flats were built. Since I moved here the Ropewalk Market has transformed the area; with the streets busy and vibrant during the day at weekends.

Despite this daytime change, Maltby Street is exceptionally quiet at evenings, weekends and early mornings – with very little traffic. It is this tranquillity that will be lost if the licence is approved.

Please contact me if I can provide any further information.

Yours faithfully,

██████████

Party 5

[REDACTED]

Senders Email Address: [REDACTED]

Message:

As an owner of an aptment in Arc House, with two of the three bedrooms overlooking Rope Walk, I strongly object to Lasco's application to extend their alcohol licesnsing hours.
If you grant this application it will be seriously detremental to my quality of life.
Therefore as a payer of substantial Council Tax to Southwark Council I demand that you do not give permission to this application.
Acknowledge receipt.

[REDACTED].jpg]

Party 6

From: [REDACTED]
Sent: Friday, December 18, 2020 11:15 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to application to vary premises licence: License Ref: 873778

Dear Sir / Madam,

I am writing to you to submit an objection to an application to vary premises license made under Section 34 of the Licensing Act 2003. The application has been submitted by Ian Banfield of Lassco Ltd / Maltby Street Market Ltd with regards to Ropewalk & Arches 46 & 48-53, Maltby Street, SE1 3PA.

Currently the applicant can sell alcohol Wednesday to Saturday from 10.00am to 22.00pm, and on Sunday from 10.00am to 17.00pm. I believe the current license hours represents a respectful balance between business and residential needs.

The application is to extend both opening hours and the hours in which the retail sale of alcohol can take place both in terms of days (extended to a full 7 days a week) and hours (extended to between 23.00pm and midnight except for Sundays at 9pm). I do not believe this is a reasonable balance of business and residential needs, and does not represent the general opening hours of other businesses in Bermondsey; for example businesses on nearby Bermondsey Street are generally open until 10pm at the latest on any day of the week.

My property is within close proximity of the premises to which the license application relates.

I object on the following grounds:

1. Prevention of public nuisance

The close proximity of my residence, situated directly next to Maltby Street Market Ltd, means that the new license times would significantly compromise and disturb my sleep. The current times provide a respectful balance between businesses and residents as they ensure residents are able to get enough sleep and businesses can operate an evening service. [REDACTED], it is essential that I get 8 hours sleep to have energy [REDACTED]

Allowing a later license extending the closing time between 11pm-midnight during the week would not allow for this and ignore the residential nature of the area. Maltby Street Market Ltd is not located on a main road or high street. It is an alley neighbouring a private residence where families and professionals live.

For this reason I object to the license extension.

Kind regards,

[REDACTED]

[REDACTED]

Party 7

[REDACTED]
[REDACTED]
[REDACTED]

18th December 2020

Objection to application to vary premises licence: License Ref: 873778

Dear Sir / Madam,

I am writing to you to submit an objection to an application to vary premises license made under Section 34 of the Licensing Act 2003. The application has been submitted by Ian Banfield of Lassco Ltd / Maltby Street Market Ltd with regards to Ropewalk & Arches 46 & 48-53, Maltby Street, SE1 3PA.

Currently the applicant can sale alcohol Wednesday to Saturday from 10.00am to 22.00pm, and on Sunday from 10.00am to 17.00pm. I believe the current license hours represents a respectful balance between business and residential needs.

The application is to extend both opening hours and the hours in which the retail sale of alcohol can take place both in terms of days (extended to a full 7 days a week) and hours (extended to between 23.00pm and midnight except for Sundays at 9pm). I do not believe this is a reasonable balance of business and residential needs, and does not represent the general opening hours of other businesses in Bermondsey; for example businesses on nearby Bermondsey Street are generally open until 10pm at the latest on any day of the week.

My property is within close proximity of the premises to which the license application relates.

I object on the following grounds:

1. Prevention of crime and disorder

With the steady expansion of business activity on Maltby Street and the Ropewalk over the past 5 years it has gone from a very quiet area to a very busy one. This has brought homeless people and beggars to the street. Recently the local greengrocer has been given a death threat by a beggar for asking him to move.

