

## **Objections – Sip City 189 Deptford High Street - Variation**

### **Objection 1**

**From:**

**Sent:** 27 February 2024 20:42

**To:** Licensing <[Licensing@lewisham.gov.uk](mailto:Licensing@lewisham.gov.uk)>

**Subject:** Opposing license extension for Sip City, 189 Deptford High Street, SE8 3NT

To whom it might concern.

Hope you doing well.

I am writing to you in order to oppose license extension for place called Sip City, situated in 189 Deptford High street.

I am a local resident living in XXXXX, and Sip City was always a place bringing loads of troubles and disorder to the local area and local residents.

Sip City use to be called Kick and Munch run by the same owner, and have a long history of complaints.

They were making loud parties until very late hours already without a proper license.

The place is bringing a lot of anti social behavior, with people shouting while leaving the venue, and during the parties, hanging outside the venue.

People coming to this place are using all surrounding alleyways to urinate and take drugs, behaving very loud sometimes even after 2 am in the morning.

They are parking their cars blocking the High street and obstructing the way for any emergency vehicles.

People leaving the venue are being loud and creating a chaos.

The venue it self, doesn't have any sound proof isolation therefore the music is blasting, not allowing the residents to be able to sleep, and in the summer time its impossible to open windows in the night due to the music playing very late and very loud , also Sip City doesn't have any designated smoking area.

I did try to speak and complaint to the owner few times but all my requests to turn the music down were ignored, which for me is a sign of bad management.

I honestly think this venue is not fit for this location. There is families and residents living around and Sip City is not respecting anyone.

Extending their license and allowing them to bring more public nuisance is not a good idea, therefore I strongly oppose the application for extension.

If you have any questions and need further information, please contact me on my Email.

## **Objection 2**

From:

Sent: Monday, March 11, 2024 10:04 AM

To: Licensing <[Licensing@lewisham.gov.uk](mailto:Licensing@lewisham.gov.uk)>

Cc:

Subject: Licence application; objection

Dear sir or madam

Licence application: Sip City Lounge 189 Deptford High Street London SE8 3NT

I wish to object to the application for a full variation of the licence at Sip City on the following grounds;

The prevention of public nuisance:

The premises is surrounded by residential properties – those living in the flats above Sip City, those in adjacent flats, and those opposite and behind the premises. Deptford High Street is quite densely residential and at night time there is very little through traffic, so living conditions are much different to what one would expect on a 'high street'. For this reason, families tend to settle in the area on a long-term basis. I myself have lived here for 20 years and many others I know have been here longer.

The yard has a flimsy roof covering (designed with movable sections) and any amplified music in this space has a direct impact on those people living behind it. The flats directly behind the business, within about 30m of the rear yard, are single aspect dwellings – this means that residents cannot escape any noise nuisance, it is broadcast directly into their homes. I know from those who live there that this is unreasonable in the extreme and has a direct impact on the living environment, sleep, and physical and mental health for those occupants.

My home is behind the property on XXXXX (part of an estate of maisonettes with a high residential density) and since Sip City opened I have had to complain to the manager on several occasions about loud music and DJ announcements in the rear yard. On those occasions I spoke to him directly, and we even walked to the rear of the property to witness the noise nuisance, which he admitted was unreasonable. He told me he would 'ask' for it to be turned down, which suggested to me that although he was the manager, he did not have full control of what happened within the premises. The volume was only reduced on one of these occasions.

The premises has no sound insulation as far as I am aware, and no lobby on the front or rear to prevent music played inside from disturbing neighbours every time a patron enters or leaves the premises.

Currently a significant number of Sip City's patrons arrive in cars – there is no parking enforcement on Deptford High Street at night and so patrons park across the pavements outside the premises, along the high street and in the car parks on the estate, confident that they will not receive parking tickets. Once the premises closes it can take some time for them all to leave and there is continued disturbance from groups of people shouting and laughing goodbyes, horns tooting, car doors

slamming and cars manoeuvring and leaving. Although the premises is currently obliged to employ door staff for late events, they do not seem to operate any effective dispersal policy to prevent the late closing hours from causing this kind of disturbance. If later business hours are granted as applied for, it will be even more of an issue, causing unreasonable disturbance on a weekly basis for neighbours. Deptford train station ceases service at around midnight.

