

Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874291

Unit number: 001

Application type: Restaurant

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) This application is not covered by the "shadow licence" that was granted to the applicant in 2019, and appears to have been "refreshed" on 25th March 2021 despite all of these individual applications still being live.
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning application. This included a terminal closing hour of 12 midnight, and a restriction on the number of A3/A4 units in what was proposed to be a predominantly retail development.

Whilst this application is within the recommended licensing hours for a restaurant, the hours applied for exceed that which is permitted by the planning department.

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area. At some point the patrons will be leaving the courtyard and exiting onto these already crowded streets.

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes

Borough and Bankside Ward Councillors

Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874299

Unit number: 192

Application type: Restaurant

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

Please also note that whilst this application is for unit 192, we understand from the site owners that units 192, 192a and 193 are all going to be joined together with unit 192a being a bar at the front of the two units that opens directly onto a residential street and also has an upper floor.

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) This application is not covered by the "shadow licence" that was granted to the applicant in 2019, and appears to have been "refreshed" on 25th March 2021 despite all of these individual applications still being live.
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning application. This included a terminal closing hour of 12 midnight, and a restriction on the

number of A3/A4 units in what was proposed to be a predominantly retail development. Whilst this application is within the hours for a restaurant, the hours applied for exceed that which is permitted by the planning department.

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area. At some point the patrons will be either exiting onto these already crowded streets or exiting straight into the residential area – depending on how the proposal is set up (as referenced at the start of this letter)

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes

Borough and Bankside Ward Councillors

Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874304

Unit number: 193

Application type: Restaurant

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

Please also note that whilst this application is for unit 193, we understand from the site owners that units 192, 192a and 193 are all going to be joined together with unit 192a being a bar at the front of the two units that opens directly onto a residential street and also has an upper floor.

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) This application is not covered by the "shadow licence" that was granted to the applicant in 2019, and appears to have been "refreshed" on 25th March 2021 despite all of these individual applications still being live.
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning

application. This included a terminal closing hour of 12 midnight, and a restriction on the number of A3/A4 units in what was proposed to be a predominantly retail development. Whilst this application is within the hours for a restaurant, the hours applied for exceed that which is permitted by the planning department.

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area. At some point the patrons will be either exiting onto these already crowded streets or exiting straight into the residential area – depending on how the proposal is set up (as referenced at the start of this letter)

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes

Borough and Bankside Ward Councillors

Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874294

Unit number: 208

Application type: Restaurant – 2 floors

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) We note that the “shadow licence” that was granted to the applicant in 2019, appears to have been “refreshed” on 25th March 2021 despite all of these individual applications still being live. We are assuming (as we have seen no plans) that the shadow licence covers the area indicated on the plans submitted with the new applications. We would, however, argue that the 16 new licence applications would result in greater numbers of drinkers than the previous licence which, although it covered a larger area, was used for occasional events and wine tours which was a far less intensive use than is being proposed.
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning application. This included a terminal closing hour of 12 midnight, and a restriction on the number of A3/A4 units in what was proposed to be a predominantly retail development. Whilst this application is within the hours for a restaurant, the hours applied for exceed that which is permitted by the planning department.

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit.

These premises are immediately opposite residential premises, and the associated noise will cause disturbance to those residents. In addition, this is a particularly narrow and already congested area of the street. On leaving, patrons will either have to pass multiple residential addresses to reach any of the local transport options or have taxis/private hire vehicles lined up to collect them.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area.

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes

Borough and Bankside Ward Councillors

Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874301

Unit number: 213

Application type: Restaurant – two floors

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) We note that the “shadow licence” that was granted to the applicant in 2019, appears to have been “refreshed” on 25th March 2021 despite all of these individual applications still being live. We are assuming (as we have seen no plans) that the shadow licence covers the area indicated on the plans submitted with the new applications. We would, however, argue that the 16 new licence applications would result in greater numbers of drinkers than the previous licence which, although it covered a larger area, was used for occasional events and wine tours which was a far less intensive use than is being proposed
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning application. This included a terminal closing hour of 12 midnight, and a restriction on the number of A3/A4 units in what was proposed to be a predominantly retail development. Whilst this application is within the hours for a restaurant, the hours applied for exceed that which is permitted by the planning department.

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit.

These premises are immediately opposite residential premises, and the associated noise will cause disturbance to those residents. In addition, this is a particularly narrow and already congested area of the street. On leaving, patrons will either have to pass multiple residential addresses to reach any of the local transport options or have taxis/private hire vehicles lined up to collect them.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area.

