

APPENDIX C

OTHER PERSON A

From: [REDACTED]
Sent: Saturday, April 24, 2021 6:31 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to Licence Number: 874472

Dear Sir or Madam,

Sat April 24, 2021

I am writing to register my objection to Licence Number 874472 submitted by Chill Out Billiards Pool Limited
Arch 148, Eagle Yard Hampton Street SE1 6SP:

Premises (New premises licence for recorded music indoors 1000-0000 Sun-Thurs 1000-0100 Fri & Sat, late night refreshment indoors 2300-0000 Sun- Thurs 2300-0100 Fri & Sat, sale of alcohol on and off the premises 1000-0000 Sun-Thurs 1000-0100 Fri & Sat Opening hours 0800-0030 Sun- Thurs 0800-0130 Fri & Sat)

I am objecting on the ground of likely noise by customers arriving and leaving the premises, as well as by customers gathering outside to smoke.

I am also objecting to the request for an off-premises license to sell alcohol, given that this is likely to fuel and existing problem our neighbourhood has with street drinkers.

I would like to point out that the application makes no mention of having one or more door supervisors/security personnel.

This is worrying in light of the recent stabbing/attempted murder in another similar establishment just yards away.

Residents of the Draper Estate and Strata Tower have suffered years of noise and public order nuisance emanating from the establishments in Maldonado Walk (the actual name of that location), and I don't see how adding another drinking venue can possibly avoid adding to this ongoing problem.

Please think of the local residents and do not grant this application.

Yours sincerely,

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

OTHER PERSON B

From: [REDACTED]
Sent: Monday, April 26, 2021 8:17 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: OBJECTION to licence application 874472 - Chill Out Billiards pool

OBJECTION to licence application 874472 - Chill Out Billiards Pool

NAME: [REDACTED]

ADDRESS: [REDACTED]

DATE: 26th April 2021

Dear Sir/Madam

Re: licence application 874472 - Chill Out Billiards Pool

I write in connection with the application for a new premises licence for Chill Out Billiards Pool in Eagle Yard (also known as Maldonado Walk), London SE1.

I object to the application, primarily in connection with the third licensing objective: the prevention of public nuisance. I live in Strata SE1. My apartment overlooks the servicing yard. Maldonado Walk is on the far side of the yard. I have lived at this address for more than (10) years.

During the summer months I have been disturbed on multiple occasions by noise associated with late night activity at the existing premises on Maldonado Walk. The noise has affected my sleep and as a result has affected my mental health.

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

The venue that has given the most cause for concern is Corporación Ponce, but in the past year several new premises licences have been granted for arches in Maldonado Walk and as residents we are concerned about the cumulative impact.

The pandemic means that we have not yet seen how things will work out when all the licenced premises are trading at their fullest extent.

I would hope that this new pool / billiards club 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.

I am concerned that this venue will add to the existing problems with antisocial behaviour from customers dispersing (or 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, noise travels across the yard.

The Southwark Statement of Licensing Policy talks about "proper integration with the planning regime" and says that it is "strongly recommended" that applicants should have planning

permission in place for their proposed activities when seeking a licence.

In this case, Chill Out Billiards Pool benefits from planning permission (see 20/AP/2809) until 11pm on Sunday to Thursday nights and until midnight on Friday and Saturday.

This licensing

application seeks opening hours till 1.30am on two nights of the week.

Whilst recognising the quite proper separation between the planning and licensing regimes, I would like to draw attention to a couple of paragraphs from the planning officer's report on the

application for this venue, which show that the council's planning division has recognised the issues relating to the venues in this location:

"The nature of the Sui Generis Use Class is such that it will involve a large number of patrons seated, standing, eating and playing snooker. Therefore, it is considered that an 11pm closing time is necessary for weeknights to protect the amenity of local occupiers. On weekends, Patrons will need to leave via the back entrance on Hampton Street after 11pm to minimise the noise resulting from leaving where they are likely to walk to the nearby Elephant and Castle tube station or to Walworth Road where there are numerous late-night buses.

"The applicant has been advised that the council will not support hours beyond midnight due to the recurrence of noise

issues on Maldonado Walk from patrons leaving bars and restaurants in this area.

There is also a lot of litter and general

anti-social behaviour in this area of public domain situated directly outside the Strata Tower. In order to address this, a trader's association for local bars and restaurants could be established to address noise issues through security and CCTV as well as sharing the cost of litter control."

I would welcome some explanation from the applicant as to a) why they are applying for a licence covering hours beyond those approved by planning officers and b) what steps they propose to take to prevent their patrons adding to the existing disturbance to residents.

Other venues on Maldonado Walk have licences which limit the supply of alcohol to those taking a table meal. As this venue is more akin to a nightclub, other measures to mitigate the impact of the venue on neighbours must be considered.

Another much smaller venue on Maldonado Walk - Chaqueño Grill - was required by the licensing sub-committee to produce a dispersal policy. Given the much greater potential for customers worse for wear leaving these premises late at night, a similar requirement should be imposed here. Any such policy must be carefully drawn up and be site-specific rather than generic.

I am objecting on the ground of likely noise by customers arriving and leaving the premises, as well as by customers gathering outside to smoke.

I am also objecting to the request for an off-premises license to sell alcohol, given that this is likely to fuel and existing problem our neighbourhood has with street drinkers.

I would like to point out that the application makes no mention of having one or more door supervisors/security personnel.

I would ask the council to limit the hours of the proposed venue to protect the amenity of residential neighbours, and impose other suitable conditions to prevent further nuisance arising to residents, such as a dispersal policy.
Please keep me updated on the progress of this application.

