



Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 001**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 001, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a restaurant use, opening between the hours of 07:00-00:30 Monday-Sunday, with following licensable activities sought between 10:00 – 00:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

The 'Borough Yard, Restaurant Applications, Proposed Draft Conditions' document has been reviewed.

Planning history

The original planning permission for the Borough Yards project was granted under planning application **15/AP/3066** for:

"Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space."

The variation of plans was granted consent under **19/AP/1649**, for:

“Variation of condition 2 (approved plans) of planning permission 15/AP/3066 for 'Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space' to make minor-material amendments including:

Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

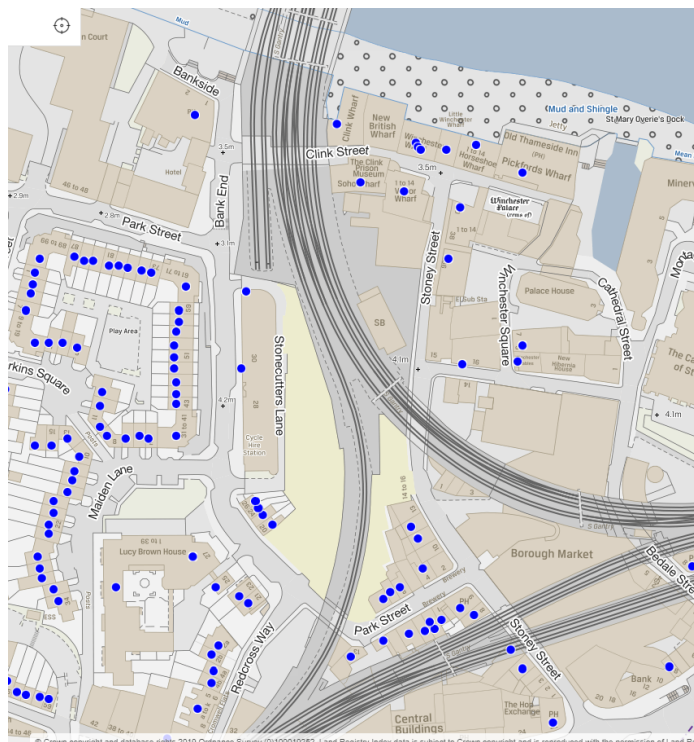
In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

24. Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 07:00 - 10:00, Sundays/ Bank Holidays - 08:00 - 10:00 hours.

Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

EPT stance

EPT raise objection to this premises licence application.

EPT raise concerns over public nuisance being caused from the operating of this premises to the numerous nearby residents from the opening of the premises to 00:30.

The site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's Licensing Policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street & Stoney Street entrances/exits, some of which are completely new pedestrian routes. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this.

Whilst a dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent.

EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

With regards to conditions 14 & 15, this is believed to be the space to the east of the unit in Clink Yard. This needs to be specified within the condition.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services,
3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,
SE1 2QH

Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 192**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 192, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a restaurant use, opening between the hours of 07:00-00:30 Monday-Sunday, with following licensable activities sought between 10:00 – 00:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

The 'Borough Yard, Restaurant Applications, Proposed Draft Conditions' document has been reviewed.

Planning history

The original planning permission for the Borough Yards project was granted under planning application **15/AP/3066** for:

"Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space."

The variation of plans was granted consent under **19/AP/1649**, for:

Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 193**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 193, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a restaurant use, opening between the hours of 07:00-00:30 Monday-Sunday, with following licensable activities sought between 10:00 – 00:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

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Planning history

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Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

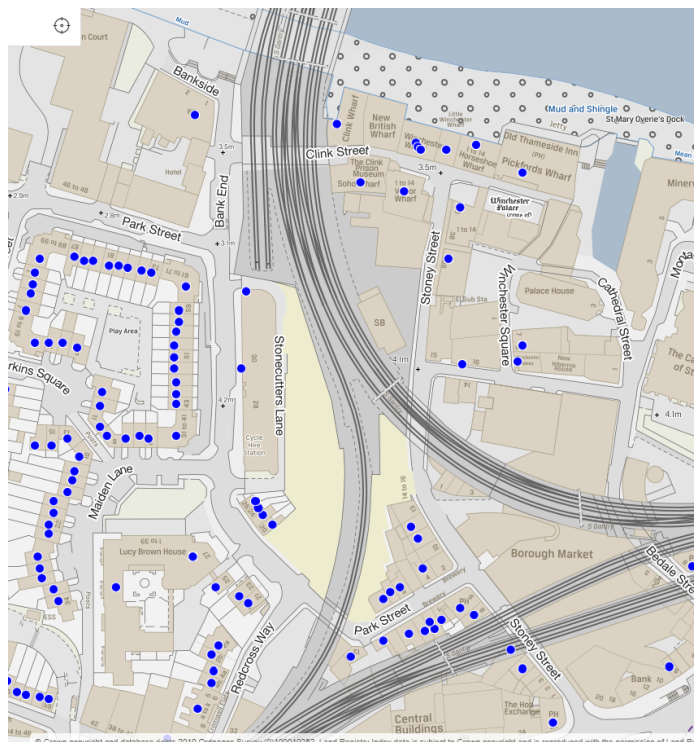
In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

24. Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 07:00 - 10:00, Sundays/ Bank Holidays - 08:00 - 10:00 hours.

Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

EPT stance

EPT raise objection to this premises licence application.

EPT raise concerns over public nuisance being caused from the operating of this premises to the numerous nearby residents from the opening of the premises to 00:30.

The site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's Licensing Policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street & Stoney Street entrances/exits, some of which are completely new pedestrian routes. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this.

Whilst a dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent.

EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

With regards to conditions 14 & 15, this is believed to be the space to the north of the unit in Clink Yard. This needs to be specified within the condition.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

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The following conditions that are relevant to public nuisance were included in the planning permission:

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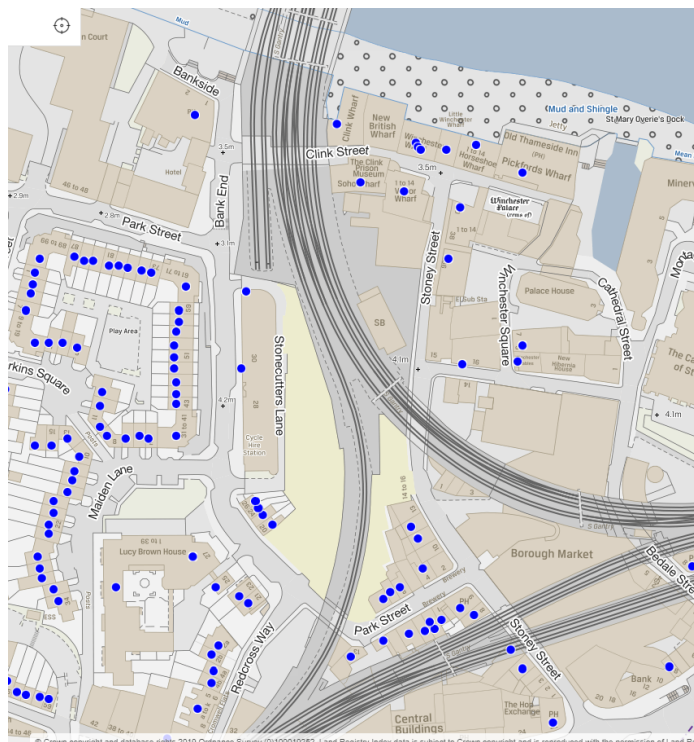
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25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

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EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

There is no external area proposed in connection to this unit, therefore condition 14 can be removed.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

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3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,
SE1 2QH

Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 208**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 208, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a restaurant use, opening between the hours of 07:00-00:30 Monday-Sunday, with following licensable activities sought between 10:00 – 00:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

The 'Borough Yard, Restaurant Applications, Proposed Draft Conditions' document has been reviewed.

Planning history

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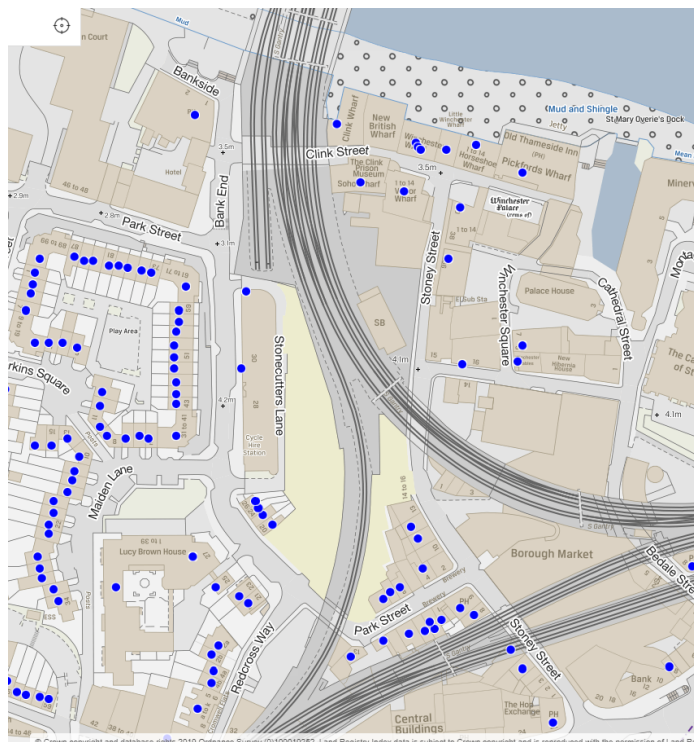
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There is no external area proposed in connection to this unit, therefore condition 14 can be removed.

Kind regards,

Mark Prickett
Principal Enforcement Officer
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Tel: 020 7525 0023

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Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 213**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

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"Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space."