In terms of disorder the drinking activities on the street already result in loud drunk people who hang around the street well after closing time, they leave rubbish (bottles, street food and wrappings) in the street and have arguments. Further the businesses do not have anywhere to store their council rubbish bins so these are left in the street and regularly overflow.

Extending hours of sale of alcohol will only increase crime and disorder in the area.

2. Prevention of public nuisance

Maltby Street is a sound and wind corridor, any street level noise is amplified which means that bars and restaurants are a constant nuisance to the surrounding residential flats. The constant noise and disturbance can only have a negative effect

on the resident's mental wellbeing. There is urinating and vomiting in and around the street as a result of the existing drinking hours.

These issues will only get worse, and for residents who have to work early (there are a large number of professional workers, teachers, nurses etc.) a closing time of midnight during the work week (even at the weekends) is a complete disregard for their long term health given the noise and disorder it creates; resulting in potentially 6 hours of sleep or less (vs the required 8 hours that is generally understood to be healthy for most people).

Additionally, the existing businesses play loud music which is a further disturbance to residents, this application would result in residents having constant noise disturbance 7 days a week often up to midnight, which is not a reasonable balance between businesses and residents interests.

3. Public safety

For the reasons listed above I believe there is also a concern around public safety including for visitors of the area and the market.

Lassco's premises are generally small confined areas and there is little outside space which is not fully utilized. Given the COVID-19 crisis having longer drinking hours in these small spaces could contribute to increased infection rates.

4. Protection of children from harm

There are children in my building block and in the Arc House (block of flats opposite), who may suffer from the issues raised above.

5. Lassco acting in bad faith

Furthermore, I believe Lassco is acting in bad faith with regards to notifying residents; their single notice was raised more than a week and a half after the application date so it is only available in the week before Christmas. Cutting out the first week and a half of opportunity to find this notice and trusting that many residents will travel away for Christmas in the final weeks of the application will result in significantly lower objections – increasing the chance of their success. Finally the notice is set back well away from the street and just outside a gated area which Lassco controls; for residents to find the application notice they would have to be entering Lassco's premises. It seems like they are doing everything they can to reduce the opportunity for residents to raise their concerns and be heard.

In my view this is not the first time Lassco have behaved in this manner. In the recent past Lassco expanded their weekend market further into the street (with a street closure that takes place every weekend and results in cooking and noise pollution going straight into residential flats) which most residents were unaware of until it happened. There was no clear notice and it was too late to do anything.

For these reasons I object to the license extension

████████████████████

Party 8

[REDACTED]

[REDACTED]

[REDACTED]

18th December 2020

Objection to application to vary premises licence: License Ref: 873778

Dear Sir / Madam,

I am writing to you to submit an objection to an application to vary premises license made under Section 34 of the Licensing Act 2003. The application has been submitted by Ian Banfield of Lassco Ltd / Maltby Street Market Ltd with regards to Ropewalk & Arches 46 & 48-53, Maltby Street, SE1 3PA.

Currently the applicant can sale alcohol Wednesday to Saturday from 10.00am to 22.00pm, and on Sunday from 10.00am to 17.00pm. I believe the current license hours represents a respectful balance between business and residential needs.

The application is to extend both opening hours and the hours in which the retail sale of alcohol can take place both in terms of days (extended to a full 7 days a week) and hours (extended to between 23.00pm and midnight except for Sundays at 9pm). I do not believe this is a reasonable balance of business and residential needs, and does not represent the general opening hours of other businesses in Bermondsey; for example businesses on nearby Bermondsey Street are generally open until 10pm at the latest on any day of the week.

My property is within close proximity of the premises to which the license application relates.

I object on the following grounds:

1. Prevention of crime and disorder

With the steady expansion of business activity on Maltby Street and the Ropewalk over the past 5 years it has gone from a very quiet area to a very busy one. This has brought homeless people and beggars to the street.

Recently the local greengrocer has been given a death threat by a beggar for asking him to move.