Kind regards,

████████████████████

OTHER PERSON C

From: [REDACTED]
Sent: Monday, April 26, 2021 6:44 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licence Number: 874472

I am objecting to this licence, I live in draper house facing the carpark where this club is located, there is a club there already and it causes a lot a noise in the evening/night time.

I have to be up very early in the morning and therefore I go to bed around 10pm, I fear if this new club get its licence for the opening hrs it's going to cause problems at kick out time, I urge the council to not grant the licence as it will cause hell for all the residents that lives facing the carpark.

Kind regards

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

OTHER PERSON D

From: [REDACTED]
Sent: Sunday, April 25, 2021 7:23 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Snooker club

Dear Sir or Madam,

Sat April 24, 2021

I am writing to register my objection to Licence Number 874472 submitted by Chill Out Billiards Pool Limited Arch 148, Eagle Yard Hampton Street SE1 6SP:

Premises (New premises licence for recorded music indoors 1000-0000 Sun-Thurs 1000-0100 Fri & Sat, late night refreshment indoors 2300-0000 Sun- Thurs 2300-0100 Fri & Sat, sale of alcohol on and off the premises 1000-0000 Sun-Thurs 1000-0100 Fri & Sat Opening hours 0800-0030 Sun- Thurs 0800-0130 Fri & Sat)

I am objecting on the grounds of likely noise by customers arriving and leaving the premises, as well as by customers gathering outside to smoke. This is a constant problem with premises/restaurants a few yards away. With drunk customers arguing outside while smoking.

I am also objecting to the request for an off-premises license to sell alcohol, given that this is likely to fuel an existing problem our neighbourhood has with street drinkers. We very, very strongly object to this. We have instances of over 50 men together congregating on the estate drinking from cans purchased in off license on estate.

I would like to point out that the application makes no mention of having one or more door supervisors/security personnel. This should be stipulated as a condition of licence to control people leaving premises.

This is worrying in light of the recent stabbing/attempted murder in another similar establishment just yards away. Which is constantly causing us problems already. The police attending weekly because of anti-social behaviour. Please don't add to our problems.

Also, previous recommendation by licence committee to license holder in arches to liaise with local community re problems have completely been ignored.

Residents of the Draper Estate and Strata Tower have suffered years of noise and public order nuisance emanating from the establishments in Maldonado Walk (the actual name of that location), and I don't see how adding another drinking venue can possibly avoid adding to this ongoing problem.

We are fed up with licenses been given in an area that is effectively in the middle of our estate and literally a few yards from people home in strata building and Draper estate.

We would appreciate if licence officers and councillors came to see how close these licence premises are to people's flats.

Please think of the local residents and do not grant this application.

Yours sincerely,

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

OTHER PERSON E

From: [REDACTED]
Sent: Thursday, April 1, 2021 4:37 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to 874472

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

Hi,

I'd like to object to this application on the below grounds:

- The area is rapidly becoming a hub for 'nightclubs' with increasing anti-social behaviour from customers of the properties. (Numerous complaints have been submitted.)
- I can see nothing in the plan that covers the elements that are required for the granting of this license - the license refers to recorded and live music with no noise mitigation measures. No mitigation plan has been submitted as to how the venue will handle smokers outside, an exit plan etc. The outside car park that smokers would loiter in is directly by the residential properties.
- In relation, no security plan has been submitted. Considering the issues we have with other venues (that do have security) and their exiting patrons this is a concern.
- Other premises in the area do not have alcohol licenses until 1am - this is too late for a residential area and increases the likelihood (already high and evidenced by the other businesses) of anti-social behaviour by patrons leaving.
- In addition, the request for 'sale of retail off premises' is very concerning - what does this pertain to? The off premises in this instance is a residential, privately owned car park.

As there are significant concerns about resident's wellbeing in this area in relation to the venues on Eagle Yard that are continuously being disregarded in an apparent effort to make this residential area a nightlife hotspot, I strenuously object to the granting of this license.

Bw,

[REDACTED]

--

[REDACTED]
[REDACTED]
[REDACTED]



Saturday 3 April 2021

Dear Sir/Madam

OTHER PERSON F

Re: licence application 874472 - Chill Out Billiards Pool

I write in connection with the application for a new premises licence for Chill Out Billiards Pool in Eagle Yard (also known as Maldonado Walk), London SE1.

I object to the application, primarily in connection with the third licensing objective: 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 six years.

During the summer months I have been disturbed on multiple occasions by noise associated with late night activity at the existing premises on Maldonado Walk.

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.

The venue that has given the most cause for concern is Corporación Ponce, but in the past year several new premises licences have been granted for arches in Maldonado Walk and as residents we are concerned about the cumulative impact.

The pandemic means that we have not yet seen how things will work out when all the licenced premises are trading at their fullest extent.

I would hope that this new pool / billiards club 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.

I am concerned that this venue will add to the existing problems with antisocial behaviour from customers dispersing (or 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, noise travels across the yard.

The Southwark Statement of Licensing Policy talks about "proper integration with the planning regime" and says that it is "strongly recommended" that applicants should have planning permission in place for their proposed activities when seeking a licence.

In this case, Chill Out Billiards Pool benefits from planning permission (see 20/AP/2809) until 11pm on Sunday to Thursday nights and until midnight on Friday and Saturday. This licensing application seeks opening hours till 1.30am on two nights of the week.

