

Objection 1

Dear Lewisham Licensing,

I write to object to the change of use application at Arch 3 in Deptford Market Yard Sabrosa Ltd. G

The original agreements for the Yard, back in the 2000's, specifically excluded the presence of drinking establishments here. They were excluded under a 106 Agreement between the borough and developer U+I. I bought a shared ownership share of my property on the specific understanding that there would be no bars in the Yard.

This Agreement is widely flouted at the station end of the Yard. We had a battle to remove Aaja and Planet Wax from the Yard, both bars, as recently as two years ago. Some of us were forced to consult a lawyer back then, because of the noise, out of hours drinking, music and anti social behaviour cause by these drinking establishments.

We know, from experience, that whatever proprietors say about how they will operate within the licensing regulations, we will bear the brunt of their badly run operations. Every day we have to deal with it.

So I object to the arrival of this change of use, and bar in the Yard, in the strongest possible terms.

Furthermore, I consider it unacceptable that this change of use notice has only just gone up, leaving us with very few days in which to respond. I trust that this does not demonstrate bad faith on your part.

Yours sincerely,

Objection 2

Dear Lewisham Licensing,

I'm writing to object in the strongest terms the proposed change of use for arch 3 in the market yard. We went through years of hell to get the previous bars to moderate their behaviour and noise, so to now find out that another place will be selling drinks until 23.00 is just utterly dispiriting.

The previous bars - like Aaja and Planet Wax - were a nightmare that had a huge impact on the mental health. If you visited, you would see that all the main windows of the block are just a few metres away from the arches. Any noise from them comes straight into the houses, hour after hour, day after day. We suffered intolerable noise, music and bass blaring into our houses, after hour drinking, people standing outside our properties shouting their heads off and more. We sought legal advice and were about to move on legal action when we heard the bars would leave. I cannot tell you the anxiety i feel to hear a new bar with late opening is going into arch 3.

If you visited, you would see that arches 1, 2, 3 and 4 are suitable for coffee shops, hairdressers and shops. Not places to drink. Why DMY keeps putting these places right next to residential properties is beyond me. A new coffee shop has just into one of the arches right by the station, where noise is far less of a problem. It just makes no sense at all

It is also counter to the agreements made with DMY. These prohibited which bars in this area. And i understand this was formalized through a Section 106 Agreement between Lewisham Borough and the developer U+I. a this bar goes ahead, i - and the 9 other properties - will likely take legal action

based on the fact those agreements are being flouted.

I strongly object to this place. Whenever we had assurances of better behaviour on the part of the bars, none of them materialised. There are zero repercussions for them and so they continue to flout the rules.

Sincerely

Objection 3

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This Agreement is widely flouted at the station end of the Yard. We, in St Paul's House, had a battle to remove Aaja and Planet Wax from the Yard, both bars, as recently as two years ago. Some of us were forced to consult a lawyer back then, because of the noise, out of hours drinking, music and anti-social behaviour caused by these drinking establishments.

We know, from experience, that whatever proprietors say about how they will operate within the licensing regulations, we will bear the brunt of their badly run operations. Every day we have to deal with it.

Added to this, due to the permanent seating areas in the yard, drunken people and drug users are encouraged to sit and continue to drink into early hours of the morning having become inebriated at the bars up until closing time. Only last week there was a drunken argument outside of our property, which turned violent and physical, which is not uncommon for the area now.

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Objection 5

Dear Lewisham Council Licensing Team,

I am reaching out to express my concerns regarding the proposed change in the designated use of Arch 3 at Deptford Market Yard by Sabrosa Ltd.

Historically, the initial development plans for Deptford Market Yard, established in the early 2000s, intentionally omitted the operation of alcohol-serving establishments. This decision was formalized through a Section 106 Agreement with the developer U+I, a crucial part of London's planning law framework aimed at mitigating the impact of new developments on the local community.

My decision to purchase a property was heavily influenced by this agreement, under the assumption that bars would not be permitted within the Yard.

Despite this, we have previously encountered issues at the station end of the Yard, particularly with establishments like Aaja and Planet Wax. These bars, which were operational until their removal two years ago, contributed to significant disturbances including noise, late-night activities, and other forms of anti-social behavior. The severity of these issues compelled some of us to seek legal counsel.

Based on these past experiences, it's clear that the assurances provided by proprietors regarding adherence to licensing regulations often do not translate into effective management. As residents, we are frequently left to cope with the consequences.

Therefore, I strongly oppose the introduction of another bar and the associated change of use at the Yard. The impact on our living environment and the potential for recurring issues are major concerns.

Additionally, I am disappointed with the late notice regarding this change, which provides limited time for us to respond. This approach raises concerns about the transparency of the process.

Thank you for considering my objections. I trust that the council will take these points into consideration in its decision-making process.

Kind regards,