In terms of disorder the drinking activities on the street already result in loud drunk people who hang around the street well after closing time, they leave rubbish (bottles, street food and wrappings) in the street and have arguments. Further the businesses do not have anywhere to store their council rubbish bins so these are left in the street and regularly overflow.

Extending hours of sale of alcohol will only increase crime and disorder in the area.

2. Prevention of public nuisance

Maltby Street is a sound and wind corridor, any street level noise is amplified which means that bars and restaurants are a constant nuisance to the surrounding residential flats. The constant noise and disturbance can only have a negative effect on the resident's mental wellbeing.

There is urinating and vomiting in and around the street as a result of the existing drinking hours

These issues will only get worse, and for residents who have to work early (there are a large number of professional workers, teachers, nurses etc.) a closing time of midnight during the work week (even at the weekends) is a complete disregard for their long term health given the noise and disorder it creates; resulting in potentially 6 hours of sleep or less (vs the required 8 hours that is generally understood to be healthy for most people).

Additionally, the existing businesses play loud music which is a further disturbance to residents, this application would result in residents having constant noise disturbance 7 days a week often up to midnight, which is not a reasonable balance between businesses and residents interests.

3. Public safety

For the reasons listed above I believe there is also a concern around public safety including for visitors of the area and the market.

Lassco's premises are generally small confined areas and there is little outside space which is not fully utilized. Given the COVID-19 crisis having longer drinking hours in these small spaces could contribute to increased infection rates.

4. Protection of children from harm

There are children in my building block and in the Arc House (block of flats opposite), who may suffer from the issues raised above.

5. Lassco acting in bad faith

Furthermore, I believe Lassco is acting in bad faith with regards to notifying residents; their single notice was raised more than a week and a half after the application date so it is only available in the week before Christmas. Cutting out the first week and a half of opportunity to find this notice and trusting that many residents will travel away for Christmas in the final weeks of the application will result in significantly lower objections – increasing the chance of their success. Finally the notice is set back well away from the street and just outside a gated area which Lassco controls; for residents to find the application notice they would have to be entering Lassco's premises. It seems like they are doing everything they can to reduce the opportunity for residents to raise their concerns and be heard.

In my view this is not the first time Lassco have behaved in this manner. In the recent past Lassco expanded their weekend market further into the street (with a street closure that takes place every weekend and results in cooking and noise pollution going straight into residential flats) which most residents were unaware of until it happened. There was no clear notice and it was too late to do anything.

[REDACTED]

[REDACTED]

Party 9

[REDACTED]

[REDACTED]

[REDACTED]

Monday 21st December 2020

Objection to application to vary premises licence: License Ref: 873778

Dear Sir / Madam,

I am writing to you to submit an objection to an application to vary premises license made under Section 34 of the Licensing Act 2003. The application has been submitted by Ian Banfield of Lassco Ltd / Maltby Street Market Ltd with regards to Ropewalk & Arches 46 & 48-53, Maltby Street, SE1 3PA.

Currently the applicant can sale alcohol Wednesday to Saturday from 10.00am to 22.00pm, and on Sunday from 10.00am to 17.00pm. I believe the current license hours represents a respectful balance between business and residential needs.

The application is to extend both opening hours and the hours in which the retail sale of alcohol can take place both in terms of days (extended to a full 7 days a week) and hours (extended to between 23.00pm and midnight except for Sundays at 9pm). I do not believe this is a reasonable balance of business and residential needs, and does not represent the general opening hours of other businesses in Bermondsey; for example businesses on nearby Bermondsey Street are generally open until 10pm at the latest on any day of the week.

My property is within close proximity of the premises to which the license application relates and it is worth noting that I personally have not seen the official notice of this application placed around Maltby Street Market. I was made aware of this from local businesses and fellow residents of the Bermondsey Central building, all of whom (from which I have had contact) object to this licence application.

Both local businesses and local residents have noted that this notice was only displayed in the vicinity of Maltby Street Market two weeks after the date of application, and at the weekends when the market is open, the notice was not visible and was hidden behind the cart advertising the market. This morning (Monday 21st December 2020) I have walked around the vicinity and cannot see the licence application displayed anywhere. I believe that Lassco Ltd have gone to lengths to make sure that local residents are not aware of this application.