Whilst recognising the quite proper separation between the planning and licensing regimes, I would like to draw attention to a couple of paragraphs from the planning officer's report on the application for this venue, which show that the council's planning division has recognised the issues relating to the venues in this location:

"The nature of the Sui Generis Use Class is such that it will involve a large number of patrons seated, standing, eating and playing snooker. Therefore, it is considered that an 11pm closing time is necessary for weeknights to protect the amenity of local occupiers. On weekends, Patrons will need to leave via the back entrance on Hampton Street after 11pm to minimise the noise resulting from leaving where they are likely to walk to the nearby Elephant and Castle tube station or to Walworth Road where there are numerous late-night buses.

"The applicant has been advised that the council will not support hours beyond midnight due to the recurrence of noise issues on Maldonado Walk from patrons leaving bars and restaurants in this area. There is also a lot of litter and general anti-social behaviour in this area of public domain situated directly outside the Strata Tower. In order to address this, a trader's association for local bars and restaurants could be established to address noise issues through security and CCTV as well as sharing the cost of litter control."

I would welcome some explanation from the applicant as to a) why they are applying for a licence covering hours beyond those approved by planning officers and b) what steps they propose to take to prevent their patrons adding to the existing disturbance to residents.

Other venues on Maldonado Walk have licences which limit the supply of alcohol to those taking a table meal. As this venue is more akin to a nightclub, other measures to mitigate the impact of the venue on neighbours must be considered.

Another much smaller venue on Maldonado Walk - Chaqueño Grill - was required by the licensing sub-committee to produce a dispersal policy.

Given the much greater potential for customers worse for wear leaving these premises late at night, a similar requirement should be imposed here. Any such policy must be carefully drawn up and be site-specific rather than generic.

I would ask the council to limit the hours of the proposed venue to protect the amenity of residential neighbours, and impose other suitable conditions to prevent further nuisance arising to residents, such as a dispersal policy.

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

Yours sincerely



OTHER PERSON G

From: www.southwark.gov.uk Website <noreply@southwark.gov.uk>
Sent: Sunday, April 25, 2021 5:41 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Contact form for: Licensing Team

A visitor to the www.southwark.gov.uk website has used the Email Us facility to send you an email from a contact on a webpage.

Contact Name: Licensing Team

Page Name: How to lodge a representation Page Type: Content Page

Link:

<https://www.southwark.gov.uk/admin/system/ShowEntity?entity=bridge%3A%2F%2Fsothwark-internet%2Fmodules%2Fm.Content~%2F~%2F.Entry%2F30650>

Senders Email Address: [REDACTED]

Message:

Name: [REDACTED]

Address: [REDACTED]

Date: 25th April 2021

I'm writing to object to planning application 874472 by Chill Out Billards Pool. My flat is above these premises. I object due to the extremely high likelihood that the nature of the venue and opening hours will create a public nuisance for the residents of Strata and Draper House. The opening hours will mean that drunk people will be leaving the premises in the early hours of the morning, causing noise and nuisance for residents. This morning six drunk men were standing next to the premises and were engaged in aloud conversation until 6am. I would not accept a closing time later than 11pm, to be confident that the streets are quiet by midnight so that residents can go to sleep in peace. There is a long and frustrating history of these venues causing noise nuisance for Strata and Draper residents, and I cannot believe that the council could consider granting a license for someone to add a new episode to this history. Please, reject this application in order to reduce significantly noise pollution .

Kind regards, [REDACTED]

OTHER PERSON H

From: [REDACTED]
Sent: Saturday, April 24, 2021 9:30 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to planning application Number: 874472

Hello,

Name: [REDACTED]

Address: [REDACTED]

Date: 24th April 2021

I'm writing to object to planning application 874472 by Chill Out Billards Pool. My flat is above these premises. I object due to the extremely high likelihood that the nature of the venue and opening hours will create a public nuisance for the residents of Strata and Draper House. The opening hours will mean that drunk people will be leaving the premises in the early hours of the morning, causing noise and nuisance for residents. The allocation of an off-premises alcohol license makes this even more likely. I would not accept a closing time later than 11pm, to be confident that the streets are quiet by midnight so that residents can go to sleep in peace. There is a long and frustrating history of these venues causing noise nuisance for Strata and Draper residents, and I cannot believe that the council could consider granting a license for someone to add a new episode to this history. Please, please reject this application and preserve the right of hundreds of residents to a good night's sleep!

Kind regards,

[REDACTED]

OTHER PERSON I

From: [REDACTED]
Sent: Sunday, April 25, 2021 5:18 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: OBJECTION to licence - application 874472 - Chill Out Billiards Pool

[REDACTED]
[REDACTED]
[REDACTED]

Dear Sir/Madam

Re: licence application 874472 - Chill Out Billiards Pool I write in connection with the application for a new premises licence for Chill Out Billiards Pool in Eagle Yard (also known as Maldonado Walk), London SE1.

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

I live in Strata SE1. My apartment overlooks the servicing yard. Maldonado Walk is on the far side of the yard. I have lived at this address for more than (_____) years.

During the summer months I have been disturbed on multiple occasions by noise associated with late night activity at the existing premises on Maldonado Walk.

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

The venue that has given the most cause for concern is Corporación Ponce, but in the past year several new premises licences have been granted for arches in Maldonado Walk and as residents we are concerned about the cumulative impact.

The pandemic means that we have not yet seen how things will work out when all the licenced premises are trading at their fullest extent.

I would hope that this new pool / billiards club 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.

I am concerned that this venue will add to the existing problems with antisocial behaviour from customers dispersing (or 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, noise travels across the yard.

