

Weaser, Clare

Subject: FW: Licensing application for Micropub 88 Springbank Road SE13

From: Mark
Sent: 15 January 2019 23:16
To: Mullin-Murrell, Angela; Licensing
Subject: Re: Licensing application for Micropub 88 Springbank Road SE13

Dear Angela

I am writing to register my objection to the application for a premises license by Mathew Morrison and Emma Cole for 88 Springbank Road.

I live at Wellmeadow Road and believe the granting of a licence for these premises will not promote the licensing objectives, particularly:

- the prevention of public nuisance

In relation to the comings and goings of customers to the front of the premises (talking and smoking) this will undoubtedly result in “the reduction of the living...amenity and environment of other persons living ... in the area of the licensed premises”.

On this point, it strikes me as ludicrous that there is a proposal for a drinking establishment in a location which is more residential than commercial (based on floor area). I would like to highlight that the applicants own acoustics report states that due to the age and style of construction it is not possible to meet the ‘normal’ design criteria for sound proofing in the snug which is directly below a bedroom, with a lower design standard being proposed with the responsibility for controlling its use being down to a licencing condition? As such, it is not unreasonable to limit opening hours to 10pm closure to ‘prevent’ statutory nuisance.

- the protection of children from harm

Please understand that the planning process has failed to address the issue of over-looking into our garden, which due to the height difference (our terrace is 1.2m above ground) allows for direct line of sight onto our terrace where my children play. I am highly concerned by the potential for individuals to observe my children playing and for my children to observe people drinking in the property.

I also feel strongly that there is wider community impact as the approval for an alcohol license would be sanctioning an activity which contravenes one of the founding principles of the Corbett estate and which is enshrined in the restrictive covenant of which we are beneficiaries.

“will not use or permit or suffer any part of the said Lands Hereditaments and premises to be used as an Inn Hotel Alehouse Public House or Beershop or as a place for the sale of Wine Spirits or ale by retail.”

This has a direct impact on our amenity of our property and we would certainly not have purchased the property with such a drinking establishment being at the end of the garden, as such would argue it needs to be considered in the context of “greater community involvement in licensing decisions and giving local residents the opportunity to have their say regarding licensing decisions that may **affect them**”

It is our expectation for the correct legal process to be followed and for this to be a pre-cursor to the licensing decision. To date we have yet to be informed that an application has been made under Section 84 of the Law of Property Act 1925 and in the absence of such an application we are minded to progress enforcement action. It would be helpful, and reasonable, for the licensing committee to remind the applicant of their moral duty and as such I would urge the Licensing Authority to refuse the application.

Kind regards

Mark

Wellmeadow Road
London SE13

9 January 2018

Crime, Enforcement and Regulation Service (Licensing authority)

London Borough of Lewisham

9 Holbeach Road

London SE6 4TW

Dear Sir/Madam

Objection to the application for a premises licence by Mathew Morrison and Emma Cole for 88 Springbank Road, London SE13

I am the joint owner of Wellmeadow Road, SE13 6SY. The rear garden of our property backs onto the rear of 88 Springbank Road. I have been made aware of the notice regarding a license application made to Lewisham Council with regard to this property, which recently received planning permission for change of use to a Micropub. There is no mention of this application on the list of current licensing applications for consideration on the Lewisham Council website. The only information I have found is fixed to the window of the property concerned, and seems to have been issued on or around 16 December 2018. Why has this not been advertised properly in local newspapers or on the Council Website?

I wish to object to the granting of a licence for these premises on the grounds that there will be a negative impact both on the objectives of Prevention of Public Nuisance and of Ensuring Public Safety. My reasons are as follows:

“Potential source of nuisance to the local community” – in particular the residents who live above, adjoining and nearby 88 Springbank Road and the properties backing on to 88 Springbank Road from Wellmeadow Road – due to the noise emanating both from the air conditioning unit, and a large refrigeration unit, both of which are proposed to be situated at the rear of the property. Local residents have had no opportunity to find out how intrusive these will be. In particular it is presumed that the refrigeration unit will be in operation for 24 hours a day.

I am also very concerned at the potential for noise escaping the property during the summer months, when doors and windows are highly likely to be left open at the back (although I understand that the requirement to keep these closed during hours of public operation would be part of any licence granted).

With regard to the negative impact on "Ensuring Public Safety", I am concerned at the prospect of encountering those under the influence of alcohol, who may congregate on the street outside the premises at 88 Springbank Road, either to smoke, or to linger well after closing hours. As a regular late night user of the Springbank Road exit of Hither Green station, and an occasional evening user of the 225 bus service which terminates opposite No 88, I would find it intimidating to have to negotiate groups of anti-social, late night drinkers on my way home. I am sure this would impact many other women, young people, and elderly people who at the moment have a mostly safe and quiet route home from the station and bus stop. If the licence is granted, I would urge the authority to impose reasonable and early closing times for the premises, bearing in mind its situation within a residential area.

The above are the concerns which I am most personally involved with, and therefore are my main objections to the granting of a licence by the Licensing Authority. However, I stand wholly in support of the residents of Springbank Road who would also have to suffer the consequences of loud noise and anti-social behaviour from drinkers and smokers standing on the pavement, elevated sound levels from inside the building (which is ill-equipped for modern acoustic requirements), increased noise and congestion from traffic, and greater amounts of litter in the surrounding areas.

