

Annex B

From: donotreply@lambeth.gov.uk
To: [Pam Riley](#)
Subject: Comments for Licensing Application 21/00162/PRMNEW
Date: 23 June 2021 15:34:07

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:33 PM on 23 Jun 2021 from Miss Clare Sivill.

Application Summary

Address: Passyunk Avenue Unit 5, 22 Leake Street London SE1 7NN

Proposal: Premises Licence (new application)

Case Officer: Mrs Pamela Riley

[Click for further information](#)

Customer Details

Name: Miss Clare Sivill

Email: [REDACTED]

Address: [REDACTED]

Comments Details

Commenter Type: Neighbour/Public

Stance: Customer objects to the Licensing Application

Reasons for comment: - Objection to application

Comments: 3:33 PM on 23 Jun 2021 I am a local resident ([REDACTED]). A late night licence will create considerable noise in what is a significant residential area, and also potentially anti social behaviour in and around the Leake Street tunnel area. For these reasons I object to a late night venue of this nature.

From: [Thomas Dunn](#)
To: [Pam Riley](#)
Subject: FW: Comment on Planning Application Reference 21/00162/PRMNEW - Rep2 - Stephen McGinley
Date: 14 July 2021 11:39:30
Attachments: [image001.png](#)
[image0.png](#)
[image001.png](#)

Hi Pam,

Please see below comments in relation to your application - 21/00162/PRMNEW

Kind regards,

Tom Dunn
Licensing Officer
London Borough of Lambeth
Public Protection and Regulatory Services
Resident Services
Lambeth Council
3rd Floor Civic Centre
6 Brixton Hill
London, SW2 1EG

Phone: 020 7926 1866
Email: tdunn@lambeth.gov.uk
Website: <http://www.lambeth.gov.uk/licensing/>

Items by post should be sent to
London Borough of Lambeth, Public Protection, PO Box 734, Winchester SO23 5DG

Items for courier or hand delivery should be delivered to:
London Borough of Lambeth, Public Protection, Civic Centre, 6 Brixton Hill, LONDON, SW2 1EG



Public Access - for information on current licences and new applications please use the following link <http://planning.lambeth.gov.uk/online-applications/search.do?action=simple&searchType=LicensingApplication>
We are working with our partners to build a #BetterLambeth - find out more at <http://love.lambeth.gov.uk/better>

From: William Naylor <WNaylor@lambeth.gov.uk> **On Behalf Of** XHREPlanningTechSupport
Sent: 09 July 2021 14:18
To: Licensing <XDESLICENSE@lambeth.gov.uk>
Subject: FW: Comment on Planning Application Reference 21/00162/PRMNEW