The Southwark Statement of Licensing Policy talks about "proper integration with the planning regime" and says that it is "strongly recommended" that applicants should have planning permission in place for their proposed activities when seeking a licence. In this case, Chill Out Billiards Pool benefits from planning permission (see 20/AP/2809) until 11pm on Sunday to Thursday nights and until midnight on Friday and Saturday. This licensing application seeks opening hours till 1.30am on two nights of the week. Whilst recognising the quite proper separation between the planning and licensing regimes, I would like to draw attention to a couple of paragraphs from the planning

officer's report on the application for this venue, which show that the council's planning division has recognised the issues relating to the venues in this location:

"The nature of the Sui Generis Use Class is such that it will involve a large number of patrons seated, standing, eating and playing snooker. Therefore, it is considered that an 11pm closing time is necessary for weeknights to protect the amenity of local occupiers. On weekends, Patrons will need to leave via the back entrance on Hampton Street after 11pm to minimise the noise resulting from leaving where they are likely to walk to the nearby Elephant and Castle tube station or to Walworth Road where there are numerous late-night buses.

"The applicant has been advised that the council will not support hours beyond midnight due to the recurrence of noise issues on Maldonado Walk from patrons leaving bars and restaurants in this area. There is also a lot of litter and general anti-social behaviour in this area of public domain situated directly outside the Strata Tower. In order to address this, a trader's association for local bars and restaurants could be established to address noise issues through security and CCTV as well as sharing the cost of litter control."

I would welcome some explanation from the applicant as to a) why they are applying for a licence covering hours beyond those approved by planning officers and b) what steps they propose to take to prevent their patrons adding to the existing disturbance to residents.

Other venues on Maldonado Walk have licences which limit the supply of alcohol to those taking a table meal. As this venue is more akin to a nightclub, other measures to mitigate the impact of the venue on neighbours must be considered.

Another much smaller venue on Maldonado Walk - Chaqueño Grill - was required by the licensing sub-committee to produce a dispersal policy.

Given the much greater potential for customers worse for wear leaving these premises late at night, a similar requirement should be imposed here. Any such policy must be carefully drawn up and be site-specific rather than generic.

I am objecting on the ground of likely noise by customers arriving and leaving the premises, as well as by customers gathering outside to smoke.

I am also objecting to the request for an off-premises license to sell alcohol, given that this is likely to fuel and existing problem our neighbourhood has with street drinkers.

I would like to point out that the application makes no mention of having one or more door supervisors/security personnel.

I would ask the council to limit the hours of the proposed venue to protect the amenity of residential neighbours, and impose other suitable conditions to prevent further nuisance arising to residents, such as a dispersal policy.

Please keep me updated on the progress of this application.

Kind regards,

██████████

OTHER PERSON J

From: [REDACTED]
Sent: Monday, April 26, 2021 2:30 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to licence 874472

Dear Sir or Madam,

Sat April 24, 2021

I am writing to register my objection to Licence Number 874472 submitted by Chill Out Billiards Pool Limited
Arch 148, Eagle Yard Hampton Street SE1 6SP:

Premises (New premises licence for recorded music indoors 1000-0000 Sun-Thurs 1000-0100 Fri & Sat, late night refreshment indoors 2300-0000 Sun- Thurs 2300-0100 Fri & Sat, sale of alcohol on and off the premises 1000-0000 Sun-Thurs 1000-0100 Fri & Sat Opening hours 0800-0030 Sun- Thurs 0800-0130 Fri & Sat)

I am objecting on the ground of likely noise by customers arriving and leaving the premises, as well as by customers gathering outside to smoke.

I am also objecting to the request for an off-premises license to sell alcohol, given that this is likely to fuel and existing problem our neighbourhood has with street drinkers.

I would like to point out that the application makes no mention of having one or more door supervisors/security personnel.

This is worrying in light of the recent stabbing/attempted murder in another similar establishment just yards away.

Residents of the Draper Estate and Strata Tower have suffered years of noise and public order nuisance emanating from the establishments in Maldonado Walk (the actual name of that location), and I don't see how adding another drinking venue can possibly avoid adding to this ongoing problem.

Please think of the local residents and do not grant this application.

Yours sincerely,

[REDACTED]

[REDACTED]

OTHER PERSON K

From: [REDACTED]
Sent: Monday, April 26, 2021 5:44 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: objection to license no. 874472

Monday 26th April 2021

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

To whom it may concern:

I am writing to object to the current licence application no.874472 for the following:

Chill Out Billiards Pool
Arch 148, Eagle Yard Hampton Street
SE1 6SP

The reasons are as follows:

prevention of public nuisance.

I have been living in the Strata building since 2010. My flat overlooks directly Maldonado Walk and I'm on the third floor, so very close to the actual street. Before lockdown happened, I have been disturbed on a regular basis by noise associated with late night activity associated with the existing premises on Maldonado Walk.

Last year, both residents in Strata and Draper House cooperated to respond to problems caused by customers at those venues. The one that has given the most cause for concern is Corporacion Ponce, but in the past year more and more late licences have been granted for venues under the same arches and residents are really concerned about the cumulative effect that this will have on our wellbeing and mental health.

Because of lockdown, we have not seen the result of all the premises trading at their fullest extent.

Even in the hope that this new venue will strive to be a good neighbour I must make this objection to ensure that residents are considered as part of the decision making process.

The actual problem is the dispersal of customers after closing time. This has never been monitored or controlled by the venues on Maldonado Walk. I have endless footage of people fighting, screaming, partying, urinating, taking drugs literally outside my window. Punters are regularly leaving premises with drinks. I know many residents have also

witnessed this. I tried to talk to the owners of the venues to no avail which gives me no hope things will be different in the future.

