

Objections – Aaja, 63-69 Deptford High Street – New Licence Application

Objection 1

Sent: 15 February 2024 08:30

To: Licensing <Licensing@lewisham.gov.uk>

Subject: OBJECTION : AAJA Deptford : new premises license

Good morning,

I would like to object to AAJA's new premises license. This property backs on to comet street which is a quiet residential street and music, people in the street, taxi pick-ups, and everything that accompanies this suggested license, would massively harm our and our fellow residents' enjoyment of our homes and neighbourhood.

The noise pollution would be horrible for the area.

Objection 2

From:

Sent: 19 February 2024 10:14

To: Licensing <Licensing@lewisham.gov.uk>

Subject: Objection: AAJA Deptford 63-69 High Street

Hi there,

I live at XXXXXXXX.

I would like to submit an objection to the new licensing premises for AAJA at 63-69 Deptford High Street for the following reasons:

- Currently Comet Place is a quiet residential street with numerous homes. The application means there will be increased foot & car traffic which will cause noise disturbances.
- It will increase the risk of anti social behaviour in the area given the likelihood of intoxicated people. This could lead to damage of property, public urination, or damage to our community garden which is a few steps away.

I am objecting to the whole license rather than just a reduction of hours.

Objection 3

From:

Sent: 15 February 2024 17:48

To:

Cc: Licensing <Licensing@lewisham.gov.uk>

Subject: Re: Objection to premises license AAJA Deptford

Hi Richard

Granting a license to a premises on a residential street will significantly increase the number of people accessing the area late at night resulting in higher foot traffic, noise pollution and increased number of cars on a dead end and often dangerous road due to the bottlenecks created (creating public nuisance, and possibly impacting public safety... we have had a car run into the planter attached to the front of our property in the past when they were trying to maneuver around a tight space owing to traffic in the area)

Granting an alcohol license to this premises undoubtedly increases the likelihood of people being highly intoxicated, and could result in antisocial behaviour such as public urination, drinking in public, smoking, littering, fighting, swearing/aggressive behaviour, noise, drug usage and more (this would constitute public nuisance, increasing risk of harm towards children, public safety risks and increasing likelihood of crime and disorder).

Granting a license for music, wrestling and dance shows will increase the noise pollution from the venue itself (public nuisance) as has been demonstrated in the past with AAJA's previous events in market yard.

Objection 4

From:

Sent: 15 February 2024 10:27

To: Licensing <Licensing@lewisham.gov.uk>

Subject: Objection: Aaja 63-69 Deptford High Street premises licence

Good morning,

I would like to register my objection to the 'new/variation of a premises licence' requested by Aaja at 63-69 Deptford High Street (accessed via Comet Place).

I am objecting on the following grounds:

- I live in a street level flat at XXXXX which connects to comet place where people will be accessing Aaja. Thankfully the area is currently quiet at night but the proposal risks increasing foot traffic and also taxis/cars collecting people and thus, disturbing the relative quiet of a residential area (there are 8 homes actually opposite the Aaja,

a number in the buildings connected to it and then a lot of flats within earshot of Aaja).

- the proposal also increases the risk of bringing intoxicated people into a residential area and I am concerned about the antisocial behaviour that will arise around my home as a result - smoking, fights, noise, public urination, throwing bottles/cigarettes into my garden and our community garden.

- I want to reiterate the smoking point a bit further because if people are standing outside smoking - they will be heard by residents.

For clarity I am objecting to any licence being granted so a reduction in hours approved would not be acceptable.

Objection 5

From:

Sent: Sunday, March 10, 2024 8:47 AM

To: Licensing <Licensing@lewisham.gov.uk>

Subject: Opposition to Aaja Deptford Ltd Application

Hello,

I live on XXXXX, and am writing as a local resident to oppose the license application for Aaja Deptford Ltd to have a nightclub on a residential street until the early hours of every morning.

There is lots of industrial space in the local area, yet a street of houses has been chosen for a music based venue, with a loud sound system and drunks shouting outside. How are local residents expected to sleep, especially in the summer when windows need to be opened? It is already loud on a Friday/Saturday night.

I am supportive of London nightlife but to build a club on a residential street is impractical for the people who live there. Please consider the people who were there before Aaja and reject their license.

Objection 6

From:

Sent: Saturday, March 2, 2024 11:35 AM

To: Licensing <Licensing@lewisham.gov.uk>

Subject: 63-69 Deptford High St (basement of premises accessed via comet place - license application - OBJECTION

Hi

I'm writing to object to the above licence application.

