

OBJECTION 1.

Premises Licensing Application
Original Jerk Bites Ltd
235 Bromley Road SE6 2PG

The Ravensbourne Residents Association objects to the application for a premises license at the above address.

We wish to make representations as follows:

Prevention of public nuisance

1. There is no off-street parking for these premises.

The premises are situated immediately on the major junction of Bellingham Road and the TFL managed A21 red route Bromley Road.

The frontage of the premises has no access via a dropped kerb from either road.

There is no parking to the rear since the construction of Bellingham Mews.

The junction is controlled by TFL managed traffic lights, managing traffic flow to and from Bromley, Lewisham and Bellingham. All approaches to these lights have TFL red line restrictions with CCTV camera monitoring.

All houses in Bellingham Road are 1930's semi-detached family homes with front gardens converted for off street parking for two cars. This in turn prevents on street parking in order to provide in/out access for resident's vehicles.

So where will Jerk Bites customers park? This is an issue about which the applicants will have no control over or responsibility for; to the detriment of members of their local community.

2. Noise and proposed opening hours.

This is a suburban family area, not a town centre or district location.

The premises are situated on three sides by family housing and on the end of a parade of local shops. Flats above these shops are occupied by residents. Immediately behind the parade of shops and between Bellingham Road and Daneby Road is Bellingham Mews, a new development of family homes due for completion this summer.

To stay open until 1am during the week and 3am at weekends demonstrates an ignorance and disregard for the local community whose members need to get up in the morning for work or school. It is a fair assumption there will be intrusive disruptive noise well into the night weekdays and gone 3am weekends from customers generating noise when arriving and leaving the premises.

Also, music noise does travel and will continuously disrupt the peace of local residents in the immediate vicinity.

We recognise the right to run a business and make a living but surely the owners of Jerk Bites can do this while paying better regard to the needs of the local community.

OBJECTION 2.

To: Licensing

Subject: Licensing Application - Jerk Bites

I am writing to inform you that I object to the application for a premises license for Jerk Bites on Bromley Road. I am very concerned about the noise levels, lack of parking and potential for antisocial behaviour. I do not want disrupted sleep for my family and neighbouring families. It will also negatively affect those living in the flats above the shops on Bromley road and those who move into the 'mews' houses between Bellingham Road and Daneby Road.

OBJECTION 3.

To: Licensing

Subject: 235 BROMLEY ROAD, SE6 2PG

I have been advised of an application for a music and alcohol licence for the above property seeking permission to operate until 1.00 am Sunday to Thursday and 3.00 am on Friday and Saturday.

I write to object to the grant of a licence on the basis that the property is located in a residential area, including residential directly above it, and late night alcohol and music is inappropriate in the location. It is also located on a major road junction so potentially creating both a nuisance and a danger if potentially inebriated groups of people were to be congregating around or leaving the premises in the early morning hours.

If anything further is required on my part then please let me know,

OBJECTION 4.

To: Licensing

Subject: Jerk Bites 235 Bromley Road SE6 2PG

Dear Sirs,

Licensing Application: Original Jerk Bites Ltd

235 Bromley road London SE6 2PG

Sale of Alcohol and recorded and live music

I object to the granting of the above application for the following reason:

Public Nuisance:

This shop selling takeaway food is situated in a parade of shops with residential flats above, and houses in adjoining roads. Live music into the early hours of the morning would affect the wellbeing of the site's neighbours, especially those who will be living in the new development behind the shops.

Live music together with the selling of alcohol will lead to noise and disturbance from visitors who will need somewhere to park. There is very little parking space in the area. Residents and pedestrians in this area already suffer from the dangerous practice of cars leaving the A21 and driving across the pavement to park outside shops. This will no doubt increase endangering the public.

There will be an increase in litter and discarded wrappers and bottles more than is the case now. The junction of Bellingham Road and Bromley Road is already an area notorious for fly tipping and rubbish disposal.

Yours faithfully,

OBJECTION 5.