The Southwark Statement of Licensing Policy talks about proper integration with the planning regime and says it is strongly recommended that applicants should have planning permission for the proposed activities when seeking a licence. In this case Chill Out Billiards benefits from planning permission until 11 pm on Sunday to Thursday and until midnight on Friday and Saturday. This application seeks to open till 1.30 am on Friday and Saturday. The planning officer's report recognises: " The nature of the Sui Generis Use Class is such that it will involve a large number of patrons seated, standing, eating and playing snooker. Therefore, it is considered that an 11pm closing time is necessary for weeknights to protect the amenity of local occupiers. On weekends, patrons will need to leave via the back entrance on Hampton Street after 11pm to minimise the noise resulting from leaving where they are likely to walk to the nearby Elephant and Castle tube station. The applicant has been advised that the council will not support hours beyond midnight due to the recurrence of noise issues on Maldonado Walk from patrons leaving bars and restaurants in this area. There is also a lot of litter and general anti social behaviour in this area of public domain situated outside the Strata building."

It would be interesting to understand from the applicant 1) why they are applying for this licence covering hours beyond those approved by planning officers 2) what steps they propose to take to prevent the anti social behaviour witnessed so far and 3) what will happen if this behaviour persists even with their measures put in place.

As well as objecting on the grounds of noise caused by customers entering and leaving the premises, I also object to the request for an off-premises license to sell alcohol, given that this is likely to fuel the existing problems our neighbourhood has with street drinkers.

I would also like to mention the application does not mention having any door supervision or security personnel.

I would ask the council to limit the hours of the proposed venue to protect residents and impose other suitable conditions to prevent further nuisance arising.

Your sincerely,

██████████

OTHER PERSON L

From: [REDACTED]
Sent: Monday, April 26, 2021 8:32 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: License number 874472- Chill out Billiards

Dear sir/madam:

regarding
licence number: 874472
Chill Out Billiards (sic) Pool Limited
Arch 148, Eagle Yard Hampton Street
SE1 6SP

Whilst I live on the opposite side of the area where the planning permission has been requested, I would like to object and raise concerns that I am aware of, which we're discussed on zoom (I attended) and via email (in receipt of) with residents from Draper House, Strata House and Wollaston Close.

The snooker club has applied for a licence to be open till 1.30am Fridays and Saturdays (serving alcohol till 1am).
Under their planning permission, they are limited to closing at 11pm.

I am concerned as to the necessity for a snooker club to remain serving alcohol after 11pm as is currently.

We have already been collaborating with the license dept of the council and police regarding nuisance noise in the area with another premise and to consider adding more late night venues seems counter productive for what is a densely populated residential area including families with young children.

How will the club ensure the swift dispersal of their patrons from the establishment and away from the residential area it is located in and how will they ensure patrons who may be outside of the building form keeping the noise level to a minimum.
particularly in Summer, I have huge concerns for patrons loitering and being louder than they will be aware of(again due to the design of the area)
To what point is the premise responsible for their patrons to leave the area without noise, nuisance and public safety?

What provisions will be in place to ensure doors are properly supervised and remain closed to contain noise from the establishment?

Unfortunately the way our buildings are positioned means that any noise from ground level, is in fact much louder for the residents in their apartments and at this time there doesn't even seem to be the possibility of getting the noise team in to assess this.

I believe this needs to be taken into consideration as any legitimate grievance cannot addressed or dealt with.

I have also been made aware of patrons from other establishments urinating at the bottom of our buildings and whilst I cannot say this is the case with the premise in question, it is something that needs to be considered and addressed.

I am particularly interested in the following:
the prevention of crime and disorder
public safety
the prevention of public nuisance
the protection of children from harm.

There doesn't appear to be anything in the application on these issues, which is a worry and again needs to be looked at.

With thanks

[REDACTED]

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

[REDACTED]

OTHER PERSON M

From: [REDACTED]
Sent: Monday, April 26, 2021 7:36 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: [REDACTED]
[REDACTED]
Subject: licence number: 874472 - Chill Out Billards (sic) Pool Limited

Dear sir/madam:

regarding
licence number: 874472
Chill Out Billards (sic) Pool Limited
Arch 148, Eagle Yard Hampton Street
SE1 6SP

I would like to object and raise the following concerns:

The snooker club has applied for a licence to be open till 1.30am Fridays and Saturdays (serving alcohol till 1am).
Under their planning permission, they are limited to closing at 11pm.

I am concerned that the licensing and planning times do not coincide.

I worry that visitors to the premises may be unaware that they are in fact residential, and that given the hard urban architecture, noise travels very well to the bedrooms of the neighbouring housing.

The dumping of bottles has been a major problem over the last few years, with many adults, some working shifts, and young children having their sleep interrupted by late night noise.

There needs to be proper consideration for monitoring of noise of people leaving the premises.

Double doors must not be propped open, to keep the noise inside.

I am concerned that this may become a bar, or even nightclub, not snooker/pool hall as described.

Would such use require door staff?

What provisions will be made for door staff?

I am particularly interested in the following:

- * the prevention of crime and disorder
- * public safety
- * the prevention of public nuisance
- * the protection of children from harm ,

there seems to be nothing in the application on these issues.

thank you

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

OTHER PERSON N

From: [REDACTED]
Sent: Sunday, April 25, 2021 2:16 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: [REDACTED]
Subject: Objection - application for Licence Number: 874472 - Chill Out Billards Pool Limited

Ground of objection: prevention of public nuisance

Chill Out Billards is situated in a highly residential area, with Draper House (133 flats), Wollaston Close (33 flats) and Strata (408 flats) alone fronting hundreds of bedrooms on to the space outside it.