The variation of plans was granted consent under **19/AP/1649**, for:

“Variation of condition 2 (approved plans) of planning permission 15/AP/3066 for 'Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space' to make minor-material amendments including:

Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

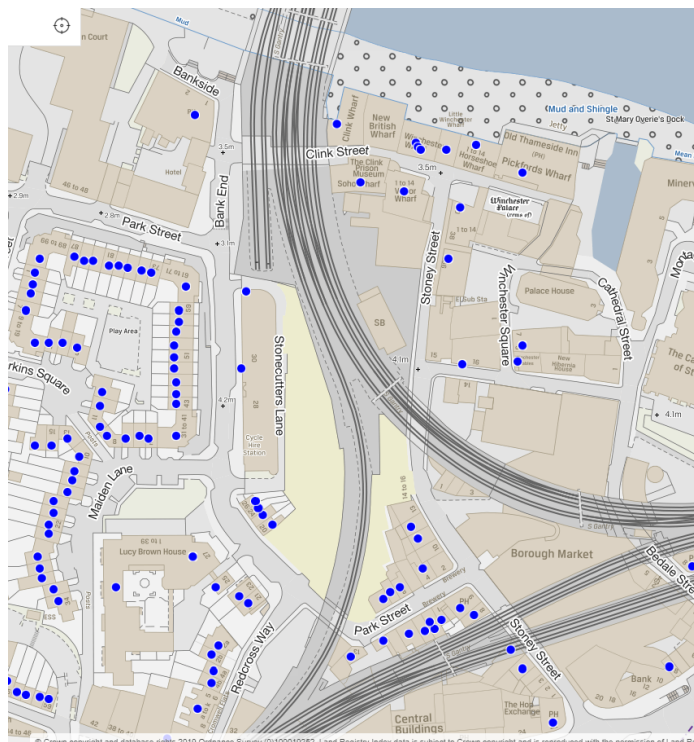
In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

24. Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 07:00 - 10:00, Sundays/ Bank Holidays - 08:00 - 10:00 hours.

Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

EPT stance

EPT raise objection to this premises licence application.

EPT raise concerns over public nuisance being caused from the operating of this premises to the numerous nearby residents from the opening of the premises to 00:30.

The site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's Licensing Policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street & Stoney Street entrances/exits, some of which are completely new pedestrian routes. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this.

Whilst a dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent.

EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

There is no external area proposed in connection to this unit, therefore condition 14 can be removed.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services,
3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,
SE1 2QH

Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 215**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 215, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a bar use, opening between the hours of 07:00-01:30 Monday-Sunday, with following licensable activities sought between 10:00 – 01:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

The 'Borough Yard, Wine-Bar/Bar Applications, Proposed Draft Conditions' document has been reviewed.

Planning history

The original planning permission for the Borough Yards project was granted under planning application **15/AP/3066** for:

"Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space."

The variation of plans was granted consent under **19/AP/1649**, for:

“Variation of condition 2 (approved plans) of planning permission 15/AP/3066 for 'Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space' to make minor-material amendments including:

Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

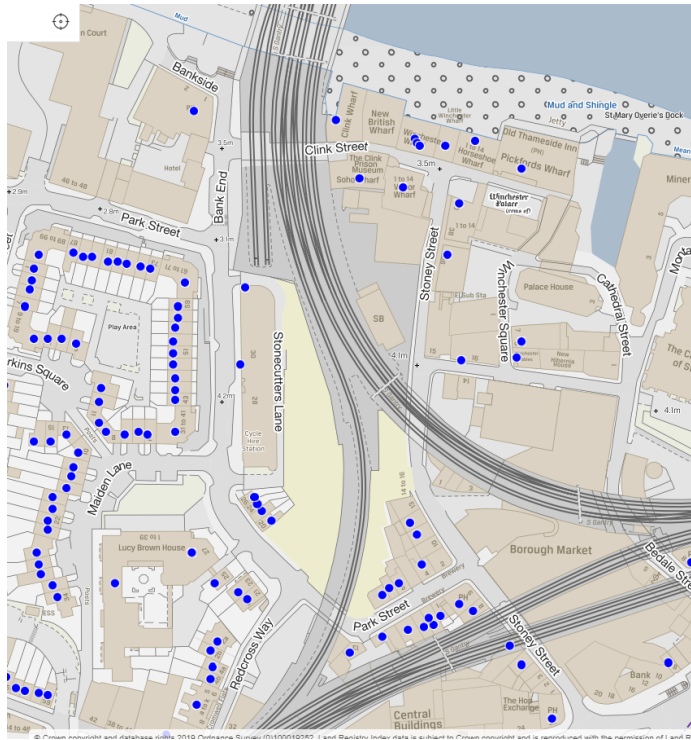
In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

24. Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 07:00 - 10:00, Sundays/ Bank Holidays - 08:00 - 10:00 hours.

Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

EPT stance

EPT raise objection to this premises licence application.

EPT raise concerns over public nuisance being caused from the operating of this premises to the numerous nearby residents from the opening of the premises to 01:30.

The site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's Licensing Policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street & Stoney Street entrances/exits, some of which are completely new pedestrian routes. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this.

Whilst a dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent.

EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

There is no external area proposed in connection to this unit, therefore condition 16 can be removed.