To: Licensing

Cc: [@gmail.com](mailto:); [@gmail.com](mailto:); @yahoo.co.uk; [@gmail.com](mailto:); @hotmail.co.uk; [@gmail.com](mailto:); @btinternet.com; [@gmail.com](mailto:); @hotmail.co.uk; @btinternet.com; @hotmail.com; [@gmail.com](mailto:); @hotmail.com; @outlook.com; @ntlworld.com; @hotmail.co.uk; @hotmail.com; [@gmail.com](mailto:); @hotmail.co.uk; @hotmail.com; [@gmail.com](mailto:); @live.co.uk; @talk21.com; @parliament.uk; [@gmail.com](mailto:); @yahoo.com; @yahoo.com; @yahoo.ro; @btinternet.com; @ymail.com; [@gmail.com](mailto:); @hotmail.com; @aol.com; @aol.com; @sky.com; [@gmail.com](mailto:); [@gmail.com](mailto:); @yahoo.com; [@gmail.com](mailto:); @hotmail.com; @live.co.uk

Subject: Notice of application for a new premises licence for Jerk Bites LTD.

Dear Lewisham Council,

I am writing on behalf of the 40+ Bellingham Road residents who have signed our petition - <https://www.petitiononline.uk/nightclub> - in opposition of the intended application for a new premises licence for Jerk Bites LTD.

Some of the names and comments contained within this petition have been withheld publicly for privacy reasons at the signatories request although we will be happy to supply Lewisham Council with these on request.

For the past two years we have suffered unlicensed parties being held at and behind the Jerk Bites building. These parties - normally thrown over the weekends, but occasionally week nights - have caused considerable distress, anxiety and property damage to our peaceful residents with loud Reggae/Rap music, drug dealing and taking, weapons secreted in gardens, drink driving crashes on our street, urinating in our gardens, cars blocking the entrance to our road and cars blocking driveways right up to Conisborough Crescent, leaving us unable to leave our driveways all night.

We feel unsafe.

The majority of the residents living at the Bromley Road end of Bellingham Road are either elderly or have, like myself, very young children.

We do not want a late night drinking establishment playing music and serving alcohol. As mentioned we have had lengthy experience of this and we will do everything within our power to prevent a repeat of this distressing antisocial behaviour.

We oppose the application for Jerk Bites Ltd. to serve alcohol.

We oppose the application for Jerk Bites Ltd. to play live and recorded music.

We oppose the application for Jerk Bites Ltd. to remain open beyond 23:00.

I have attached one of the letters I received from an elderly couple who live four houses from me on my side of the street. As mentioned in that letter there are already four establishments one can purchase alcohol from, situated in the row of shops on Bromley Road alone.

Once Lewisham Council supply us with the date and time of said licensing hearing, myself and a number of other Bellingham Road residents will be more than happy to attend in person.

Yours Sincerely,

OBJECTION 6.

To: Licensing

Subject: Original Jerk Bites Ltd 235 Bromley Road SE6 2PG - Licensing Application

To whom it may concern,

I live close to Original Jerk Bites Ltd 235 Bromley Road SE6 2PG and wish to make representations as follows re their planning application:

1. Noise and proposed opening hours.

This is a suburban family area, not a town centre location.

The premises are surrounded by family housing and on the end of a parade of local shops with residential flats above.

Behind the parade of shops is Bellingham Mews, a new development of family homes.

To apply to stay open until 1am during the week and 3am at weekends demonstrates contempt for & lack of understanding of the local community whose members need to get up in the morning for work or school. It is a fair assumption there will be intrusive and disruptive noise well into the night weekdays and gone 3am weekends from customers generating noise when arriving and leaving the premises.

Also, music noise does travel and will continuously disrupt the peace of local residents in the immediate vicinity. This will be a regular and unnecessary environmental and mental health / wellbeing burden on local residents. My daughter attends Saturday lessons at her Sixth Form and my son has a Saturday job, both take the train at approx 8am and would struggle with this normal expectation if regularly kept awake till gone 3am Friday night / Saturday morning, not to mention 1am every week day! We also attend church as a family on Sunday mornings.

We recognise the right to run a business and make a living but this is not an appropriate location for alcohol consumption and loud music till 1-3am every night of the year. Even serving food till is time will be fairly disruptive, as outlined below.