While I welcome a diverse mix of amenities in the area, there continue to be repeated problems with some of the properties operating along this strip of railway arch properties when they are fully operational. Last autumn when internal venues were open, for example, on 20 September 2020 a large cohort of customers was loudly gathered outside Corporacion Ponce from approx. 1030pm until after 11pm, in breach of both dispersal guidelines/policies, and current coronavirus laws. This creates significant nuisance even before the customers opened their car doors and start playing music at nightclub sound levels while residents were trying to sleep. Corporacion Ponce also notably created nuisance with late night waste disposal illegally into council bins in the past. I would be extremely keen that commercial use is limited to internal spaces only given our experiences with this row of properties to date, and the unfortunate sound-concentrating effect of the buildings clusters around them.

As such, and given how noise is concentrated and directed up towards so many residential bedrooms around Eagle Yard, I believe such late operation and customer dispersal is not compatible with the Council's objective of avoiding nuisance.

Further, I believe it is important that any licence for a property that proposes to operate into the late evening puts in place conditions to minimise the evening nuisance to residents of this densely residential area. The present licence is sparse, to say the least.

Drawing on the local licences of [Theo's](#), [Corporacion Ponce](#) (historic), and [Pineapple](#), I submit that appropriate further restrictions based on where previous problems/hearings have got us to in this area might include but not be limited to the following (substituting for non-restaurant equivalents where appropriate).

288 - The premises shall install and maintain a comprehensive CCTV system, with all entry and exit points being covered, enabling clear facial image identification of every person entering any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain at

the premises.

289 - All recordings shall be stored for a minimum period 31 days, with date and time stamping. Viewing of the recordings shall be made available upon the reasonable request of the police or authorised council officer throughout the entire 31 day period (subject to any obligations under Data Protection Act 1998)

340 - The premises' staff will be trained to understand the responsibility attached to the supply of alcoholic drinks and that alcoholic drinks shall be limited to beer and wine may be served to and consumed by persons aged 16 or 17 only if they are accompanied by persons over the age of 18 and consuming substantial food while sitting at a table.

341 - No alcoholic drinks will be served to persons under 16 years of age, even when with adults, and no provision of any alcoholic drinks will be to unaccompanied persons under the age of 18

342 - The premises licence holder shall display a telephone number for local residents contact management of the premises as and when necessary.

343 - No alcohol or beverages shall be taken out of the premises at any time by diners seated inside the restaurant.

344 - That the applicant shall route any sound generating / amplification equipment used at the premises through the sound limiter device.

345 - A staff member from the premises who is conversant with the operation of the CTV system must be able to provide a police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay.

346 - That the applicant shall employ suitably experienced person(s) at all times during licensable activities to ensure that patrons do not cause a nuisance in the vicinity of the premises.

347 - That there shall be no more than four customers permitted to smoke outside the premises at any one time after 21:00 hours.

348 - Amplified music, song or speech shall not be broadcast in external areas

349 - That external waste handling, deliveries, collections and external cleaning shall only occur between 08:00 and 18:00.

350 - All escape routes and external exits shall be maintained unobstructed, in good order with non-slippery and even surfaces, free of trip hazards and clearly identified in accordance with the approved arrangements. All exit doors shall be available and easily operable without use of a key, card, code or similar means. Any removable security fastening shall be removed from the doors prior to opening the premises to the public.

All such fastenings shall be kept in the approved positions. If required, exit doors shall be secured in the fully open position when the public are present. All fire-doors shall be maintained effectively self-closing and shall not be held open other than by approved devices. Fire-resisting doors to ducts, service shafts and cupboards shall be kept locked shut. The edges of treads of steps shall always be maintained so as to be conspicuous.

351 - Notices dealing the actions to be taken in the event of fire or other emergencies enlacing how the fire brigade can be summoned shall be prominently displayed and protected from damage or deterioration.

353 - The premises shall comply with a written dispersal policy, a copy of which shall be kept at the premises with the premises licence and will be made available to officers of the police or licensing authority immediately on request;

354 - An incident book / incident recording system shall be maintained at the premises to record details of any of the following occurrences at the premises: ♦ Instances of anti-social or disorderly behaviour ♦ Violence ♦ Calls to the police or fire brigade ♦ Abuse of staff and / or customers ♦ Ejections of people from the premises ♦ Visits to the premises by the local authority, police or fire brigade ♦ Refused sales of alcohol ♦ Any malfunction in respect of the CCTV system ♦ Any other relevant incidents The incident book / incident recording system shall record the time, date, location and description of each incident, the printed and signed name of the person reporting the incident and any action taken in respect of the incident. The incident book / incident recording system shall be available / be accessible at the premises at all times that the premises are in use and shall be made available to officers of the council, police or fire brigade on request.

355 - That a challenge 25 scheme shall be maintained at the premises requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. Valid photographic identification is composed of a driving licence, passport, UK armed services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card.

356 - That a register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept / be accessible at the premises at all times. The register shall be made immediately available to council or police officers on request. At any time, the preceding 12 months refusal register details shall be available at the premises.

357 - That all staff shall be trained in the emergency procedures & emergency evacuation procedure(s) at the premises. A record of such training shall be kept / be accessible at the premises at all times and will be made immediately available to council

or police officers on request. The training record shall include the trainee's name (in block capitals), the trainer's name (in block capitals), the signature of the trainee, the signature of the trainer, the date(s) of training and a declaration that the training has been received.