I object on the following grounds:

1. Prevention of crime and disorder
2. Prevention of public nuisance

The current licencing times provide a respectful balance between businesses and residents as they ensure residents are able to get enough sleep and businesses can

operate an evening service. The change in licencing hours would create much more of a 'pub' culture that would contradict the residential nature of the area, which is not a main road or high street, where families and professionals live. With Maltby Street Market being a narrow alleyway within a completely residential area, I would be concerned about the increase in rubbish created, noise, disorder and potential crime in the area, especially as my property overlooks the market. I purchased my property in the belief that the immediate vicinity is family-friendly. I believe that this would no longer be the case if this licence application were to be approved.

For these reasons I object to the license extension

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██████████

Party 10

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

21 December 2020

Objection to application to vary premises licence: License Ref: 873778

Dear Sir / Madam,

I write to submit an objection to an application to vary premises license made under Section 34 of the Licensing Act 2003. The application has been submitted by Ian Banfield of Lassco Ltd / Maltby Street Market Ltd with regards to Ropewalk & Arches 46 & 48-53, Maltby Street, SE1 3PA.

Currently the applicant is permitted to sell alcohol from Wednesday to Saturday from 10.00am to 22.00pm, and on Sunday from 10.00am to 17.00pm. I believe the current license conditions represent a respectful balance between business and residential needs.

The application is to extend both opening hours and the hours in which the retail sale of alcohol can take place both in terms of days (extended to a full 7 days a week) and hours (extended to between 23.00pm and midnight except for Sundays at 9pm). I do not believe this is a reasonable balance of business and residential needs, and does not represent the general opening hours of other businesses in Bermondsey; for example businesses on nearby Bermondsey Street are generally open until 10pm at the latest on any day of the week.

My property is within close proximity of the premises to which the license application relates.

I object on the following grounds:

1. Prevention of public nuisance

My flat is directly above Rope Walk. While the current licencing conditions are in place, the level of noise is frequently unacceptable and I have contacted Southwark Noise Nuisance Team on a number of occasions. Occurrences of visitors congregating, shouting and laughing loudly while leaving the premises at closing time is a particular issue. Incidences of littering including broken glass in the street are frequent.

2. Public safety

As a single parent, I believe I have a right to feel safe in my local area. On occasion I have felt intimidated by large groups of visitors gathering around the entrance to Rope Walk which is next to the front door to my building on Millstream Road. Public urination underneath the railway viaduct which connects Druid Street to Millstream Road can often be witnessed.

In summary, the premises are in a densely populated residential area and extending the opening hours of this business would have a negative impact on the mental health and well-being of the people who live here.

For these reasons I strongly object to the license extension.

Yours faithfully

Party 11

From: [REDACTED]
Sent: Monday, December 21, 2020 6:13 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licence Number: 873907 Ropewalk and Arches 46 and 48 to 53 Maltby Street

Dear Sir / Madam

I write to object in relation to the above licence application.

The application seeks to sell alcohol up to midnight from Thursday to Saturday, both for consumption on and off the premises. The area in which the premises are located is predominantly residential. Many of the residents, including myself, have young children. Residential blocks are directly opposite and above the units in question. It is not acceptable for these residents to be kept awake until after midnight by noise and antisocial behaviour. Existing licences have sought to avoid such activity after 11pm, which seems an acceptable cut off time.

This application has been made over the Christmas period, when people are not around to object. It has also been poorly advertised, with one site notice that has been removed and / or blocked from sight. The surrounding residents have not received notification letters. I was only made aware by a WhatsApp group for 41 Maltby Street / Maltby Central. I suspect the residents of Arc House are not aware of the proposals. The website currently shows 11 objections, but I do not believe this is reflective of the number of people who would wish to object if they were aware of the proposals.