The main entrance/exit to this unit appears to be via Stoney St. There are existing residents on Stoney Street overlooking this part of the street. Operating this bar to 01:30 could conceivably create public nuisance both from patrons coming and going but also from noise leakage whenever the door is opened. A lobbied entrance is not shown on the plans, and EPT would request this as an additional noise controlling measure. The recommended conditions are as follows:

- That acoustic seals and self-closers (in accordance with BS EN 1154:1997) shall be installed to doors leading out to external areas so as to minimise sound escape from the premises.
- That an acoustic lobby of adequate dimensions and providing sufficient residence time shall be installed to the front door entrance so as to minimise sound escape from the premises.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services,
3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,
SE1 2QH

Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 219**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 219, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a restaurant use, opening between the hours of 07:00-00:30 Monday-Sunday, with following licensable activities sought between 10:00 – 00:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

The 'Borough Yard, Restaurant Applications, Proposed Draft Conditions' document has been reviewed.

Planning history

The original planning permission for the Borough Yards project was granted under planning application **15/AP/3066** for:

"Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space."

The variation of plans was granted consent under **19/AP/1649**, for:

“Variation of condition 2 (approved plans) of planning permission 15/AP/3066 for 'Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space' to make minor-material amendments including:

Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

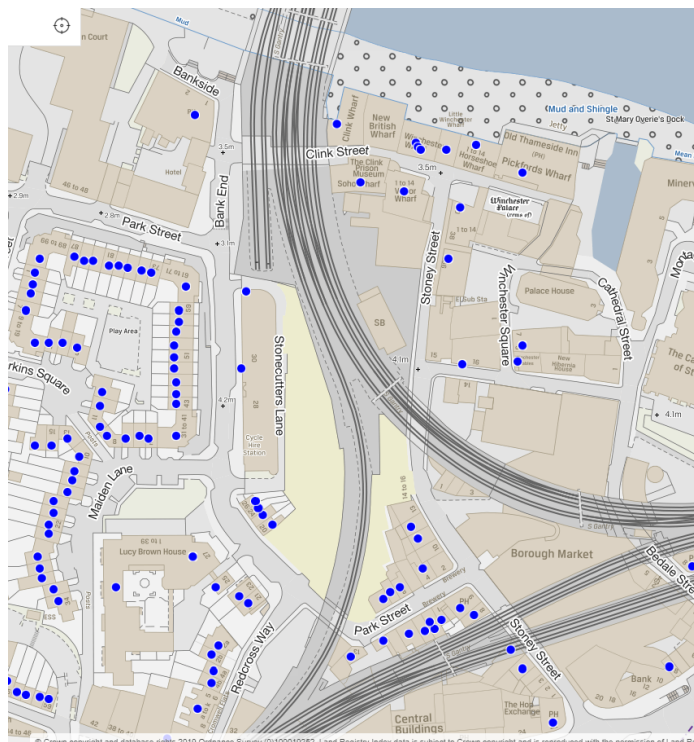
In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

24. Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 07:00 - 10:00, Sundays/ Bank Holidays - 08:00 - 10:00 hours.

Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

EPT stance

EPT raise objection to this premises licence application.

EPT raise concerns over public nuisance being caused from the operating of this premises to the numerous nearby residents from the opening of the premises to 00:30.

The site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's Licensing Policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street & Stoney Street entrances/exits, some of which are completely new pedestrian routes. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this.

Whilst a dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent.

EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

There is no external area proposed in connection to this unit, therefore condition 14 can be removed.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services,
3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,
SE1 2QH

Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 229**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 229, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a restaurant use, opening between the hours of 07:00-00:30 Monday-Sunday, with following licensable activities sought between 10:00 – 00:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

The 'Borough Yard, Restaurant Applications, Proposed Draft Conditions' document has been reviewed.

Planning history

The original planning permission for the Borough Yards project was granted under planning application **15/AP/3066** for:

"Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space."

The variation of plans was granted consent under **19/AP/1649**, for:

“Variation of condition 2 (approved plans) of planning permission 15/AP/3066 for 'Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space' to make minor-material amendments including:

Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

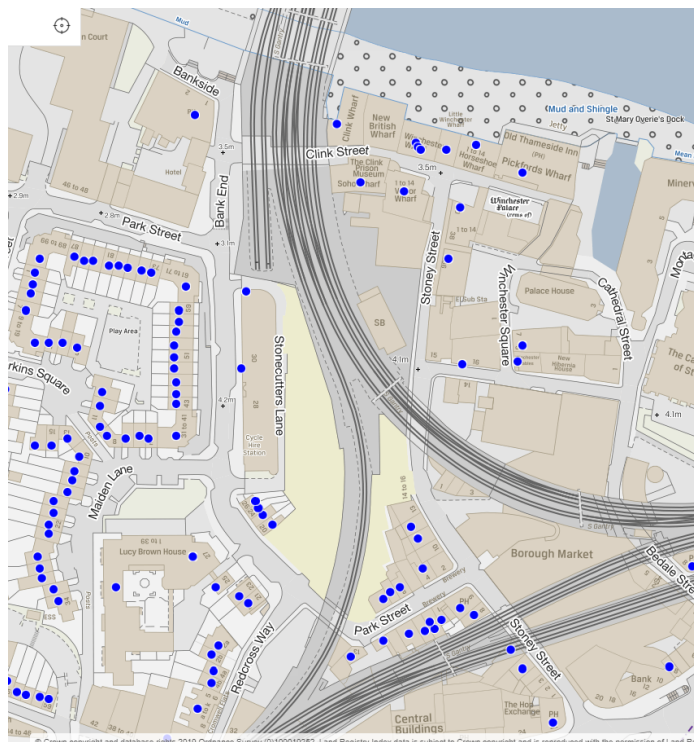
In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

24. Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 07:00 - 10:00, Sundays/ Bank Holidays - 08:00 - 10:00 hours.

Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

EPT stance

EPT raise objection to this premises licence application.

EPT raise concerns over public nuisance being caused from the operating of this premises to the numerous nearby residents from the opening of the premises to 00:30.

The site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's Licensing Policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street & Stoney Street entrances/exits, some of which are completely new pedestrian routes. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this.

Whilst a dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent.

EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

With regards to conditions 14 & 15, this is believed to be the space to the west of the unit leading to Bank End. This needs to be specified within the condition.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services,
3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,
SE1 2QH

Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 230**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 230, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a bar use, opening between the hours of 07:00-01:30 Monday-Sunday, with following licensable activities sought between 10:00 – 01:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

The 'Borough Yard, Wine-Bar/Bar Applications, Proposed Draft Conditions' document has been reviewed.

Planning history

The original planning permission for the Borough Yards project was granted under planning application **15/AP/3066** for:

"Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space."

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“Variation of condition 2 (approved plans) of planning permission 15/AP/3066 for 'Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space' to make minor-material amendments including:

Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

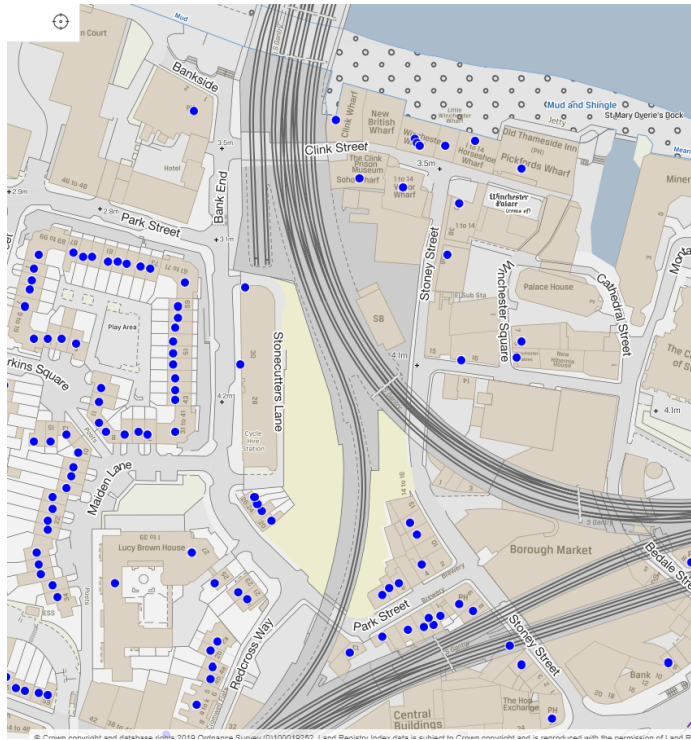
In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

24. Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 07:00 - 10:00, Sundays/ Bank Holidays - 08:00 - 10:00 hours.

Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

EPT stance

EPT raise objection to this premises licence application.

EPT raise concerns over public nuisance being caused from the operating of this premises to the numerous nearby residents from the opening of the premises to 01:30.

The site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's Licensing Policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street & Stoney Street entrances/exits, some of which are completely new pedestrian routes. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this.

Whilst a dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent.

EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

With regards to conditions 16 & 17, this is believed to be the space to the west of the unit leading to Bank End. This needs to be specified within the condition.

The main entrance/exit to this unit is on to Bank End. There are existing residents on junction with Park St and Bank End, as well as residents at the top floors of 30 Park Street overlooking this part of the street. Operating this bar to 01:30 could conceivably create public nuisance both from patrons coming and going but also from noise leakage whenever the door is opened. A lobbied entrance is not shown on the plans, and EPT would request this as an additional noise controlling measure. The recommended conditions are as follows:

- That acoustic seals and self-closers (in accordance with BS EN 1154:1997) shall be installed to doors leading out to external areas so as to minimise sound escape from the premises.
- That an acoustic lobby of adequate dimensions and providing sufficient residence time shall be installed to the front door entrance so as to minimise sound escape from the premises.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services, 3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London, SE1 2QH

Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 231**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 231, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a restaurant use, opening between the hours of 07:00-00:30 Monday-Sunday, with following licensable activities sought between 10:00 – 00:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

The 'Borough Yard, Restaurant Applications, Proposed Draft Conditions' document has been reviewed.

Planning history

The original planning permission for the Borough Yards project was granted under planning application **15/AP/3066** for:

"Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space."