My reasons for objecting are set out below;

The prevention of public nuisance

- Although the planning consent for the above property is for a radio station, Aaja currently run another operation nearby which has a night-club environment - clearly the change from a radio station to a nightclub serving alcohol until 4am every night of the week is a pretty significant change one which, if granted, would impact on the lives of the many people living in close proximity to the site.
- The ramped outside courtyard is situated directly to the West of the site and is to be used as a main ingress/egress. Inevitably this outside space and, most likely, the street (Comet Place) adjacent, will be used by smokers and their friends. When drinking, people can be pretty noisy and those using this space anytime in the evening will cause a nuisance to any flat or house within earshot; control of this can be difficult and is unpopular with patrons but without it residents quality of life will be severely impacted.
- In addition, every time someone opens the entrance door, the volume of noise emission will inevitably increase - even if this is momentary, it would be just as disturbing as if the door were to be left permanently open which I suspect, at times (especially in the summer) it will. The consented planning drawings (which are for a Radio Station and not specifically a nightclub) ref DC/23/133667 show no acoustic lobby between inside and out - this may be in part because the rear entrance also doubles as a fire exit for another premises so a lobby cannot be installed. Either way there would be no sound barrier between inside and out.
- When a music venue serving alcohol closes at 4am, the arrival and departure of taxis and cars, the sayings of goodnight, the noise created by people not dispersing will be extremely disturbing to all who live nearby - what is to stop people from hanging around in the area?
- If people arrive by car where will they park and what disturbance will be caused by drivers circling the area looking for parking?
- I'm also concerned about people urinating outside nearby - the smell of this the day after would be horrendous.

- After the crowds have dispersed, in closing-up the premises, disposing of bottles into bins and removal of rubbish, the general noise of staff leaving will also be extremely disturbing.
- Our bedroom window faces in the direction of the premises; we have to open our window at night to ventilate the room, particularly in the summer (we do not run expensive air conditioning). This is normally fine as there are many families with school-age children living close-by so it's normally a very quiet area especially at night. I would be faced either with not being able to sleep because of noise coming from the applicants premises or not being able to sleep because of not being able to have the window open.
- Overall I am really greatly concerned about safeguarding the quality of life I and others living around me currently enjoy - any extension of licensed hours would be seriously detrimental to my mental health.

The protection of children from harm

- As stated above, many of the children living in the immediate area are of school-age, lack of sleep due to the noise coming from a nightclub so nearby would be seriously detrimental and could impact on their ability to learn/attend school.

In summary, Deptford High Street exists as a residential street above a commercial street and, is designated by LBL as a District Hub, not a town centre and should, therefore adhere to this classification and restrict the hours of operation on this site.

I can report that the notice I initially saw on Comet St had been removed by 23rd February - prior to expiry of the minimum display period. My concern about this is that the only other notice I could find was fixed to the gates of the ramp leading to the basement premises (applicants premises); given the potential impact to the residential properties nearby (on the adjoining street for example), the notice is far from 'noticeable'. I have no reason to believe that the residents in the flats and houses (identified in the photo below) have any knowledge of this potentially devastating licence application.



Objection 7

From:

Sent: Monday, March 11, 2024 7:42 PM

To: Licensing <Licensing@lewisham.gov.uk>

Subject: Aaja 63-69 Deptford High St (basement of premises accessed via comet place) - license application

Dear Sir/Madam

Aaja 63-69 Deptford High St (basement of premises accessed via comet place) - license application

I am writing to object to the above application for the following reasons:

1. Prevention of Public Nuisance

Planning consent for the property was granted for a radio station and community spaces. Aaja currently run a space next to the Bird's Nest on Deptford Church street as a nightclub. The change from a radio station to a nightclub is a big change and one that will adversely affect the adjacent residential neighbourhood. Not only will the patrons coming and going during the opening hours cause noise, but there will be significant noise when they leave as well as clean-up into the early hours.

I would also note that when Aaja ran a club in Deptford Market Yard, there were significant complaints from adjacent neighbours, and the interactions were not always friendly. I understand that the licence for Aaja Snake Pit is considered part of the Bird's Nest licence. Nevertheless, I know that the licensing police officer visited

The Snake Pit after an assault on a member of staff and found four violations of the licence at the Snake Pit at that time.