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes

Borough and Bankside Ward Councillors

Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874310

Unit number: 215

Application type: Bar – large 2 floors

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There is a specific restriction on applications for new bars being granted. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) We note that the “shadow licence” that was granted to the applicant in 2019, appears to have been “refreshed” on 25th March 2021 despite all of these individual applications still being live. We are assuming (as we have seen no plans) that the shadow licence covers the area indicated on the plans submitted with the new applications. We would, however, argue that the 16 new licence applications would result in greater numbers of drinkers than the previous licence which, although it covered a larger area, was used for occasional events and wine tours which was a far less intensive use than is being proposed.
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning application. This included a terminal closing hour of 12 midnight, and a restriction on the number of A3/A4 units in what was proposed to be a predominantly retail development. This application exceeds both the planning hours and the council’s recommended hours of operation for a pub or a bar, as detailed in the council’s licensing policy.

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit.

These premises are immediately opposite residential premises, and the associated noise will cause disturbance to those residents. In addition, this is a particularly narrow and already congested area of the street. On leaving, patrons will either have to pass multiple residential addresses to reach any of the local transport options or have taxis/private hire vehicles lined up to collect them.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area.

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes

Borough and Bankside Ward Councillors

Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874313

Unit number: 219

Application type: Restaurant – large two floors

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) We note that the “shadow licence” that was granted to the applicant in 2019, appears to have been “refreshed” on 25th March 2021 despite all of these individual applications still being live. We are assuming (as we have seen no plans) that the shadow licence covers the area indicated on the plans submitted with the new applications. We would, however, argue that the 16 new licence applications would result in greater numbers of drinkers than the previous licence which, although it covered a larger area, was used for occasional events and wine tours which was a far less intensive use than is being proposed
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning application. This included a terminal closing hour of 12 midnight, and a restriction on the number of A3/A4 units in what was proposed to be a predominantly retail development. Whilst this application is within the hours for a restaurant, the hours applied for exceed that which is permitted by the planning department.

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit.

These premises are immediately opposite residential premises, and the associated noise will cause disturbance to those residents. In addition, this is a particularly narrow and already congested area of the street. On leaving, patrons will either have to pass multiple residential addresses to reach any of the local transport options or have taxis/private hire vehicles lined up to collect them.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area.

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes

Borough and Bankside Ward Councillors

Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874308

Unit number: 229

Application type: Restaurant – two floors plus outdoor area

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) We note that the “shadow licence” that was granted to the applicant in 2019, appears to have been “refreshed” on 25th March 2021 despite all of these individual applications still being live. We are assuming (as we have seen no plans) that the shadow licence covers the area indicated on the plans submitted with the new applications. We would, however, argue that the 16 new licence applications would result in greater numbers of drinkers than the previous licence which, although it covered a larger area, was used for occasional events and wine tours which was a far less intensive use than is being proposed.
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning application. This included a terminal closing hour of 12 midnight, and a restriction on the

number of A3/A4 units in what was proposed to be a predominantly retail development. Whilst this application is within the hours for a restaurant, the hours applied for exceed that which is permitted by the planning department.

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit. These premises will be exiting directly into the council estate opposite, and patrons will either have to pass multiple residential addresses to reach any of the local transport options or have taxis/private hire vehicles lined up to collect them.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area.

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes

Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874297

Unit number: 230

Application type: Bar – 2 floors plus outdoor area

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There is a specific restriction on applications for new bars being granted. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) We note that the “shadow licence” that was granted to the applicant in 2019, appears to have been “refreshed” on 25th March 2021 despite all of these individual applications still being live. We are assuming (as we have seen no plans) that the shadow licence covers the area indicated by a black line on the plans submitted with the new applications. We would, however, argue that the 16 new licence applications would result in greater numbers of drinkers than the previous licence which, although it covered a larger area, was used for occasional events and wine tours which was a far less intensive use than is being proposed.
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning application. This included a terminal closing hour of 12 midnight, and a restriction on the

number of A3/A4 units in what was proposed to be a predominantly retail development. This application exceeds both the planning hours and the council's recommended hours of operation for a pub or a bar, as detailed in the council's licensing policy.

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit. These premises will be exiting directly into the council estate opposite, and patrons will either have to pass multiple residential addresses to reach any of the local transport options or have taxis/private hire vehicles lined up to collect them.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area.