I suggest that if the intention is to proceed with a licence involving a closing time of midnight, a re-consultation is needed in the New Year, with letters sent to residents who are impacted at Bermondsey Central (41 Maltby Street) and Arc House.

I would be most grateful if you could acknowledge receipt of my objection and keep me informed on the application.

Kind regards

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

Party 12

From: [REDACTED]
Sent: Tuesday, December 22, 2020 9:23 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to application to vary premises license: License Ref: 873907 Varying 873778

Dear Sir / Madam,

I am writing to you to submit an objection to an application to vary premises license made under Section 34 of the Licensing Act 2003.

I believe the current license hours represents a respectful balance between business and residential needs.

I reside at Bermondsey Central which is the building which together with the railway line borders or "creates" Ropewalk. Maltby Street, Millstream Road and the western bit of Tanner Street are accessed by patrons of the proposed activity. These are largely residential areas with higher density of residents given the taller apartment buildings.

I object to the application on the grounds of

1. Prevention of public nuisance
2. Public safety
3. Protection of children from harm

I substantiate the above as follows, noting that there are overlapping circumstances corresponding to more than one ground of objection.

1. Extension of hours beyond 10 pm (Wed to Sat) and beyond 5 pm (Sun)

Prior to this application, in connection with the earlier closing hours, we already experience at the original closing time noise from people waiting for their taxis, ubers etc. Sometimes they are inebriated and raise their voices.

In truth on a longer summer day or where there is "live" sport, the patrons do mill about the streets for a longer period. Relative to the original closing time, this is just about tolerable (applying good sense and being a respectful neighbour to these businesses).

Any extension of hours would eat into the next day and cause noise and disturbance beyond regular hours. This would also include staff closing up premises, pushing refuse bins around and other closing activity.

Further the application does not adequately address "human behaviour" and how people do mill around if they desire to. Maltby Street Market was open for takeaway only during the second lockdown and whilst efforts were made to disperse crowds from the market, inevitably a large number of patrons did remain in the area, on pavements, blocking entrances to buildings/ bin rooms/ mail rooms consuming alcohol and food in

a totally non Covid compliant manner. Distancing was not practiced by a majority of the patrons.

The condition the applicant purports to comply with relating to “349 - That customers will be encouraged to leave the premises and local area in a quiet and orderly manner.” Is in practice an ineffective condition. Encouragement has little or zero impact.

The council is well aware that the demographic of Bermondsey is changing and that more families have chosen to remain in the area when children come along. I have a newborn and a 3 year old. The excess noise and disturbance outside of regular hours (wee hours of morning and late at night) is disruptive for their sleep and general well being.

2. Retail of alcohol on Mondays and Tuesdays

Residents deserve “rest days” from bustling Maltby Street Market on the weekends. There is no need to make this residential area the “Shoreditch of the South” and have nightlife 6 days a week.

3. Earlier opening of premises

The earlier opening will inevitably lead to earlier start times for staff and this may be pre 0730 and again residents should be entitled to peace and quiet within reason in the early morning.

Finally, the timing of this application (during the year end festive period) and the manner in which the application was displayed (it was largely obscured by a cart placed by the market management – photograph available on request) lacked good faith. I only learnt of this application through a neighbour.

Kind regards

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████████████████████
██████████████████
██

Party 13

From: [REDACTED]
Sent: Wednesday, December 30, 2020 11:18 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: Beswick, Claire <Claire.Beswick@southwark.gov.uk>
Subject: License app - objection #873907

Dear Sir / Madam

I hereby (30 December 2020) would like to lodge my full objection to the Lassco application for an extended license under the arches of maltby street.

I reject on the grounds that my home residence is directly opposite this premise, which is a high density accommodation block of 100s of residents. This area is now heavily residential, with just a few single handful of metres to my family home Ams bedrooms of adults and young children. The extra noise and litter in the area already is escalating out of control.

Please reject.

I'm also unclear why residents were not proactively alerted to this application in writing to all residents of arc house.