Disturbance will also be caused by patrons smoking outside the premises, particularly if door management is ineffective and large groups are standing outside for extended periods in warm weather.

As a result of complaints about Sip City, the police and licensing officers met with the licence holder last November to provide 'education and advice'.

Clearly it is quite a serious matter to receive a visit from police and licensing officers, and I do not believe that sufficient time has elapsed since that visit to demonstrate whether the premises is being managed any better.

January and February are acknowledged as the quietest months of the year for social activity, and the poor weather also discourages use of outdoor space such as the rear yard. Noise nuisance is much more common when the weather is warmer, outdoor spaces get more use, and there is more desire to have doors and windows open for ventilation.

I believe it is impossible to judge how effective the 'advice and education' has been, and whether the management has improved at all, until there has been at least one summer season of operation.

The protection of children from harm

Evelyn estate has many family-size maisonettes occupied by families with children of school age. The rear yard opens directly towards these buildings and any noise nuisance carries across the car park to our homes as there is nothing between the buildings to deaden or reduce the noise. I believe that if later hours are granted, the noise nuisance I have referred to above would have a detrimental effect on their sleep and could impact on their concentration and ability to learn/attend school.

Issues such as noise nuisance can often be slow to resolve through complaints to the council's licensing team – particularly on nights when there is no out of hours service, or staff are already busy - so myself and other neighbours are more likely to try and address it directly. This can be very daunting – it means having to get out of bed, get dressed and go into a premises where there are people who have been drinking and may not welcome someone who they believe is coming to spoil their night out. We should not be expected to put ourselves in this position, but it is usually the best/only chance of getting any sleep. While the manager of the premises will sometimes respond to complaints by turning the music down, there is no evidence that he proactively manages the business with neighbours in mind.

Overall I have serious concerns about how an extension of licensing hours would impact the quality of life currently enjoyed by myself and my neighbours. I believe it

would be seriously detrimental to our mental and physical health, and is entirely inappropriate for a densely residential area that is designated as a Local Hub.

The council's own licensing strategy sets out preferred operating hours for each designation, to suit the local environment; in this case the applicant is asking the council to grant a significant variation to these hours.

I accept that while variations are possible, they should be assessed on a case by case basis taking into account the location of the premises, the surrounding environment, and the current management regime. In the case of Sip City, there is already overwhelming evidence that granting extended hours at this premises will undermine the licensing objectives and severely impact on living conditions for the residential neighbourhood.

### **Objection 3**

**From:**

**Sent:** Monday, March 11, 2024 5:29 PM

**To:** Licensing <[Licensing@lewisham.gov.uk](mailto:Licensing@lewisham.gov.uk)>

**Cc:**

**Subject:** Licence application: Sip City Lounge 189 Deptford High Street London SE8 3NT

Sir/Madam,

Licence application: Sip City Lounge 189 Deptford High Street London SE8 3NT

I would like to object to the variation of the licence at Sip City. My reasons are:

#### **1. Prevention of Public Nuisance**

**Noise Nuisance** - Deptford High Street and the surrounding area has a very high density of residential properties, and 189 Deptford High Street is surrounded by residents on all sides, as well as above (please see attached image). There are hundreds of residents affected by Sip City already, and a later licence will make life intolerable. I have lived on Deptford High Street for nearly 35 years, and it is not a busy high street at night as a general rule. However, on the nights that Sip City has events, there is a great deal of noise from people coming and going, shouting at one another, starting their vehicles and blasting radios. As far as I'm aware, no one from Sip City takes any responsibility for this disruption.

I know the police and licencing officers visited Sip City in November to provide education and advice. This time of year has less activity, but it ramps up in spring and summer and on warm summer evenings, it is impossible to get a decent night's sleep when Sip City has an event. Further, I have personally contacted the council a few times to report noise — either through the website or using a telephone number that Richard Lockett provided. I understand not all complainants received this number and no one took my details when I did call. I do not believe ample time has been given since the education and advice visit to ascertain whether things have improved. As far as I am aware, there is only one front door (ie. no vestibule to buffer sound) and I continue to see several people milling about outside during events.