358 - That all waste from the premises shall be deposited into suitable receptacles.

359 - That any waste in the immediate external area around the premises arising from the operation of the premises shall be cleared away at the end of trade on each day.

362 - That all staff involved in the sale of alcohol shall be trained in the challenge 25 scheme in operation at the premises. A record of such training shall be kept / be accessible at the premises at all times and be made immediately available for inspection at the premises to council or police officers on request. The training record shall include the trainee's name (in block capitals), the trainer's name (in block capitals), the signature of the trainee, the signature of the trainer, the date(s) of training and a declaration that the training has been received. Staff shall receive documented refresher training every 6 months.

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.

841 - That a comprehensive dispersal policy shall be produced and implemented at the premises, with all staff trained on the most up to date policy. A record of staff training on the dispersal policy shall be kept at the premises and made available to officers of the council or the police on request.

842 - That the premises licence holder shall display a telephone number for local residents to contact management of the premises as and when necessary.

843 - That on Fridays and Saturdays one SIA registered door supervisor shall patrol the outside the areas of the premises between the hours of 21:00 and 00:00 to monitor the patrons and number of smokers outside the premises.

844 - That the premises will use its best endeavours to encourage those visiting the premises not to park their vehicles outside in Eagle Yard

848 - No drinks in unsealed containers are permitted beyond the external frontage area at anytime.

Kind regards,

██████████

████████████████████

[REDACTED]

OTHER PERSON O

From: [REDACTED]
Sent: Sunday, April 25, 2021 9:58 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: OBJECTION to licence application 874472 - Chill Out Billiards Pool

Daria Sulima
[REDACTED]

Dear Sir/Madam

Re: licence application 874472 - Chill Out Billiards Pool

I write in connection with the application for a new premises licence for Chill Out Billiards Pool in

Eagle Yard (also known as Maldonado Walk), London SE1.

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

I live in Strata SE1. My apartment overlooks the servicing yard. Maldonado Walk is on the far side of the yard. I have lived at this address for more than 10 years.

During the summer months I have been disturbed on multiple occasions by noise associated with

late night activity at the existing premises on Maldonado Walk.

Last year, residents from the Draper Estate and Strata have been cooperating to respond to

the problems caused by customers at the Maldonado Walk venues.

The venue that has given the most cause for concern is Corporación Ponce, but in the past year

several new premises licences have been granted for arches in Maldonado Walk and as residents

we are concerned about the cumulative impact.

The pandemic means that we have not yet seen how things will work out when all the licenced

premises are trading at their fullest extent.

I would hope that this new pool / billiards club 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.

I am concerned that this venue will add to the existing problems with antisocial behaviour from

customers dispersing (or 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, noise travels across the

yard.

The Southwark Statement of Licensing Policy talks about "proper integration with the planning

regime" and says that it is "strongly recommended" that applicants should have planning

permission in place for their proposed activities when seeking a licence.

In this case, Chill Out Billiards Pool benefits from planning permission (see 20/AP/2809) until

11pm on Sunday to Thursday nights and until midnight on Friday and Saturday. This licensing

application seeks opening hours till 1.30am on two nights of the week.

Whilst recognising the quite proper separation between the planning and licensing regimes, I

would like to draw attention to a couple of paragraphs from the planning officer's report on the

application for this venue, which show that the council's planning division has recognised the

issues relating to the venues in this location:

"The nature of the Sui Generis Use Class is such that it will involve a large number of patrons seated, standing, eating and

playing snooker. Therefore, it is considered that an 11pm closing time is necessary for weeknights to protect the amenity of

local occupiers. On weekends, Patrons will need to leave via the back entrance on Hampton Street after 11pm to minimise the

noise resulting from leaving where they are likely to walk to the nearby Elephant and Castle tube station or to Walworth

Road where there are numerous late-night buses.

"The applicant has been advised that the council will not support hours beyond midnight due to the recurrence of noise

issues on Maldonado Walk from patrons leaving bars and restaurants in this area.

There is also a lot of litter and general

anti-social behaviour in this area of public domain situated directly outside the Strata Tower. In order to address this, a

trader's association for local bars and restaurants could be established to address noise issues through security and CCTV as

well as sharing the cost of litter control."

I would welcome some explanation from the applicant as to a) why they are applying for a licence

covering hours beyond those approved by planning officers and b) what steps they propose to take

to prevent their patrons adding to the existing disturbance to residents.

Other venues on Maldonado Walk have licences which limit the supply of alcohol to those taking a

table meal. As this venue is more akin to a nightclub, other measures to mitigate the impact of the

venue on neighbours must be considered.

Another much smaller venue on Maldonado Walk - Chaqueño Grill - was required by the licensing

sub-committee to produce a dispersal policy.

Given the much greater potential for customers worse for wear leaving these premises late at

night, a similar requirement should be imposed here. Any such policy must be carefully drawn up

and be site-specific rather than generic.

I would ask the council to limit the hours of the proposed venue to protect the amenity of

residential neighbours, and impose other suitable conditions to prevent further nuisance arising

to residents, such as a dispersal policy.

Please keep me updated on the progress of this application.