The variation of plans was granted consent under **19/AP/1649**, for:

“Variation of condition 2 (approved plans) of planning permission 15/AP/3066 for 'Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space' to make minor-material amendments including:

Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

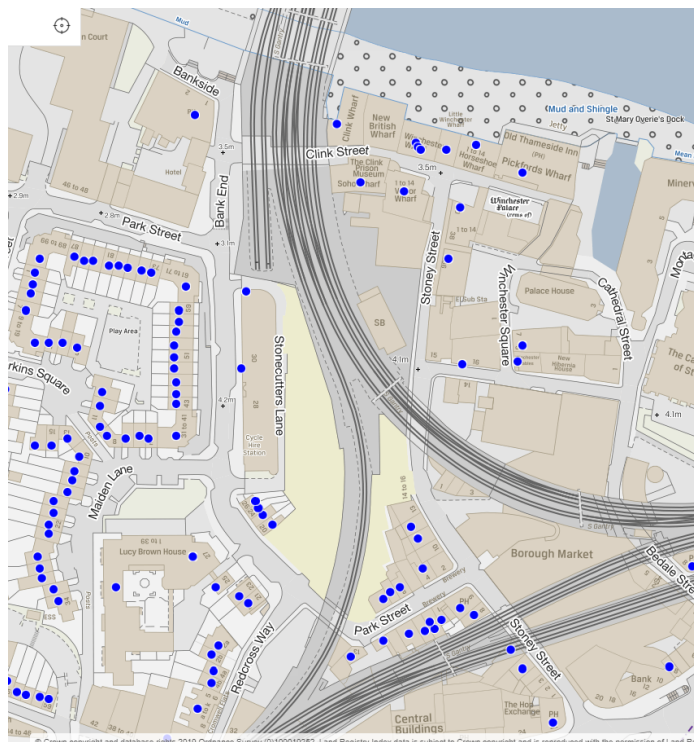
In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

24. Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 07:00 - 10:00, Sundays/ Bank Holidays - 08:00 - 10:00 hours.

Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

EPT stance

EPT raise objection to this premises licence application.

EPT raise concerns over public nuisance being caused from the operating of this premises to the numerous nearby residents from the opening of the premises to 00:30.

The site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's Licensing Policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street & Stoney Street entrances/exits, some of which are completely new pedestrian routes. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this.

Whilst a dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent.

EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

With regards to conditions 14 & 15, this is believed to be the space to the west of the unit leading to Bank End. This needs to be specified within the condition.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services,
3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,
SE1 2QH



Mark Prickett
Environmental Protection Team

Date: 08/06/2021

Dear Licensing,

*Re: Premises licence application for **Unit 232**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 232, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a restaurant use, opening between the hours of 07:00-00:30 Monday-Sunday, with following licensable activities sought between 10:00 – 00:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

The 'Borough Yard, Restaurant Applications, Proposed Draft Conditions' document has been reviewed.

Planning history

The original planning permission for the Borough Yards project was granted under planning application **15/AP/3066** for:

"Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space."

The variation of plans was granted consent under **19/AP/1649**, for:

“Variation of condition 2 (approved plans) of planning permission 15/AP/3066 for 'Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space' to make minor-material amendments including:

Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

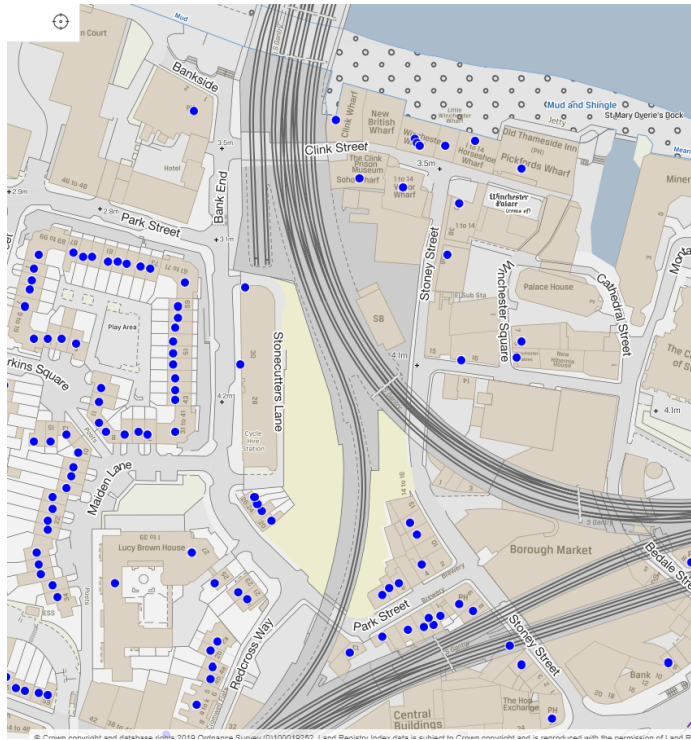
In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

24. Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 07:00 - 10:00, Sundays/ Bank Holidays - 08:00 - 10:00 hours.

Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

EPT stance

EPT raise objection to this premises licence application.

EPT raise concerns over public nuisance being caused from the operating of this premises to the numerous nearby residents from the opening of the premises to 00:30.

The site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's Licensing Policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street & Stoney Street entrances/exits, some of which are completely new pedestrian routes. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this.

Whilst a dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent.

EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

With regards to conditions 14 & 15, this is believed to be the space to the west of the unit leading to Bank End. This needs to be specified within the condition.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services,
3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,
SE1 2QH



Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 192A**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 192A, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a bar use, opening between the hours of 07:00-01:30 Monday-Sunday, with following licensable activities sought between 10:00 – 01:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

The 'Borough Yard, Wine-Bar/Bar Applications, Proposed Draft Conditions' document has been reviewed.