We are also disrupted by the music coming from Sip City. While it is less so during the winter months, every time the door is opened and closed, it is noisy. In the summer, when we have our windows open, Sip City also has its doors open, which makes things worse. Currently, Sip City advertises on Instagram and their website that they are open "5 til late Tuesday through Sunday", yet their licence is until 11pm. Again, in the last few months I have observed them open until after 12am.

**Parking and Blocking Access** - Whenever Sip City has an event, cars are parked over both sides of the street and on the pavements. There is no parking control on Deptford High Street at night, so this causes a large safety risk. Often, I can not walk on the east side of Deptford High Street between Lamberton Street and St Paul's Church (sometimes further south), and the situation is similar on the west

side. Cars block entrances to people's flats and often block access to side streets — including Albury Street and Mary Ann Gardens. Not only is this a hazard to pedestrians, but it is also a serious concern for emergency vehicles getting to residents in need. Right at the end of Mary Ann Gardens and Albury Street is a block of sheltered accommodation flats and emergency services as well as carers need access more frequently.

## **2. Protecting Children from harm**

Many of us have large flats with families, and noise nuisances are not resolved quickly. School-age children need uninterrupted sleep, and if Sip City has an exceptionally late licence, 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 Sip City 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 south 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.



The red pin is Sip City, the areas surrounded by white are all residential areas



## **Objection 4**

From:

Sent: Monday, March 11, 2024 8:16 PM

To: Licensing <[Licensing@lewisham.gov.uk](mailto:Licensing@lewisham.gov.uk)>

Cc:

Subject: License application: Sip City 189 Deptford High Street SE8 3NT

To whom it may concern,

Licence application: Sip City Lounge 189 Deptford High Street London SE8 3NT

I would like to object to the variation of the licence at Sip City. My reasons are:

### 1. Prevention of Public Nuisance

Noise Nuisance - I live XXXX and as someone who's bedroom faces the high street my sleep is greatly affected already as Sip City tends to stay open very late, when customers leave they rev their engine on their cars and blast their radios, shout and scream loudly and just overall are very loud, a later licence will make this far worse than it already is. I have personally complained multiple times but it seems that my complaints on the Lewisham Council website don't always seem to go through.

In the summer when I have to have my windows open, it is impossible to get a decent night's sleep when Sip City has an event. Through the night they will open and close their security gate to make it seem as if they are closed but will let people in and out. I've seen multiple times people ducking under and going in past 3am.

In the summer, when we have our windows open, Sip City also has its doors open, which makes things worse. Currently, Sip City advertises on Instagram and their website that they are open "5 til late Tuesday through Sunday", yet their licence is until 11pm.

Parking and Blocking Access - Whenever Sip City has an event, cars are parked over both sides of the street and on the pavements. There is no parking control on Deptford High Street at night, so this causes a large safety risk. Often, I can not walk on the east side of Deptford High Street between Lamberton Street and St Paul's Church (sometimes further south), and the situation is similar on the west side. Cars block entrances to people's flats and often block access to side streets — including Albury Street and Mary Ann Gardens. Not only is this a hazard to pedestrians, but it is also a serious concern for emergency vehicles getting to residents in need. People will also leave their engines running.

### 2. Protecting Children from harm

Many of us have large flats with families, and noise nuisances are not resolved quickly. School-age children need uninterrupted sleep, and if Sip City has an exceptionally late licence, 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 Sip City 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 south 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 5**

**From:**

**Sent:** Tuesday, March 12, 2024 12:32 PM

**To:** Licensing <[Licensing@lewisham.gov.uk](mailto:Licensing@lewisham.gov.uk)>

**Subject:** Sip City license

Dear, Lewisham Council

I am writing to express my strong opposition to the extension of the license for Sip City to remain open until late hours. As a resident of XXXXX, I have witnessed firsthand the disturbances caused by Sip City during nighttime hours, and I am deeply concerned about the impact this has on our community, particularly for those who work in healthcare services and as key workers.