2. There is no off-street parking for these premises.

The premises are situated on the major junction of Bellingham Road and the A21 red route Bromley Road.

The front of the premises has no access via a dropped kerb from either road.

There is no parking to the rear since the construction of Bellingham Mews.

All houses in Bellingham Road are 1930's semi-detached family homes with front

gardens converted for off street parking for two cars. This in turn prevents on street parking in order to provide in/out access for resident's vehicles.

So where will Original Jerk Bites customers park? This is an issue about which the applicants will have no control over or responsibility for; to the detriment of members of their local community.

We live in Callander Road, which is used for daily parking by the local bus drivers. This is not a problem at all, but very occasionally there is related late night / early morning noise. If early morning customers were having to park in Daneby Road and Callander Road there would be repeated disruption to those residents from car noise and, no doubt as human beings are wired that way, loud voices.

If this planning application is granted this business and their customers will be licenced to injuriously affect the sleep of thousands of your local residents. This would be your responsibility in allowing an unsuitable application to pass, so please take the considerations above very seriously.

Yours sincerely

OBJECTION 7.

Licensing Authority
London Borough of Lewisham
Holbeach Office
9 Holbeach Road
London. SE6 4TW



Ref: Application for New Premises Licence

Dear Sir/Madam

I wish to object to the application from Original Jerk Bites at 235 Bromley Road, London, SE6 2PG for a Premises Licence for Regulated Entertainment and the sale and Supply of Alcohol from 09.00-01.00 every day for Off Sales and 09.00 – 03.00 on Friday and Saturdays. There is adequate supply of off sales in the immediate vicinity, to name just a few:

- Co-Op Supermarket, 40 Randlesdown road
- Co-Op Supermarket, 335 Bromley Road
- Mace Express, 12 Randlesdown Road
- Costcutter Express, 211 Bromley Road
- Costcutter Express, 241 Bromley Road
- Superstore, 265 Bromley Road

I also object to the Late Night Refreshment Licence from 23.00 – 01.00 every day and 23.00 – 03.00 on Friday and Saturdays. There is adequate supply of late night refreshment outlets in the vicinity:

- Rukhsana Restaurant, Randlesdown Road
- Fellowship Inn, Randlesdown Road
- Turkuaz Restaurant, 163 Bromley Road

I object to the Live and Recorded Music Licence from 23.00 – 00.30 every day and 23.00 – 02.30 on Friday and Saturdays. The combination of late night drinking and music in such close proximity to residential houses in Bellingham Road and indeed very close proximity to the new development in Bellingham Mews is particularly objectionable. My objection is based on my concern that this new licence may increase the possibility of public nuisance for the many dwellings nearby, including my own.

Furthermore the attendant parking near such a busy intersection will exacerbate congestion on the corner of Bromley Road and Bellingham Road. There is also a very likely knock on effect on parking along Bellingham Road which will affect local residents, in particular those with no off street parking facilities themselves.

The combination of late night drinking and music in such close proximity to residential houses in Bellingham Road is also likely to encourage crime in an area that has been plagued with undesirable elements in the recent past. I had to remove the bushes from my front garden to deter youths who used them to hide knives there.

Conisborough College, is less than a third of a mile away from the venue and is on the direct route between the college and the bus stops the children use on their way to and from school.

This application is in contravention with all the council's licensing objectives -

- 1) The prevention of crime and disorder;
- 2) Public safety;
- 3) **The prevention of public nuisance;**
- 4) The protection of children from harm.

There are several vacant premises in Catford centre which is the appropriate location for such a venue and where car parks are available.

I thank you for your considerations in this matter

Yours faithfully

OBJECTION 8.