I am also curious as to why on Aaja's website (www.aajamusic.com) they list their only premises as the basement on Comet Place. I was not aware that they had a permanent licence for that premises as yet. They also list their hours as:

MONDAYS - CLOSED

TUESDAYS - CLOSED

WEDNESDAYS 1PM - 11PM

THURSDAYS 1PM - 11PM

FRIDAYS 1PM - 2AM

SATURDAY 11AM - 2AM

SUNDAYS 11AM - 11PM

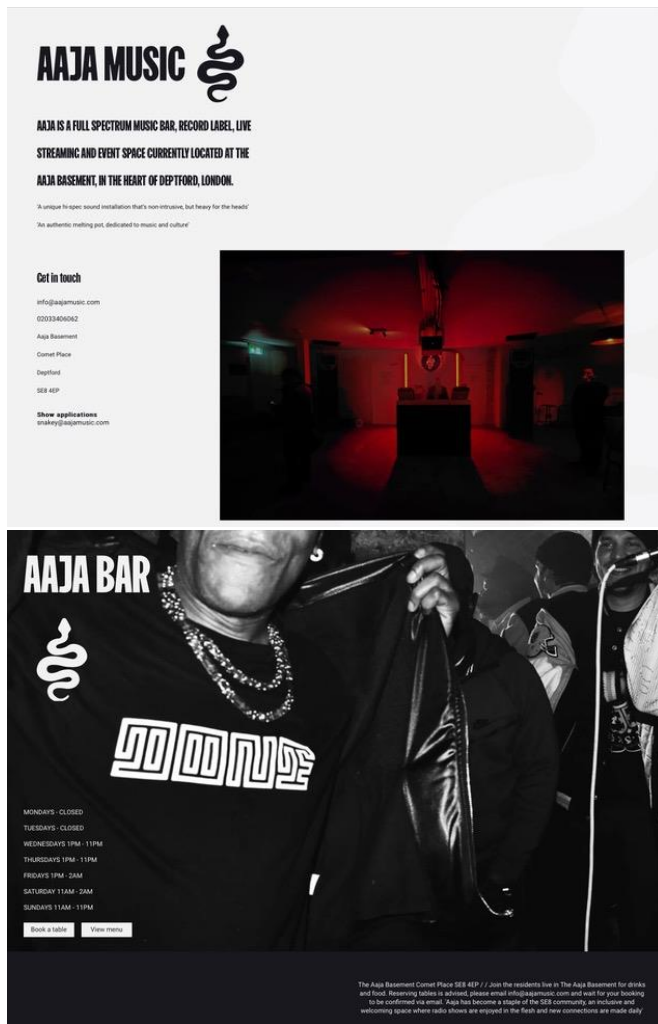
This confuses me, as 2 a.m. on Fridays and Saturdays is already outside the standard hours for a Local Hub. I have attached screenshots from their website to this email.

2. Protection of children from harm

There are many homes in this area, and noise nuisances are not resolved quickly. School-age children need uninterrupted sleep, and if Aaja has an exceptionally late licence - every day of the week, this will disrupt their sleep and their schooling.

3. Lewisham Strategy for Local Hubs

According to the latest Five Year Strategy document on the Lewisham Website, the Deptford High Street Area has been designated as a Local Hub. As such, licenced premises should be closed by 11pm, Sunday through Thursday and 12am on Friday and Saturday. I see no reason, given the density of the residential population in this area, that Aaja should be an exception to this policy. Further, it is my understanding that Lewisham Council is actively trying to curtail night-time drinking in Giffin Square and Douglas Way. I can only see a late-running club as exacerbating the problem of public drinking on the High Street, as when this club closes, the patrons can simply move north on Deptford High Street to continue their evening out. While sometimes exceptions might be made, they should be in exceptional circumstances and not for a club that does not seem to take on board its responsibility to the community — in an area full of residential properties.



Objection 8

From:

Sent: 21 February 2024 08:14

To: Lockett, Richard <Richard.Lockett@lewisham.gov.uk>

Subject: Re: Submitting an objection - 63-69 Deptford High Street

I would like to submit an objection to the premises license that has been applied for by Aaja Deptford Ltd to trade at 63-69 Deptford High Street basement, accessed via Comet Place.

Prevention of public nuisance: The access is via an extremely residential, quiet neighbourhood which we have been trying extremely hard to make into a nicer area for residents - including building a Community Garden no more than 30 yards from the proposed entrance. A live music, wrestling entertainment, and alcohol selling venue open until 4am every night of the week will inevitably lead to public nuisance. The Community Garden that the community looks after is already plagued by people drinking on the high street and then dropping litter off away from the high street - this venue being allowed to open with its entrance tucked round the corner would inevitably amplify that enormously. It would also create huge noise pollution for

residents - the event that Aaja held Saturday a week ago led to large congregations of people smoking and creating noise along Comet Place and woke a number of people up in the flats on the way back to the high street, including me.