The noise and disruptions emanating from Sip City during late hours have been a source of constant disturbance for myself and my neighbors. These disturbances not only disrupt our sleep and overall quality of life but also pose a significant challenge for healthcare workers and other essential workers who require adequate rest to perform their duties effectively.

It is essential to recognize the invaluable contributions of healthcare workers and key workers, especially during these challenging times. Granting an extended hours license to Sip City would only exacerbate the difficulties faced by these individuals, who already work tirelessly to support our community.

I urge the Lewisham Council to carefully consider the well-being of residents and the impact on essential workers when evaluating Sip City's license application. It is crucial to prioritize the peace and quiet of our neighborhood, as well as the rest and recuperation of those who dedicate themselves to serving others.

In conclusion, I respectfully request that the Lewisham Council reject the extension of the license for Sip City to operate until late hours. Thank you for your attention to this matter, and I trust that you will make the right decision for the benefit of our community.

## **Objection 6**

From:

Sent: Tuesday, March 12, 2024 11:13 AM

To: Licensing <[Licensing@lewisham.gov.uk](mailto:Licensing@lewisham.gov.uk)>

Subject: Oppose to late licence sip city Deptford

Licence application: Sip City Lounge 189 Deptford High Street London SE8 3NT

I wish to object to the application for a full variation of the licence at sipcity.

Dear sir / madam.

I can't believe i am having to write this letter as with many others, if you was to come and see where sipcity is situated smack bang in the middle of residential area and housing estate than surly this would not even be up for consideration.

I do not even live above the night club , i am 30 meters away and many many nights me and my neighbours have had to put up with bass thumping and loud mike shouting 6-7pm to 2-3 am even on sundays . ( i have video evidence of some but not alot due to lost phone )

I have complained shouted and got very Angry as i have had to get up and go over to talk , ( he said his making money ) I support my family and work 7 days a week on low income pay getting up at 4:40am

I live in a studio apartment with only windows facing the night club .in the summer you can put a flim on because of the music and on hot nights you cant open the windows , as well as the music a both of them open the back door and have bbqs late at night drinking.

The night club has no sound proofing just a flimsy roof which some of it is see through plastic! There are many children here and it is not fair on any of us .

Please just send on person to investigate the roof and surrounding homes ..

## **Objection 7**

From:

Sent: Tuesday, March 12, 2024 3:50 PM

To: Licensing <[Licensing@lewisham.gov.uk](mailto:Licensing@lewisham.gov.uk)>

Subject: Objection to proposed changes to the licence for Sip City, Deptford High Street

Dear Sir or Madam

I am writing regarding the following licence application:

Sip City Lounge, 189 Deptford High Street, London SE8 3NT.

I wish to object to the change in licence conditions for the following reasons.

The prevention of public nuisance. Mine is one of many families in what is a very densely populated part of Deptford High Street and we have lived here for nearly 10 years. Sip City regularly have loud music which is very audible from inside my property. The customers also tend to drive and park across all of the pavements. This is never dealt with by the parking enforcement officers and so becomes a real nuisance. Sip City often opens and closes it's shutters many times between 12AM and 2AM to let out visitors which clearly already shows them in contravention of their current licence. The people who leave then tend to hang around their cars playing loud music and revving their engines till 3:30AM and later. Then there is all the car doors slamming as they all prepare to leave. This all adds up to very broken sleep and is no good for my small family.

The door staff that are there on occasion leave as soon as the shutters come down and don't encourage a swift exit of the area.

I am aware that Deptford High Street is designated as a "local hub" and that the recommended closing time is 11Pm and midnight on weekends so the extension of the licence seems out of the question given there is no major argument for it.

I would like to state i am not against night life on the high street and do stand by that it creates a lovely buzz around town. However, i think this can be pushed too much and is already at the limit of what is acceptable. I know Badger Badger have had a similar extension granted, however the set up is far more professional, the venue is near sound proof except when the doors are open which is carefully managed and the door staff aid with dispersal at the end of the night.

There is no need for this licence to be extended and in fact given what i have expressed above there should be even more restrictions placed on the bar.