Yours faithfully

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Party 14

From: [REDACTED]
Sent: Wednesday, December 30, 2020 12:55 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection - application by licensee 873907

Dear Sirs,

As an 'other person' under the Licensing Act 2003, I wish to object to the application for:

Premises: a full variation to extend opening hours and times for sale of alcohol;

- Sale of alcohol (on & off the premises,

that has been made by licensee 873907 Lassco Ltd.

Grounds for objection

My grounds for objection are made under the objectives of:

the prevention of crime and disorder; and

- the prevention of nuisance.

More detail - prevention of nuisance, crime and disorder

I own property in Arc House, on Maltby Street opposite Lassco.

It goes without saying that introducing licenced premises until midnight to a quiet residential area will bring with it the usual antics of a late night closing bar. Drunk people singing or fighting their way to a bus stop or station, smoking, vomiting and urinating in the streets and our doorways and rubbish are but some of the highly likely nuisances from the visitors to Lassco late at night. The nearest bus stops are Tanner Street (which is infrequently served) or otherwise Tooley Street or Tower Bridge Road, meaning that drunk revellers will have a journey through the residential areas singing and dancing to add to the pain of them being present at the Lassco premises. From the bar itself, we expect there to be late night emptying of bins, staff milling around, security lighting, the bar's lighting and the music of the bar until it closes. None of this can be mitigated by signs like 'Ssssh, please don't disturb our neighbours', which are invariably ignored in licensed premises worldwide.

On both sides of the trainline arches, Lassco faces residential apartments and a number of young families live in them, including mine. We bought on Maltby Street for that exact reason – it had a bustling market in the day time and a great community feel, but otherwise it was highly residential and quiet each evening. This is rare in London. There are very limited late night bars in the area and it would be completely ill fitting for the area for you to grant this licence. It would severely affect

Party 15

From: [REDACTED]
Sent: Wednesday, December 30, 2020 11:21 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Fw: Objection - licence number: 873907

Dear Sirs

As an 'other person' under the Licensing Act 2003, I wish to object to the application for that has been made by **licensee 873907 Lassco Ltd** for:

- Premises: a full variation to extend opening hours and times for sale of alcohol;
- Sale of alcohol (on & off the premises).

My grounds for objection are made under the objectives of:

1. the prevention of crime and disorder;
2. ensuring public safety; and
3. the prevention of nuisance.

Required information

[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Date:	30 December 2020
Application opposed to:	Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: <u>873907</u> (Full variation to extend opening hours and times for sale of alcohol. Sale of alcohol (on & off the premises))
Reasons:	See below

Reasons

The area in which the premises is situated is a quiet, residential area. There are very limited on-premises or off-premises alcohol licensees in the immediate vicinity, and those that do operate have limited opening hours and do not do so late into the night. Apart from the other, limited-operation and limited-opening Maltby Street Market premises, all of the streets that surround the Lassco premises are residential.

I object on the following basis, with reference to the numbered grounds listed above:

- **Ground 1 & 2: Crime and public safety**

I own property in the area. I am a female. I have often had to walk home, alone late at night, from work. For the most part, I have felt safe doing so. The times when I have not felt safe have been when intoxicated men on Bermondsey Street have bothered me. Having encountered this on more than one occasion, I have avoided Bermondsey Street on the way home, particularly after 8pm with the bars

in that area having late licenses. I have felt fortunate that I can avoid Bermondsey Street on the way home, and that my street is a quiet, residential street where I have no need to worry about that behaviour.

If this licence is granted, I will not feel safe approaching my front door with intoxicated individuals having been drawn to the area by a late licensed bar. There are many poorly lit areas around the premises, including the archways under the railway lines. The grant of this licence will doubtlessly increase the risk of crime and decrease public safety for the many residents living in close proximity to the premises.

[REDACTED]
[REDACTED]. I was once followed home by a man leaving a bar on Bermondsey Street and had to take a detour so as not to lead him to my front door. I am very concerned about the prospect of intoxicated individuals leaving the premises late at night as I arrive home. It is unreasonable to put people in this position and it is not suitable for the residential area in which I chose to live.