Prevention of crime and disorder: Already we struggle with people coming off the high street after a night out and urinating and taking drugs in public, given the nominal 'hidden' feel of the street, poorly lit but just yards off the main road. The police have had to be called a number of times because of burglary and robbery attempts from people drinking in the street, as well as dealing drugs, and Aaja opening here with a license for alcoholic drinks would inevitably amplify the likelihood of both crime and disorder.

Objection 9

From:

Sent: 19 February 2024 11:35

To: Licensing <Licensing@lewisham.gov.uk>

Subject: AAJA Deptford Ltd (63-69 Deptford High St) New Premises Licence
Objection

Dear Sir / Madam,

I am writing to object to the New Premises Licence for AAJA Deptford Ltd (63-69 Deptford High St) - with access from Comet Place.

My main concern is the proposal significantly increases the risk of bringing intoxicated individuals into our residential area. This raises concerns around public disorder, anti-social behaviour, and ultimately the safety of local residents including my 4 year old daughter.

With access to the premises via Comet Place the proposal is likely to bring noise, smoking, increased litter / waste, and foot traffic to our street at unsociable times when my child is trying to sleep. It is a quiet residential street and therefore not appropriate to location to have a premises licenced to host live music and serve alcohol.

I would therefore like to object to any licence being approved for 63-69 Deptford High Street.

Objection 10

From:

Sent: Tuesday, February 20, 2024 11:47 AM

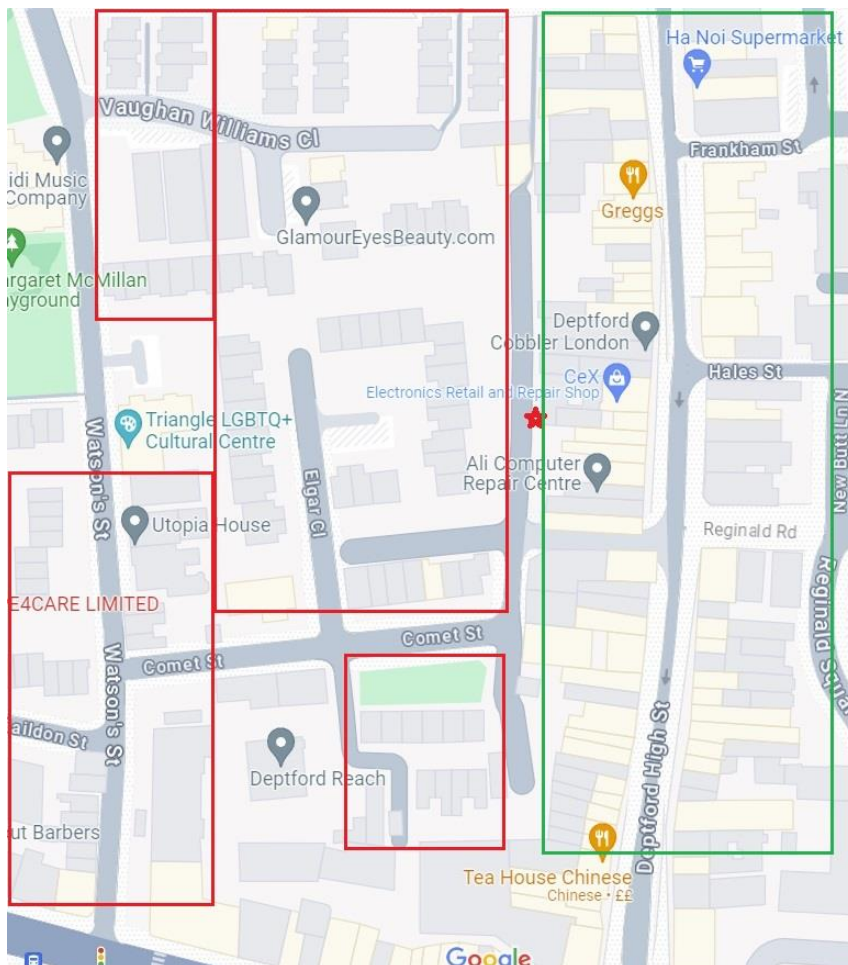
To: Licensing <Licensing@lewisham.gov.uk>

Subject: Objection to the 'Aaja Deptford Ltd' application for new/variation of a premises license

Dear Sir / Madam

I would like to register my object to the application lodged by 'Aaja Deptford Ltd' for new/variation of the premise license at 63-69 Deptford High Street (accessed from Comet Place) for the following main reasons.