To: Licensing

Cc:

Subject: Objection to Licensing Application at Original Jerk Bites Ltd, 235 Bromley Road, London SE6 2PG

Dear Sir/Madam,

On behalf of our Client Bellingham Mews 2 Ltd., we are writing to object against the licensing application made by Original Jerk Bites Ltd at 235 Bromley Road, London SE6 2PG, for the following:

Sale of alcohol by retail (on & off sales)

Sunday-Thursday: 09.00-01.00 Friday-Saturday: 09.00-03.00

Late Night Refreshments

Sunday-Thursday: 23.00-00.30 Friday-Saturday:23.00-02.30

Live and recorded music

Sunday-Thursday: 23.00-00.30 Friday-Saturday:23.00-02.30

A review of the Site's planning history shows that the Site is in lawful use as a takeaway shop ('Sui Generis' use under the Use Class Order), which only allows "the sale of hot food for consumption off the premises". Therefore, licensing for the sale of alcohol/ late night refreshments/ live and recorded music would be not lawful or appropriate in the context of the lawful use of the Site. Notwithstanding the above, I am doubtful that planning permission would be granted for the require change of use and this should be given careful consideration in the determination of this licensing application.

I would also highlight the potential detrimental impacts of granting the above licenses. Unlicensed music events and parties have been hosted behind the premises over the past two years. Apart from adverse noise impacts, there has been a sharp increase in anti-social behaviour, violence, littering and other forms of disruptive behaviour. Again, we urge you to consider the potential impacts on this predominantly residential area.

Nightclub

www.petitiononline.uk/nightclub

A petition has also been created to object against the licensing application. 45 signatures have been received thus far.

I trust this is clear to demonstrate the potential effects of the proposed licensing. We are happy to discuss further should you have any queries or concerns.

Look forward to hearing from you in due course.

Kind regards,

OBJECTION 9.

Premises Licensing Application

Original Jerk Bites Ltd
235 Bromley Road SE6 2PG

As a resident of Bellingham road for the past 35 years I am raising objects to the application for the license at the above address.

I have lived through the demise of the local community shops and the loss of: a baker, grocery shop, supermarket, butcher and chemist to mention but a few to be taken over by fast food takeaways. These establishments go against all the education that tries to encourage healthy eating and well-being that is being promoted by the government, schools and medical authorities.

Furthermore, I raise objection on the grounds of:

1. No suitable parking for such an establishment,

The above premises are situated on the major junction of Bellingham Road, Randlesdown Road and the TFL managed A21 red route Bromley Road. The premises have no dropped kerb access or allocated parking.

My home is a Victorian semi-detached family home with rear and front garden which has been converted to allow for off street parking, as are most of the homes on Bellingham Road. This restricts the availability of visiting cars being able to park on the road and would force people to park across mine and my neighbour's driveways blocking our ability to use our cars freely.

2. Noise level

My home, which I always believed to be situated in a suburban family area where I and my husband have worked hard to bring up our three children, would have my deserved peace continuously disrupted. This is not a city or town centre with bright lights, rows of pubs and clubs creating an explosion of night entertainment or district location or isolated field miles away from family homes. The request for live and recorded music until 1am weekdays and 3am weekends demonstrates ignorance and disregard for me and my family's right for a peaceful and restful night's sleep. My husband works long hours and has a heart condition and does not need to suffer the disturbances' this would cause him. Can you imagine the disturbance these number

People would cause hoovering around the premises in order to enter, then everyone leaving at once and continuing to Hoover and drink outside? The noise this would create as people disperse shouting and calling out while speeding cars drive up and down. Surely, we are entitled to have a restful, undisturbed night's sleep in our own home. This type of continued disturbance would cause untold upset, cause mental and emotional distress and impact on the lives of families with young children, teenagers and the elderly.

'In Lewisham 1.24% of people on Lewisham GPs registers have a serious mental health disorder compared to 0.84% for England as a whole. In every 1,000 people in Lewisham, 12.4 are opiate or crack cocaine users compared to 8.4 nationally and 9.55 in London' {Lewisham Council Website}. These facts are worrying and we must discourage any situation which can contribute towards children and young people being negatively influenced in anyway.

3. Proposed opening hours

Again, my family home is situated in a suburban family area; we have three young grand children who enjoy to spend time with us because of our garden and to visit the few local shops we still have left. The long opening hours, 1am weekdays and 3am weekends, would make this a very unsuitable place for young children. They are young and need their sleep as well as a safe place to develop independence not an area which gives negative messages. Young people are struggling with life as it is, I do not want to add to their mental state. They have no father and their mother, my daughter, works long hours teaching in a college, trying to improve young people's lives, I do not want these long hours of continuous heavy music to affect the work she does.

