

~~367 Queen's Road~~
London SE14 5HD

RECEIVED

25 JUL 2018

Lewisham Licensing Authority
9 Holbeach Road
London SE6 4TW

Monday 16th July 2018

Dear Sir or Madam

I write to object the application for a New Club Premises Certificate for the Hatcham Club.

As indicated by the notice, the application is for the licensable activities of alcohol on the premises, regulated entertainment, including live music and recorded music. Alcohol and recorded music from 11.00 hours to 23.00 hours, Monday to Sunday and regulated entertainment, including live music from 20.00 hours to 23.00 hours, Friday and Saturday.

I have several specific matters that I would like to bring to your attention.

(1) Firstly, I question whether the application is even valid. I would like to draw your attention to the fact that the Blue Notice is posted in an exceedingly inconspicuous location, heavily obscured by a pillar, and almost invisible from the street - see images attached. It is almost as if whoever posted it did not wish it to be widely seen; perhaps there is something about the proposed new activities they are trying to hide.

It is a requirement of the Licensing Act 2003 that the blue notice is posted at eye level where it can be easily seen by persons passing by. This is not the case and I believe the display of the notice is defective. Please could you advise me whether this is the case, as the application would be now defective.

(2) The application also gives an incorrect address; the address for the proposed club is given as:

367 Queen's Road
London SE14 5HD

This address is furthermore listed on the Club's website <https://www.hatcham.club/> and there are a series of images of the front door and

front elevation of my residential building which further reinforce the impression that the front door to 367 Queen's Road is the entrance to the Club.

This is not the entrance to the Club and the Club premises cannot be accessed through this door.

The address and the door shown in the images are that of the entrance to the common area shared by the four flats into which this premises was converted in 2015. This worrying misrepresentation has already caused immense nuisance when on 21st June 2018 a party was held at the Club. Inevitably, this resulted in people ringing the doorbells of the flats in the building at all hours in search of the Club.

The Club premises are located to the rear of the building and there is a separate entrance; but I have no idea of the location of that entrance nor the correct address.

(3) Should a licence be granted for the proposed Club, the problems experienced on 21.06.18 would be magnified and potentially repeated on a daily basis. This is wholly unacceptable.

(4) Regarding my flat specifically, my bedroom windows are over the rear extension to the building which houses the Club. I note that the Application seeks to permit Live Music until 11pm on Friday and Saturday nights.

- (i) IF the application is successful, will it be a condition to keep all the windows closed to reduce noise pollution?
- (ii) Even if this condition is in place, would such a measure be sufficient?
- (iii) What will happen on hot or humid nights when someone is bound to want to open the window?
- (iv) Is there air conditioning in the Club already?
- (v) If not, should a condition be that live music shall not commence until properly authorised air conditioning plant has been installed and is running effectively?
- (vi) And if so, where would the plant for the air conditioning system go?
- (vii) Would planning consent be required for the installation of air conditioning units?
- (viii) If so would the owners of the lease on the Club be able to obtain the relevant consent?

(5) In addition to the presence or otherwise of an air conditioning system, are there any conditions in place for the acoustic sound-proofing of the Club space?

In view of the proximity of the premises to my home, I cannot see how the premises can play live and recorded music until very late at night without this being heard by me in my flat and by other residents in the block.

(6) And what about smoking areas? The space alongside the sides of the building where people congregated on the night of 21.06.18 are directly below the side windows of my flat, which occupies the entire first floor of 367 Queen's Road and as such my rooms were horribly polluted by cigarette smoke. I have a three-year-old son.

It will cause a noise nuisance if people are allowed to stand outside and smoke, irrespective of the pollution and health issues that this causes.

(7) There are also potential public nuisance issues ... for example potentially increased crime and disorder, and a risk to public safety - are there conditions in place for door staff to ensure that the membership only are admitted to the Club, even if they can find the entrance?

This will generate people coming to the area and an increase in noise, which would have a detrimental effect upon me at home. This has already been evidenced when there was a party on the 21st June 2018 at the club, which caused noise problems and people ringing the doorbells of flats in the building at all hours in search of the club.

The proposal of applying for a Club Premises Certificate just does not make sense, bearing in mind its proximity to so many residential dwellings.

(8) There is a Bus Stop on Queen's Road almost immediately outside 367 Queen's Road, and in the vicinity of the bus shelter there is already an accumulation of unsightly and unhygienic litter and food waste discarded into and around the often-overflowing waste bin. If the Club is to be granted a premises licence, what steps can be taken to ensure that there is no increase in littering and the rodent activity currently blighting the vicinity yet more?

Yours faithfully,

~~David Berger~~

~~367~~

~~367 Queen's Road~~

London SE14 5AD



HATCHAM LIBERAL CLUB

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