1. The surrounding area (approximately 100m circumference) is solely or partly residential and the proposed hours would adversely impact the residents, in the image below (and attached) the red 'boxes' are solely residential, and the green 'box' has retail on the ground floor / basement and residential in the upper floor(s).
2. The application is for operating 19 hours per day, 7 days per week which is completely out of keeping with any other business on Deptford High Street and would likely attract extra foot and vehicular traffic and associated noise up to and after 04:00 which would also adversely impact the residents.



Objection 11

From:

Sent: Thursday, March 7, 2024 9:03 PM

To: Licensing <Licensing@lewisham.gov.uk>

Subject: 63-69 High St (Basement of premises accessed via comet place.)

- License application - OBJECTION

Dear Sir /Madam

I wish to OBJECT to the above licence application .

My reasons for doing so are listed below :

In my opinion ,being mostly a residential area , this is a totally unsuitable place for a business of this nature, which I know will cause a great deal of nuisance and be detrimental to the health and well being of many residents living in close proximity. We already have two bars in very close proximity to the above application and to my house and many other residents houses /flats. These bars serve alcohol all hours of the day and late into the night and early morning. I and many others living here already experience a tremendous amount of anti social behaviour including :

* SMOKING. This happens not far from my bedroom window ,which means I am unable to ventilate my bedroom , which makes sleeping very uncomfortable especially during the summer months .

* VOMITING. As above this happens very close to my bedroom window ,and I can assure you it is no joke having to lay in bed trying to sleep and listen to people vomiting.

* URINATING / DEFECATING As above

* FIGHTING AND ARGUING It is pretty scary, as you don't know what is going to happen next . The police will not come out to incidents such as this.

* LOUD VOLUME OF NOISE. This comes from the venues and when customers are hanging around well after the venues are closed. Also when staff are closing these premises , disposing of bottles and other rubbish . These venues use the back of the shops to dispose of rubbish and also to leave the venues .

*INCREASED TRAFFIC NOISE.

We already experience a large increase in traffic noise caused by drivers trying to park , also taxi's dropping people off and collecting them . Car doors are constantly banging , it's a real nightmare.

All the above happens very close to my bedroom window ,when lying in bed trying to sleep ,which for most of the time is impossible . I am 80 yrs old and have lived in my house for over 50yrs, most of the time very happily , but since these bars have been here life has become a misery for a lot of the time . I have a severe autoimmune

disease , which causes me a great deal of pain, fatigue and stress , which is made worse by having to tolerate all the above .

I trust you will give this application great consideration especially in prioritising the wellbeing and health of the residents in the nearby proximity to this application. It would be detrimental in many ways for us all, should this application was granted .

I would like to request that my name and address be withheld from the applicant as I have concerns for my safety and wellbeing given the nature of their business.

Not so long back I saw every where I went ,a statement stating “LEWISHAM IS THE BEST PLACE TO LIVE ,WORK AND PLAY. “ It is happening in some places in our borough, please help us to be able to proclaim that too.

Objection 12

From:

Sent: Monday, March 11, 2024 11:11 AM

To: Licensing <Licensing@lewisham.gov.uk>;

Subject: Objection: Licensing for AAJA Deptford, 63-69 Deptford High Street

Dear Sir/Madam,

We are writing to strongly object to the above licence application. We are very concerned about the impact the licence will have on the quality of life of the surrounding inhabitants. The reasons for our concerns are following:

1. Although the licence is advertised as relating to 63-69 Deptford High Street, the access is via Comet Place, no more than 100 feet away from residential housing (see attached photo). This means that the noise will be directed towards residents rather than the high street.
2. Noise levels during opening hours – and most certainly beyond them – will increase significantly and negatively affect neighbouring residents.
3. Our understanding is that there will be no acoustic lobby, which means that music and noise will flow straight into the neighbourhood.
4. Closing at 4AM every day of the week is madness. There are many families with children in the vicinity who will suffer immensely.
5. The licence is likely to increase certain anti-social behaviours, such as urinating in the street. This is a big enough problem already, and the council would do well to try and tackle this in some way rather than increasing the problem.
6. We have three children of school age, and we dread to think about how this licence would affect them. Trying to get children to school who have slept very little overnight is not fun.