## **Objection 8**

From:

Sent: Tuesday, March 12, 2024 9:07 PM

To: Licensing <[Licensing@lewisham.gov.uk](mailto:Licensing@lewisham.gov.uk)>

Subject: License Application Objection - Sip City 189 Deptford High Street

Dear Sir/Madam,

As a nearby resident on Deptford High Street, I wish to object to the application for a full variation of the license at Sip City (189 Deptford High St, London SE8 3NT) on the following grounds...

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 3am and opening hours to 3.30am is surely unreasonable, given that they have not offered any evidence why their operation possesses exceptional protections for the surrounding residential population. 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 therefore travels very easily to the residential dwellings immediately above and either side of the premises. To the rear is a yard over which a flimsy uninsulated roof covering has been installed - providing further space for patrons to enjoy licensable activities. This means there is basically zero sound insulation to the rear, and I understand that residents in the flats located behind the premises have had a terrible time with noise, especially when a TEN has been obtained for an event which runs through to 2am. This continued despite them receiving multiple complaints.

### 2. Building location

Please see attached image which shows how the premises is surrounded on all sides by residential dwellings - residential dwellings indicated in red - Sip City indicated in yellow.

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.)

It's important to also remember that the impact of this business extends beyond what occurs within the premises. We actually live about thirty metres north, and so the impact for us has mostly been from patrons arriving and leaving the premises. On some nights the congestion of cars and people has been ridiculous - entirely blocking the road and pavement for an hour on end, it is as if the high street becomes the venue for a party. The noise from cars, the music coming from the cars, honking horns and people's shouts made it impossible to get back to sleep (and that's with double glazed windows) The management made zero attempt to control this.

### 3. Record

It is one thing to grant a license which goes slightly beyond the preferred hours of the area designation if the business in question has a very good record of managing its activities in accordance with LBL's licensing objectives (Badger Badger is a case in point) it's quite another when the applicant has a significant record of complaints, breaching it's license and general poor management (see above example of failing to provide it's patrons with any instruction about how to leave the premises in such a way as to avoid creating nuisance for it's neighbours) This got so bad that the Met police had to issue a Section 19 Closure last year in order to force the owner to make adjustments to the building. Despite this and the DPS being changed, there have been at least four further complaints, even though winter is normally a less problematic period. When I asked LBL licensing authorities for a history of complaints and enforcement related to Sip City I have to express great disappointment that they were less than forthcoming, initially not providing these important details. I realise that the licensing authority is not, by law, allowed to offer a view when an application is made but surely they should provide the public with full information when asked. I consider this poor response a very serious issue. They also stated that they regard any complaints during the time of the prior DPS as of no consequence and so would not provide any details from this time. Again, I find this strange as the owner remains the same and is the person who presumably selected both DPS.

In relation to this point regarding the duty the Licensing Authority has to the public, for the licensing system to work it is imperative that the public has access to good quality information and a convenient process for informing the authorities about any issues. However I also believe that in areas in which there is significant social deprivation (such as Deptford) it should be understood that it is even harder for the system to function as it should, due to the fact that there are may well be a majority of residents who will not be aware of their rights, nor be familiar with how to interact with the authorities in order to make a complaint. I must admit to only recently realising myself that the council do not take a view on license applications and that it is entirely down to public action for them to be considered properly by officials. This is an incredibly serious problem when you consider how detrimental the impact can be from licensed activities on basic living standards. In an era when social justice is becoming increasingly appreciated, the idea that things as fundamental as sleep can be at the mercy of a business owners is deplorable, and I think some careful thought needs to go into whether the local authorities should have an extra duty of care in areas such as Deptford.

#### 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.



## **Objection 9**

From:

Sent: Tuesday, March 12, 2024 11:14 PM

To: Licensing <[Licensing@lewisham.gov.uk](mailto:Licensing@lewisham.gov.uk)>

Cc:

Subject: Objection: Variation to Premises Licence (PL1305 ) - Sip City Lounge, 189 Deptford High Street - SERVED COPY

Dear Licensing team,

I am writing to register my objection to this as a ward councillor. As follows:

We have previously received several complaints from local people about noise causing a public nuisance. I am not confident that this extension of the license will not negatively impact surrounding residents.