Planning history

The original planning permission for the Borough Yards project was granted under planning application **15/AP/3066** for:

"Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space."

The variation of plans was granted consent under **19/AP/1649**, for:

“Variation of condition 2 (approved plans) of planning permission 15/AP/3066 for 'Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space' to make minor-material amendments including:

Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

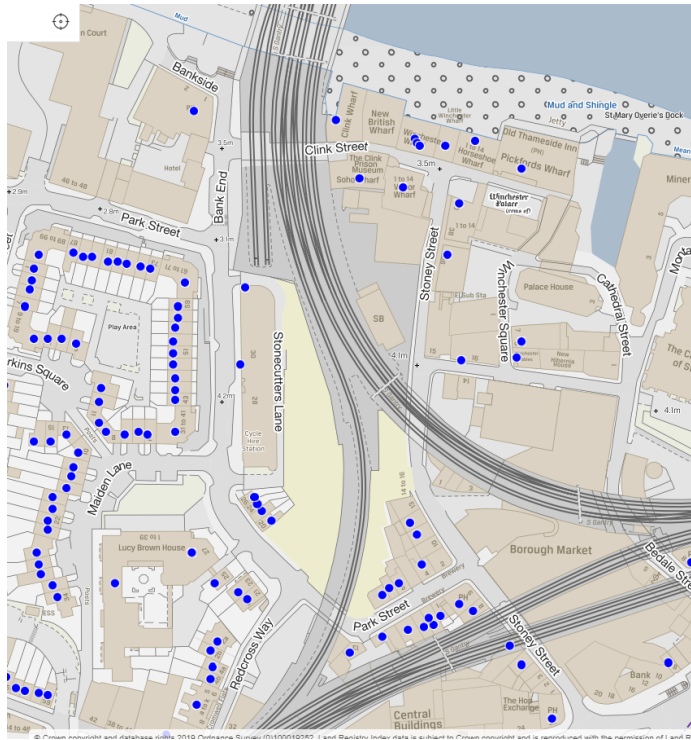
In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

24. Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 07:00 - 10:00, Sundays/ Bank Holidays - 08:00 - 10:00 hours.

Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

EPT stance

EPT raise objection to this premises licence application.

EPT raise concerns over public nuisance being caused from the operating of this premises to the numerous nearby residents from the opening of the premises to 01:30.

The site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's Licensing Policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street & Stoney Street entrances/exits, some of which are completely new pedestrian routes. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this.

Whilst a dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent.

EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

There is no external area proposed in connection to this unit, therefore condition 16 can be removed. The first floor plan shows an entrance/exit door onto a terrace, however it is not clear if this is to be used in connection to the bar? Please can the applicant clarify?

The entrance/exit to this unit is on to Park St. There are numerous existing residents overlooking this part of the street to the east of the railway line. Operating this bar to 01:30 could conceivably create public nuisance both from patrons coming and going but also from noise leakage whenever the door is opened. A lobbied entrance is not shown on the plans, and EPT would request this as an additional noise controlling measure. The recommended conditions are as follows:

- That acoustic seals and self-closers (in accordance with BS EN 1154:1997) shall be installed to doors leading out to external areas so as to minimise sound escape from the premises.
- That an acoustic lobby of adequate dimensions and providing sufficient residence time shall be installed to the front door entrance so as to minimise sound escape from the premises.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services,
3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,
SE1 2QH

Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 205**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 205, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a bar use, opening between the hours of 07:00-01:30 Monday-Sunday, with following licensable activities sought between 10:00 – 01:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

The 'Borough Yard, Wine-Bar/Bar Applications, Proposed Draft Conditions' document has been reviewed.

Planning history

The original planning permission for the Borough Yards project was granted under planning application **15/AP/3066** for:

"Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space."

The variation of plans was granted consent under **19/AP/1649**, for:

“Variation of condition 2 (approved plans) of planning permission 15/AP/3066 for 'Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space' to make minor-material amendments including:

Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

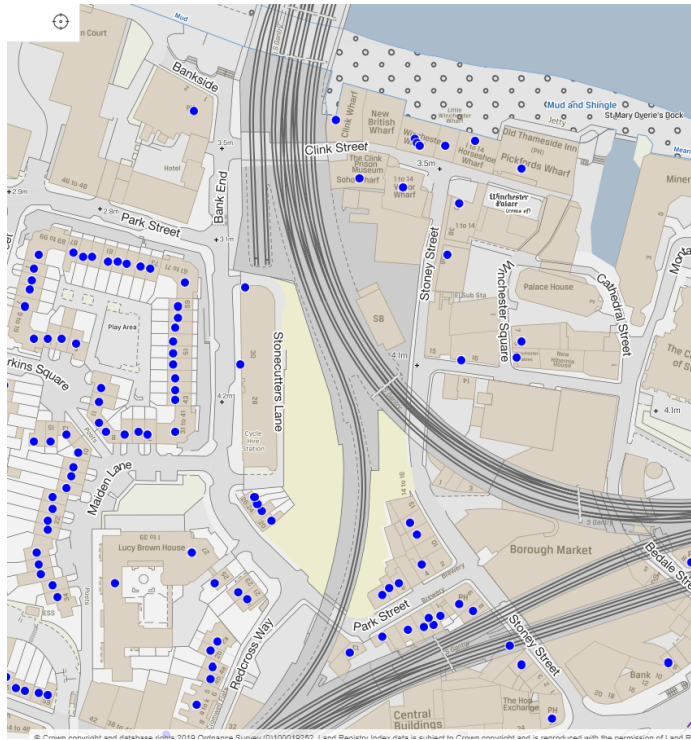
In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

24. Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 07:00 - 10:00, Sundays/ Bank Holidays - 08:00 - 10:00 hours.

Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

EPT stance

EPT raise objection to this premises licence application.

EPT raise concerns over public nuisance being caused from the operating of this premises to the numerous nearby residents from the opening of the premises to 01:30.

The site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's Licensing Policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street & Stoney Street entrances/exits, some of which are completely new pedestrian routes. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this.

Whilst a dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent.

EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

There is no external area proposed in connection to this unit, therefore condition 16 can be removed.

The main entrance/exit to this unit appears to be via Stoney St. There are existing residents on Stoney Street overlooking this part of the street. Operating this bar to 01:30 could conceivably create public nuisance both from patrons coming and going but also from noise leakage whenever the door is opened. A lobbied entrance is not shown on the plans, and EPT would request this as an additional noise controlling measure. The recommended conditions are as follows:

- That acoustic seals and self-closers (in accordance with BS EN 1154:1997) shall be installed to doors leading out to external areas so as to minimise sound escape from the premises.
- That an acoustic lobby of adequate dimensions and providing sufficient residence time shall be installed to the front door entrance so as to minimise sound escape from the premises.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services,
3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,
SE1 2QH



Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 207**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 207, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a bar use, opening between the hours of 07:00-01:30 Monday-Sunday, with following licensable activities sought between 10:00 – 01:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

The 'Borough Yard, Wine-Bar/Bar Applications, Proposed Draft Conditions' document has been reviewed.

Planning history

The original planning permission for the Borough Yards project was granted under planning application **15/AP/3066** for:

"Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space."

The variation of plans was granted consent under **19/AP/1649**, for:

“Variation of condition 2 (approved plans) of planning permission 15/AP/3066 for 'Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space' to make minor-material amendments including:

Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

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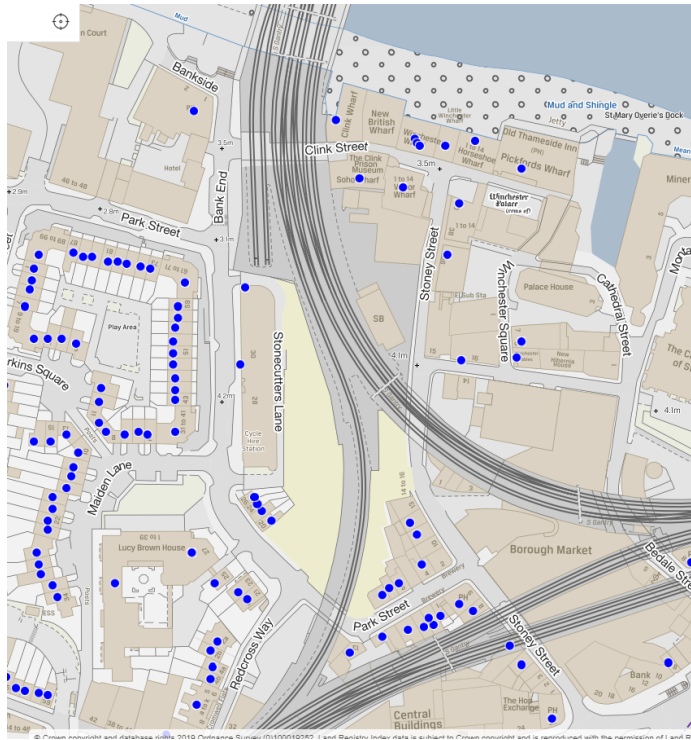
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Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

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Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

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EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

There is no external area proposed in connection to this unit, therefore condition 16 can be removed.

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Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

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3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,
SE1 2QH

From: Prickett, Mark
Sent: Friday, June 11, 2021 2:33 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>; Mills, Dorcas <Dorcas.Mills@SOUTHWARK.GOV.UK>
Cc: Gary Grant <Gary.Grant@ftbchambers.co.uk>; Marcus Lavell <Marcus.Lavell@keystonelaw.co.uk>
Subject: RE: Borough Yards Applications

Dear Licensing,

The Environmental Protection Team (EPT) have reviewed the additional information provided by the applicant.

The list of conditions for both bar and restaurant premises has been reviewed again as well as noting the revised terminal hour of midnight for all premises. EPT are satisfied with the applications and no longer have any outstanding concerns with any of the premises.

EPT's representations have now been conciliated for all units Units 001, 192, 192A, 193, 205, 207, 208, 213, 215, 219, 229, 230, 231 & 232.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

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