In addition, we would like to point out that many of the residents that will be most affected are vulnerable people living in social housing. They are highly unlikely to respond to public consultations such as this one. We think this needs to be taken into consideration.



Objection 13

From:

Sent: Tuesday, March 12, 2024 9:36 PM

To: Licensing <Licensing@lewisham.gov.uk>

Subject: License Application Objection - Aaja Deptford Ltd

Dear Sir/Madam,

As a resident on Deptford High Street, I wish to object to the application for a New Premises License by Aaja Deptford Ltd at 63 -69 Deptford High Street, on the grounds listed below...

The Prevention of Public Nuisance:

When providing preferred hours of operation for licensed activities in the borough, Lewisham's current licensing policy (2020-2025) lists Deptford High Street as a Local Hub (the same as Brockley which has a far more significant road running through it).

This designation process is important as it represents an analysis of the area; its ambient noise conditions, the density of surrounding dwellings, the design and engineering of the buildings, and the consequential expectations of its residential population; in order to assess what would, and what wouldn't, be regarded as a statutory nuisance.

In the case of Local Hub designation, Lewisham's current policy states that pubs and bars should have a closing time of 11pm Sunday -Thursday, and midnight Friday - Saturday. It also states categorically that night clubs are inappropriate.

This designation was in fact reviewed by Lewisham as part of its consultation process for current policy. It received considerable feedback from residents, community groups and councillors who were pro licensable activities which could help nurture a thriving and safer evening economy, whilst at the same time protect basic standards of residential amenity - basically meaning let's have a wonderfully busy evening in which everyone has a great time but then know when the vast majority of us need to go to bed, with venues in nearby New Cross providing a long standing history of late night clubs, bars and pubs for anyone who wants their evening to carry on late into the night. **The result of this 2020 review was for Lewisham's Licensing Authority to change Deptford High Street's designation from District Hub to Local Hub, recognising that Deptford's popular character was profoundly dependent on the co-existence of its commercial and residential communities (an organically created blueprint for multi-use space and place) and that Deptford's residents required the added protection that Local Hub status provided from public nuisance.** A big factor in this decision was an understanding of how quiet Deptford High Street is at night. This is largely due to the very low level of traffic there is (this reduced even further with the introduction of no through route for northbound traffic - and is likely to reduce even more with the plans for pedestrianisation) and consequential high impact of any noise nuisance when it occurs. Another big factor was the significant amount of investment that had been recently made into high quality dwellings across multiple developments on and

adjacent to the high street, confirming Deptford's status as a good place to live, as well as a good place to visit.

With this fact in mind, the request by the applicant for licensable activities (alcohol/recorded and live music) to 4am would be clearly inappropriate at the weekend let alone every day of the week as requested. My list of specific concerns are:

1. Building construction

The premises is situated within a victorian terrace, built using solid brick wall construction, meaning that it severely underperforms against current standards for insulation. The vibration from noise pollution will therefore travel very easily to the residential dwellings above and either side of the premises.

2. Building location

Deptford High Street is obviously known for the commercial activity that exists at ground level, but it's important for the licensing committee to understand that sitting above this ground floor level, along its entire length, are residential dwellings and that together with new developments sited on or adjacent to it, the high street is home to over 2000 residents. Many are long term residents - for example, I myself have lived on Deptford High Street for over twenty years, choosing to bring up my two daughters here. That is because, although busy during the day and evening, Deptford is very quiet at night. (Please also see additional supporting info presented above in explanation of Local Hub status.)

In this case, the premises entrance on Comet Place faces a high density housing development with further housing to the south and south west. This is at present an extremely quiet environment and I can't imagine how anyone would think it reasonable as a place to locate a late night business such as this. As you know, the impact of this business will extend beyond what occurs within the premises. In this wholly residential environment with very low levels of ambient noise, it does not require much for noise to make an impact, and the noise of patrons arriving and leaving the premises in high spirits will be significant.

Prevention of Harm to Children:

Everything stated above takes on even greater significance when the fact that a significant proportion of nearby residential dwellings have children living in them. Again, as a long term resident I can attest to the fact that the number of young families living on and adjacent to Deptford High Street has seen a marked increase across the last five years, and I can only imagine this increasing further. I would hope that the impact from poor sleep on the health, physical development and learning of babies and young children does not need to be stated here...

Thank you for considering my objection.