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes

Borough and Bankside Ward Councillors

Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874311

Unit number: 231

Application type: Restaurant – two floors plus outdoor area

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) We note that the “shadow licence” that was granted to the applicant in 2019, appears to have been “refreshed” on 25th March 2021 despite all of these individual applications still being live. We are assuming (as we have seen no plans) that the shadow licence covers the area indicated on the plans submitted with the new applications. We would, however, argue that the 16 new licence applications would result in greater numbers of drinkers than the previous licence which, although it covered a larger area, was used for occasional events and wine tours which was a far less intensive use than is being proposed.
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning application. This included a terminal closing hour of 12 midnight, and a restriction on the

number of A3/A4 units in what was proposed to be a predominantly retail development. Whilst this application is within the hours for a restaurant, the hours applied for exceed that which is permitted by the planning department.

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit. These premises will be exiting directly into the council estate opposite, and patrons will either have to pass multiple residential addresses to reach any of the local transport options or have taxis/private hire vehicles lined up to collect them.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area.

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes

Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874292

Unit number: 192a

Application type: Bar – 2 floors

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

Please also note that whilst this application is for unit 192a, we understand from the site owners that units 192, 192a and 193 are all going to be joined together with unit 192a being a bar at the front of the two units that opens directly onto a residential street and also has an upper floor.

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There is a specific restriction on applications for new bars being granted. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) This application is not covered by the “shadow licence” that was granted to the applicant in 2019, and appears to have been “refreshed” on 25th March 2021 despite all of these individual applications still being live.
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning application. This included a terminal closing hour of 12 midnight, and a restriction on the

number of A3/A4 units in what was proposed to be a predominantly retail development. This application exceeds both the planning hours and the council's recommended hours of operation for a pub or a bar, as detailed in the council's licensing policy.

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area. At some point the patrons will be either exiting onto these already crowded streets or exiting straight into the residential area – depending on how the proposal is set up (as referenced at the start of this letter)

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes

Borough and Bankside Ward Councillors

Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874295

Unit number: 205

Application type: Bar – large 2 floors

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

Please can we have clarification as to whether this unit is joined to 207 to make one extra-large bar, as the plans show a door between the 2 premises?

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There is a specific restriction on applications for new bars being granted. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) We note that the “shadow licence” that was granted to the applicant in 2019, appears to have been “refreshed” on 25th March 2021 despite all of these individual applications still being live. We are assuming (as we have seen no plans) that the shadow licence covers the area indicated on the plans submitted with the new applications. We would, however, argue that the 16 new licence applications would result in greater numbers of drinkers than the previous licence which, although it covered a larger area, was used for occasional events and wine tours which was a far less intensive use than is being proposed.
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning application. This included a terminal closing hour of 12 midnight, and a restriction on the

number of A3/A4 units in what was proposed to be a predominantly retail development. This application exceeds both the planning hours and the council's recommended hours of operation for a pub or a bar, as detailed in the council's licensing policy.

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit.

These premises are in close proximity to residential premises, and the associated noise will cause disturbance to those residents. In addition, this is a particularly narrow and already congested area of the street. On leaving, patrons will either have to pass multiple residential addresses to reach any of the local transport options or have taxis/private hire vehicles lined up to collect them.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area.

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes



Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874309

Unit number: 207

Application type: Bar – large 2 floors

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

Please can we have clarification as to whether this unit is joined to 205 to make one extra-large bar, as the plans show a door between the 2 premises?

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There is a specific restriction on applications for new bars being granted. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) We note that the “shadow licence” that was granted to the applicant in 2019, appears to have been “refreshed” on 25th March 2021 despite all of these individual applications still being live. We are assuming (as we have seen no plans) that the shadow licence covers the area indicated on the plans submitted with the new applications. We would, however, argue that the 16 new licence applications would result in greater numbers of drinkers than the previous licence which, although it covered a larger area, was used for occasional events and wine tours which was a far less intensive use than is being proposed.
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning application. This included a terminal closing hour of 12 midnight, and a restriction on the

number of A3/A4 units in what was proposed to be a predominantly retail development. This application exceeds both the planning hours and the council's recommended hours of operation for a pub or a bar, as detailed in the council's licensing policy.

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit.

These premises are in close proximity to residential premises, and the associated noise will cause disturbance to those residents. In addition, this is a particularly narrow and already congested area of the street. On leaving, patrons will either have to pass multiple residential addresses to reach any of the local transport options or have taxis/private hire vehicles lined up to collect them.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area.

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes

Borough and Bankside Ward Councillors