4. Contravention to Lewisham guide lines

The application is in contravention with all the council's licensing objectives;

- The prevention of crime and disorder
- Public safety
- The protection of children from harm

My children have grown up in this house, have been to the local schools and used the local facilities over the past 35 years with no fear of negative influences that such an establishment would now offer to young people. We have schools, play activity centre, playing and sports fields, surely it cannot be the right place for such a venue to be located.

OBJECTION 10.

To: Licensing

Subject: Premises Licence Application - Old Jerk Bites Ltd, 235 Bromley Road, SE6 2PG

Dear Sir/Madam,

I would like to register my objection to the Premises Licence Application made on behalf of Old Jerk Bites Ltd, 235 Bromley Road, SE6 2PG on behalf of myself, my wife and daughter.

The premises is located on the corner of Bromley Road and Bellingham Road, the latter being a quiet residential road also used as a fast access route by emergency services vehicles, in particular the police.

Based on past experience the proposed application, which includes on/off-premises sale of alcohol and records/live music until 1am Sunday-Thursday and 3am on Friday-Saturday and some Bank Holidays is likely to conflict with both aspects mentioned above, significantly affecting amenity for residents and potentially the safety of other residents in the wider borough by impeding emergency services response.

Over the last two years or so residents have had to endure the impact unlicensed music events on numerous weekends in the area adjacent to the proposed restaurant/music venue.

The effects included the following:

- Loud music making it impossible to sleep, even when moving to back bedrooms (not an option for all)
- Associated loud noise from people attending the events - shouting, car noise (music systems - to the extent audible over the unlicensed event, so usually after that closed - which might be after 6am...- slamming car doors, revving engines, car horns etc),and fighting
- Blocked driveway access - on one occasion at 6.30am on a Sunday I was forced to drive VERY carefully off our driveway diagonally after moving my wife's legally parked car as far forward as possible to allow the maximum space between it and an illegally parked car that blocked most of our dropped kerb and totally blocked the neighbours. I had only centimetres to spare on either side. I also observed double-parked cars blocking not only driveways but parked cars. Several other residents made similar complaints but the impact was at least reduced by the fact that, unlike the Premises Application it happened only on Saturday nights/Sunday mornings and not every week.
- Blocked access from Bromley Road into/from Bellingham Road - on several occasions cars were parked blocking access from/into Bromley Road preventing access by emergency vehicles or indeed residents. (It is not clear whether this was to facilitate extra ~ (illegal) parking, use of the road for socialising/dancing/drinking or to prevent easy access by the Police (I noticed several people who appeared to be operating as lookouts around the events and the junction in particular on a couple of occasions and there was often a strong smell of cannabis.
- Antisocial behaviour - I observed many inebriated/drugged individuals/groups, overturned rubbish bins, general rubbish in the street and in front gardens. There was frequently a strong smell of urine and I observed public urination in residents gardens on several occasions. There were instances of shouting and what appeared to be running fights. (I believe some residents found knives had been hidden in their front gardens after events - I

don't think this was reported to police for fear of reprisals. Similarly, I understand attempts were made to break into properties but were also not reported.)

- Damage to parked vehicles - I have heard reports of damage following events including by cars leaving the event. I am unsure what reports were made to Police/insurance companies and was fortunate not to have this problem personally, though I recall seeing a car which appeared to have been driven into the cars blocking the Bromley Road junction.