- Ground 1 & 3: Disorder and nuisance

It is abundantly obvious that having a bar open until 2300 on Monday-Wednesday and 0000 on Thursday-Saturday will cause a public nuisance and disorder in what is, currently, a quiet residential area. This is far too late to have a bar open on what has always been a peaceful and safe street.

Many of us moved to this area specifically because the markets were only open of a weekend and did not run late into the night. The premises has traditionally been a furniture shop. The change in character is beyond unreasonable.

Even in the unlikely event that no crime and safety issues arise, the risk of disorder is significant. However, even if disorder does not materialise, nuisance to the many residents in the vicinity of the premises is totally inevitable.

Nuisance from intoxicated patrons leaving the bar after 11pm and after midnight on weeknights will be particularly pronounced, as will the inevitable noise from clear up of the bar between midnight and 1am including bins and lock-up, and the security lighting that will accompany the leaving of patrons and staff, well past midnight on weeknights.

I would be very grateful if you could take these submissions into consideration in considering the application. I implore you to reject it. This will undoubtedly have a negative impact under the objectives listed at 1-3 above.

Please contact me if you require further information.

Kind regards

[REDACTED]

Party 16

From: [REDACTED]

Sent: Wednesday, December 30, 2020 11:50 PM

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

Subject: Objection to application to vary premises licence: License Ref: 873778

[REDACTED]

[REDACTED]

[REDACTED]

Date: 30 December 2020

Objection to application to vary premises licence: License Ref: 873778

Dear Sir / Madam,

I am writing to you to submit an objection to an application to vary premises license made under Section 34 of the Licensing Act 2003. The application has been submitted by Ian Banfield of Lassco Ltd / Maltby Street Market Ltd with regards to Ropewalk & Arches 46 & 48-53, Maltby Street, SE1 3PA.

Currently the applicant can sell alcohol on Wednesday to Saturday from 10.00am to 22.00pm, and on Sunday from 10.00am to 17.00pm. I believe the current license hours represents a respectful balance between business and residential needs.

The application is to extend both opening hours and the hours in which the retail sale of alcohol can take place both in terms of days (extended to a full 7 days a week) and hours (extended to between 23.00pm and midnight except for Sundays at 9pm). I do not believe this is a reasonable balance of business and residential needs.

My property is within very close proximity of the premises to which the license application relates.

I object on the following grounds:

1. Prevention of crime and disorder

The increase in licence hours will increase crime and disorder as it will attract people to the area late at night. It will also increase the number of people who are drunk, and therefore more prone to risk-taking and violent crime. The area is a quiet residential area which does not have much traffic (from either pedestrians or cars), nor does it have many police patrols. As such, the things that deter people from committing crimes (e.g. potentially being challenged by witnesses or caught by the police) will not be there, making it more likely that crime and disorder will increase. Also, as a young woman living alone, with the entrance to my block of flats by the entrance to Maltby Street Market and the railway tracks, I will feel very unsafe going home if there are drunk people about in such an isolated area. As a young lone woman, it will put me at particular risk of rape, sexual assault, robbery,

harassment and other crimes. It is not something I can avoid as I live there. I am entitled to feel safe in and around my own home.

2. Prevention of public nuisance

In my flat during the licensing hours, I can clearly here noise from Maltby Street Market. [REDACTED]. Despite double glazing, and despite living on the fifth floor, I can hear the words that people are saying from the Market outside, the live music that they play (without consulting residents), and the general laughter, shouting and singing from the Market below. It is a nuisance already but luckily it is reduced in hours. Extending the licence to 7 days a week will extend the nuisance to all days of the week. Increasing the hours will exacerbate the nuisance, making it difficult to relax after a working day or sleep. This will become untenable.

Equally, visitors to Maltby Street Market on the weekends generally leave a lot of rubbish in the area and urinate under the railway arches. This will increase, especially with more drunk people at late hours and with the possibility of them being there every day of the week.

3. Public safety

Increasing the licensing will decrease public safety due to both the increase in criminality in the area and the hazards produced by the increase in littering and urination.

For these reasons I object to the license extension.

Kind regards,

[REDACTED]