Yours faithfully

Margaret

96 Springbank Road
London SE13 6SX

08 January 2019

Crime, Enforcement and Regulation Service (Licensing Authority)
9 Holbeach Road
LONDON SE6 4TW

Dear Sir/Madam

Objection to the application for a premises licence by Mathew Morrison and Emma Cole for 88 Springbank Road, London SE13

We are the owners of 96 Springbank Road, London SE13 6SX. Our property is a house and is located 3 doors away from 88 Springbank Road. We have noted that a notice of this license application has been fixed to the window of 88 Springbank Road on or around 16 December 2018. We have checked all the newspapers circulating in the vicinity of the premises since 16 December 2018 and can find no advertisement of this application. Furthermore, we can find no reference to this application or any information about it on Lewisham Council's website. We therefore do not believe that the application has been made in the correct and valid manner in accordance with the Council's requirements.

Nevertheless, we wish to register that the basis for our opposition is that granting a licence for these premises will not promote the licensing objectives, specifically the prevention of public nuisance, ensuring public safety and the prevention of crime & disorder.

Prevention of Public Nuisance

Springbank Road is primarily a residential road with 3 small parades in close proximity to an entrance to Hither Green Railway Station. These parades consist of a mix of mostly residential on ground, first and second floor levels, with some small businesses and small shops in some of the ground floor units. The parade in which no.88 is located consists of 10 units, most of which are either residential or small businesses on the ground floors, with all upper floors being residential. The parade immediately adjoins the start point of the remainder of properties stretching the entire western side of Springbank Road, all of which are residential. All units behind the parade on Wellmeadow Road are residential. The unit directly opposite this parade is a residential block of 32 flats. None of the ground floor units in this parade are shops or restaurants and as such the presence of a micro pub will bring a level of noise and disturbance that is not currently present which will adversely impact the many residents close by.

Additional noise will be generated by the presence of up to 40 people in the micro pub at any given time. Additional noise and nuisance will also be generated by patrons' coming/goings for significant periods of the day and night and from patrons smoking and drinking on the pavement outside. Additional noise will also be generated by the playing of music. It is clear from the information obtained during the planning application process that the Council's own requirements for sound-proofing/insulation cannot be met in this type of older property. The building was not designed to contain modern levels of sound and vibration, and the noise will inevitably escape from the premises and affect near neighbours.

We understand that it is proposed for air-conditioning to be installed within the premises so that windows will not be opened. There is no information about where the plant for air-conditioning

would be located nor its associated noise impact. In any event, it is not realistic or practical to expect that the windows will not be opened on a hot day or evening in the summer.

A micro pub will necessarily generate additional litter on Springbank Road – already a serious problem for this road. The litter will migrate onto neighbouring residents' properties and will add to existing nuisance and vermin problems.

The presence of up to 40 people in the micro pub will impact parking and traffic in Springbank Road as patrons will come by car from outside of the immediate locality. This will further increase the existing nuisance arising from traffic congestion on Springbank Road, particularly during morning and evening peak hours and from the already stressed and limited local parking.

Ensuring Public Safety

The potential for additional cars also increases the existing risks to pedestrians and specifically the safety of pedestrians crossing Springbank Road in this location which is close both to the 225 bus stop and the entrance to Hither Green railway station.


There will be little practical control over customers on the public highway arising from comings & goings and smoking and drinking outside the front of the premises.


Prevention of Crime & Disorder

If granted, this license application will create an ever-present potential for public drunkenness and anti-social behaviour in an area that is primarily residential in nature.

In view of the above we urge the Licensing Authority to refuse the application.

Yours faithfully


Claire ~~Smith~~ and Gary ~~Smith~~



From: Brian]

Sent: 11 January 2019 23:32

To: Licensing

Subject: Objection to Application for Licence for Micro Pub 88 Springbank Road.

Dear Sir/ Madam

Objection to the application for licence for proposed Micro Pub 88 Springbank Road.

As owners of Springbank Road we live doors from No.88; please note there is no number 92.

We wish to object in strongest terms to granting of a licence for the sale of alcohol at the Micro Pub at 88 Springbank Road.

We live in what is now a largely residential area and consider provision of a micro pub totally and completely unsuitable. There are already two licenced premises in the immediate vicinity, and there are within ten to fifteen minutes walk a considerable number of other premises for the sale and consumption of alcohol. We consider no other is required.

The proposed opening hours are excessive and offer no respite for residents. Closing hours should be cut back by at least an hour, and full closure for at least one day as brief respite for local residents from the extra noise, traffic and potential unsocial behaviour the development will bring.

Yours,

Brian and Patricia ~~Start~~

From: Roy ~~Green~~

Sent: 22 December 2018 22:42

To: Licensing

Cc: ~~roy.green@bt.com~~

Subject: 88 Springbank Road SE13

Hello

As a near neighbour to 88 Springbank Road, I am objecting to the licence application - recently put on the door of the premises (I was not able to find the application online).

There were a large number of objections to the planning application recently - let us know if you need us to copy these or those elements you would feel relevant. Clearly one of main concerns is noise and anti-social behaviour, particularly late at night, in what is a residential area, with many family homes and young children living close.

I particularly object to the requested opening hours, in particular the end time of 11pm on Fridays and Saturdays. Indeed these times are later than those that are contain in your licencing policy on the website which states.

- The hours of operation of any licensed external area, requiring patrons to return back into the premises at a specific time. In residential areas it is suggested that a closing time of 22.00 is appropriate. Any music relayed into the external area should cease earlier

There is also the issues of windows being potentially open at the rear during the summer, which would increase the noise considerably.

I note that other premises such as Park Fever on Staplehurst Road which is in a busier street have more restricted hours than requested.

Roy

Roy ~~Green~~

~~47~~, Wellmeadow Road, SE13 ~~6BZ~~