Kind regards,

██████████

OTHER PERSON P

From: [REDACTED]
Sent: Sunday, April 25, 2021 5:39 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licence Number: 874472

Dear Sir or Madam,

Sat April 24, 2021

I am writing to register my objection to Licence Number 874472 submitted by Chill Out Billiards Pool Limited
Arch 148, Eagle Yard Hampton Street SE1 6SP:

Premises (New premises licence for recorded music indoors 1000-0000 Sun-Thurs 1000-0100 Fri & Sat, late night refreshment indoors 2300-0000 Sun- Thurs 2300-0100 Fri & Sat, sale of alcohol on and off the premises 1000-0000 Sun-Thurs 1000-0100 Fri & Sat Opening hours 0800-0030 Sun- Thurs 0800-0130 Fri & Sat)

I am objecting on the grounds of likely noise by customers arriving and leaving the premises, as well as by customers gathering outside to smoke.

I am also objecting to the request for an off-premises license to sell alcohol, given that this is likely to fuel an existing problem our neighbourhood has with street drinkers.

I would like to point out that the application makes no mention of having one or more door supervisors/security personnel.

This is worrying in light of the recent stabbing/attempted murder in another similar establishment just yards away.

Residents of the Draper Estate and Strata Tower have suffered years of noise and public order nuisance emanating from the establishments in Maldonado Walk (the actual name of that location), and I don't see how adding another drinking venue can possibly avoid adding to this ongoing problem.

Please think of the local residents and do not grant this application.

Yours sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

OTHER PERSON Q

From: [REDACTED]
Sent: Monday, April 26, 2021 6:36 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection

> licensing@southwark.gov.uk
> SUBLECT – OBJECTION to licence application 874472 - Chill Out
> Billiards Pool Steven watson

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

> Dear Sir/Madam
> Re: licence application 874472 - Chill Out Billiards Pool I write in
> connection with the application for a new premises licence for Chill
> Out Billiards Pool in Eagle Yard (also known as Maldonado Walk), London SE1.
> I object to the application, primarily in connection with the third
> licensing objective: the prevention of public nuisance.
> I live in Strata SE1. My apartment overlooks the servicing yard. Maldonado Walk is on
the far side of the yard. I have lived at this address for more than 10 years.
> During the summer months I have been disturbed on multiple occasions
> by noise associated with late night activity at the existing premises on Maldonado
Walk.
> Last year, residents from the Draper Estate and Strata have been
> cooperating to respond to the problems caused by customers at the Maldonado Walk
venues.
> The venue that has given the most cause for concern is Corporación
> Ponce, but in the past year several new premises licences have been
> granted for arches in Maldonado Walk and as residents we are concerned about the
cumulative impact.
> The pandemic means that we have not yet seen how things will work out
> when all the licenced premises are trading at their fullest extent.
> I would hope that this new pool / billiards club 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.
> I am concerned that this venue will add to the existing problems with
> antisocial behaviour from customers dispersing (or 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,
> noise travels across the yard.
>
> The Southwark Statement of Licensing Policy talks about "proper

> integration with the planning regime" and says that it is "strongly
> recommended" that applicants should have planning permission in place for their
proposed activities when seeking a licence.
> In this case, Chill Out Billiards Pool benefits from planning
> permission (see 20/AP/2809) until 11pm on Sunday to Thursday nights
> and until midnight on Friday and Saturday. This licensing application seeks opening
hours till 1.30am on two nights of the week.
> Whilst recognising the quite proper separation between the planning
> and licensing regimes, I would like to draw attention to a couple of
> paragraphs from the planning officer's report on the application for
> this venue, which show that the council's planning division has recognised the issues
relating to the venues in this location:
> "The nature of the Sui Generis Use Class is such that it will involve
> a large number of patrons seated, standing, eating and playing
> snooker. Therefore, it is considered that an 11pm closing time is
> necessary for weeknights to protect the amenity of local occupiers. On
> weekends, Patrons will need to leave via the back entrance on Hampton Street after
11pm to minimise the noise resulting from leaving where they are likely to walk to the
nearby Elephant and Castle tube station or to Walworth Road where there are
numerous late-night buses.
> "The applicant has been advised that the council will not support
> hours beyond midnight due to the recurrence of noise issues on
> Maldonado Walk from patrons leaving bars and restaurants in this area.
> There is also a lot of litter and general anti-social behaviour in
> this area of public domain situated directly outside the Strata Tower. In order to
address this, a trader's association for local bars and restaurants could be established
to address noise issues through security and CCTV as well as sharing the cost of litter
control."
> I would welcome some explanation from the applicant as to a) why they
> are applying for a licence covering hours beyond those approved by
> planning officers and b) what steps they propose to take to prevent their patrons
adding to the existing disturbance to residents.
> Other venues on Maldonado Walk have licences which limit the supply of
> alcohol to those taking a table meal. As this venue is more akin to a
> nightclub, other measures to mitigate the impact of the venue on neighbours must be
considered.
> Another much smaller venue on Maldonado Walk - Chaqueño Grill - was
> required by the licensing sub-committee to produce a dispersal policy.
> Given the much greater potential for customers worse for wear leaving
> these premises late at night, a similar requirement should be imposed
> here. Any such policy must be carefully drawn up and be site-specific rather than
generic.
> I am objecting on the ground of likely noise by customers arriving and leaving the
premises, as well as by customers gathering outside to smoke.
> I am also objecting to the request for an off-premises license to sell alcohol, given that
this is likely to fuel and existing problem our neighbourhood has with street drinkers.

> I would like to point out that the application makes no mention of having one or more door supervisors/security personnel.

>

> I would ask the council to limit the hours of the proposed venue to

> protect the amenity of residential neighbours, and impose other

> suitable conditions to prevent further nuisance arising to residents, such as a dispersal policy.

> Please keep me updated on the progress of this application.

>

> Kind regards,

> 