While the proposed licencing conditions, at least theoretically, limit the hours of disturbance more than was the case for the unlicensed events it is clear from the operation of other venues with late drinks/entertainment licences that it is likely that the clientele will tend to congregate in the area for some time after the restaurant closes, causing disturbance to the resident families. Even from about 9pm when events ran, walking down the road to Bromley Road to buy takeaway food attracted hostile attention from some attendees. This public nuisance/loss of amenity is likely to be exacerbated by the retail alcohol off-sales provision attracting additional customers in excess of the on-premises customers of the venue and littering is an additional likely outcome to the noise and parking problems. The previous events were tolerated by residents to a degree because they were only on some, not all Saturday nights - the proposal for late licence until 1am 7 days per week, extended to 3am on Friday and Saturday nights (plus named holidays) is a different matter altogether and would significantly change the nature of the residential area near to the venue, with ramifications for nearby homes further away in Bellingham Road. There was already building anger as the events continued and it is clear that this Premises Application is viewed far more negatively by residents, with an inclination to a zero tolerance approach to any breaches, anti-social behaviour etc which is sure to place additional workload on Council Officers and the Police and lead to friction with any anti-social elements.

I haven't seen the venue plans, however based on what I know of the premises footprint based on being a customer in its previous guises (bakers, hair-dressers, pizza take-away etc) I struggle to see how it would be a commercially viable proposition as a restaurant, particularly one providing live music (included), while complying with applicable legislation for fire safety, ventilation, noise restrictions etc.

OBJECTION 11.

To: Licensing

Subject: ORIGINAL JERK BITES LTD, BROMLEY ROAD, SE6 2PG

I am objecting to the above licensing application.

The business is surrounded by residential property and on a corner of a very busy junction. There would be insufficient parking and any parking on and around the junction, would make it dangerous. This junction regularly has accidents.

I do not think the late hours take into consideration the people living above or near the business and do not feel the location is suitable for this application.

OBJECTION 12.

To: Licensing

Subject: Opposition to the application of Jerk Bites alcohol license

To whom it may concern.

I am a resident of Bellingham Road, Catford, and I fervently oppose the application of Jerk Bites to serve alcohol and have live or recorded music until 01.00 Sunday to Thursday and 03.00 Friday to Saturday.

This is a residential street which could be severely impacted by such a license. The traffic, already bad at times, would be worse during the night and the noise to all residents through the night would cause notable distress.

While I appreciate the need to have entertainment, I have a huge concern that the late night/early hours serving of alcohol would increase crime in this family neighborhood and encourage antisocial behaviour. The lateness of the venue to the proximity of the homes would cause great distress to all.

Yours respectfully,

OBJECTION 13.

To: Licensing

Subject: Objection to Premises Licence: Original Jerk Bites LTD - 235 Bromley Road

Dear Sir/Madam,

I am writing to raise my objection to the application for a premises licence for Original Jerk Bites LTD trading at 235 Bromley Road, London, SE6 2PG.

Opening a nightclub on the end of Bellingham Road - a residential road - is completely inappropriate and would, undoubtedly, negatively impact the quality of life for many residents, which include young families and elderly people who live in very close proximity to the venue. Furthermore, the location has previously held late night parties which have been led to reported incidents of late night disruption and crime.

If the licence is granted, it will be a huge step back for the area and will counteract the positive actions such as the new housing development (aimed at families) which is being built directly next door, which cannot be an attractive prospect for prospective residents.

Thank you and feel free to contact me if you have any further comments or questions.

OBJECTION 14.

From: Hughes, James

Sent: 06 May 2021 23:33

To: Licensing

Cc: Adamczyk, Edward; Hooper, Lisa

Subject: 235 Bromley Road, London, SE6 2PG - New Premises Licence Application

The Local Planning Authority objects to the application above. A full planning consideration is required to be undertaken around the use of the premises and any detrimental impact on local residents through the appropriate planning mechanisms. In the absence of this full planning assessment the proposal could give rise to a negative impact on this licensing objective of preventing public nuisance.

There is a planning permission in the Local Planning Authority's (LPA) records for a take away use in this location dating from 2002 (DC/02/050714). However based on the licensing application provided to the LPA, the applicant appears to propose a night club or pub. These are changes of use for which planning permission would be required. The unit does not benefit from permission for an A4 Public House or Sui Generis Nightclub use.

James Hughes

Development Management Team Leader – South Area

Planning Service, London Borough of Lewisham

5th Floor Laurence House, Catford Road

London, SE6 4RU

Telephone: 02083 143879

E-mail: james.hughes@lewisham.gov.uk

Website: www.lewisham.gov.uk