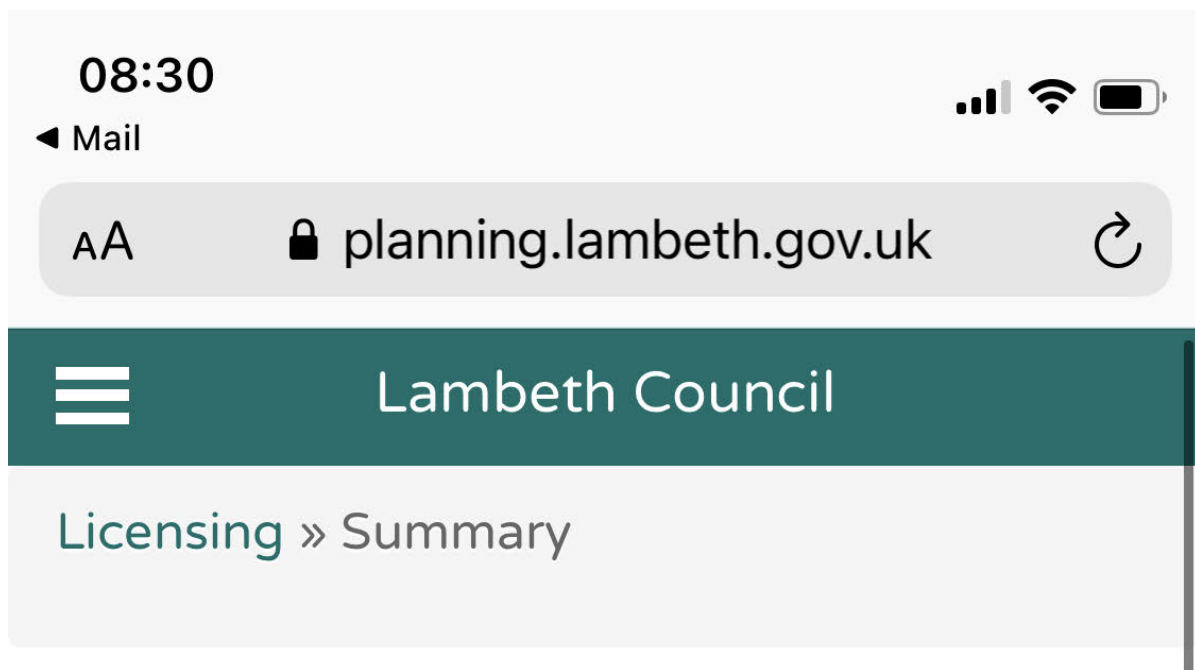
From: Steve McGinley [REDACTED]
Sent: 09 July 2021 08:36
To: [REDACTED]
Subject: Re: Comment on Planning Application Reference 21/00162/PRMNEW

CAUTION This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

Thank you for your email.

Here is a screenshot of the planning application on which I wished to comment - this has the reference number I quoted below:



21/00162/PRMNEW | Premises Licence (new a...



Reference	21/00162/PRMNEW
Type	New
Category	Premises Licence (new application)
Status	Pending Decision
Applicant	Liberty Cheesesteak LS Ltd
Trading Name	Passyunk Avenue
Address	Passyunk Avenue Unit 5, 22 Leake Street London SE1 7NN
Issue Date	Not Available
Expiry Date	Not Available
Received Date	Mon 07 Jun 2021
Case Officer	Mrs Pamela Riley



Kind regards

Stephen

Sent from my iPhone

On 8 Jul 2021, at 23:36, XHREPlanningTechSupport <PlanningTechSupport@lambeth.gov.uk> wrote:

Dear Stephen,
The reference seems to have an error
Please check for the right ref as I seem not to find any such application

Regards,
Sulaiman

From: Leah Burtenshaw (Capita External Contractor) <L.Burtenshaw@lambeth.gov.uk> **On Behalf Of** Planning
Sent: 08 July 2021 11:02
To: XHREPlanningTechSupport <PlanningTechSupport@lambeth.gov.uk>
Subject: FW: Comment on Planning Application Reference 21/00162/PRMNEW

Good Morning,

Please see email below which requires your attention

Kind regards

Leah Burtenshaw
Customer Services Officer
Resident Services
London Borough of Lambeth
Tel:02079261000
Website: www.lambeth.gov.uk

From: Steve McGinley <[REDACTED]>
Sent: 01 July 2021 16:19
To: Planning <XHREPlanning@lambeth.gov.uk>
Subject: Comment on Planning Application Reference 21/00162/PRMNEW

CAUTION This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sirs

I wish to comment on the following new planning application:

- **Reference:** 21/00162/PRMNEW
- **Address:** Passyunk Avenue Unit 5, 22 Leake Street London SE1 7NN)
- **Case officer:** Mrs Pamela Riley

I have tried to submit my comments through Lambeth Council's online planning portal but each time I press 'submit' it says that there is a system error and does not accept my comments

My details are as follows:

- **Title:** Mr
- **First Name:** Stephen
- **Surname:** McGinley
- **Address:** [REDACTED]
- **Telephone:** [REDACTED]
- **Email address:** [REDACTED]
- **Commenter Type:** Neighbour / Public
- **Stance:** Object
- **Reason for comment:** Object to application

My comments are as follows:

- As a local resident, I object to this application on the grounds of seeking to (1) prevent public nuisance and (2) prevent crime and disorder
- The application refers to the operation of the venue until the early hours of the morning on every day of the week and the sale and consumption of alcohol both indoors and outdoors I live in North Block County Hall, which is a residential apartment building where the windows of approximately 10 floors of residential apartments face directly on to York Road, which is the main exit from Leake Street
- York Road will be the primary point of access to and from this venue as it contains the main connections to the public transport network and the main road where cars and private hire vehicles will pick up and drop off customers The nearest bus stops for the venue are directly outside the windows of our building and on the opposite side of the street
- There are already multiple venues in the local area selling alcohol, including the Slug and Lettuce and All Bar One on Chicheley Street and numerous venues on the South Bank The venue named in the application will be serving alcohol well into the early hours of the morning after other venues have closed, making it a venue where people will go to drink alcohol probably having consumed a lot of alcohol earlier in the evening
- The operation of the venue as set out in the application will result in groups of people (many of whom are likely to be in a drunken state having been permitted to drink alcohol until the early hours of the morning) coming out of Leake Street directly into the road outside our building, leading to noise, disorderly behaviour, fighting and other antisocial activities This will cause significant distress and alarm to residents in the building - it will be impossible to go out and confront anyone causing noise or trouble late at night and result in increased pressure on the police to come and deal with any nuisance or disturbances
- If the applicants want to operate a late night drinking and music venue, they should find another location where the primary access and exit route is not immediately by a residential apartment building I urge the council to reject this application or at the very least restrict the hours of operation of this venue

so that it must close by no later than 11pm Monday to Saturday and 10 30pm on Sunday, given that it is likely that it will take around 30 minutes for the venue's customers to disperse from the area after the venue closes. The idea of a venue in this location serving alcohol until the early hours of the morning every night is totally inappropriate.

- The following photo taken immediately outside our building on York Road shows how close Leake Street is to our building (Leake Street is the street behind the red car in the photo - this is the point which almost all customers will use to enter and exit the venue directly on the other side of the road from our building):



Please let me know if you need any further information

Kind regards

Stephen McGinley

Disclaimers apply - full details at www.lambeth.gov.uk/email-disclaimer

From: [Sarah G Williams](#) on behalf of [Licensing](#)
To: [Pam Riley](#)
Subject: FW: 21/00162/PRMNEW. Liberty Cheesecake LS Ltd - Rep3 - Henrietta Voake
Date: 06 July 2021 18:14:29

FYA

-----Original Message-----

From: Henrietta Voake [REDACTED]
Sent: 04 July 2021 12:00
To: Licensing <XDESLICENSE@lambeth.gov.uk>
Subject: 21/00162/PRMNEW. Liberty Cheesecake LS Ltd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Mrs Pamela Riley
Case officer
Premises licence application
Unit 5
22 Leake Street

Dear Ms Riley,

I live at [REDACTED] and [REDACTED]. I am concerned by the above application to serve alcohol at the premises until 1 am Monday to Thursday, until 2 am Fridays and Saturdays and until midnight on Sundays.

The entrance to the premises is not contained within the interior of Leake Street Tunnel but faces out toward York Road and is only a few steps away from the Square [REDACTED]. County Hall Apartments is a residential apartment complex of nearly 600 flats. Many of us have bedrooms facing onto York Road and/or onto Forum Magnum Square. We will be directly impacted by any late night activity at the premises. The serving of alcohol inside and outside of the premises is likely to be a problem for residents.

Patrons of the venue will be leaving the premises in the small hours of the morning, some of them inevitably under the influence of the alcohol they will have consumed. Forum Magnum Square is a likely area for them to pass through on their way home and/or congregate in after the venue has closed. Residents are already impacted from time to time by casual drunks passing through and/ or hanging out in the area in the early hours. During the early morning hours background noise subsides, voices echo through the Square and wake up the residents. I have been woken up on several occasions by small groups of people talking in the Square in the early hours. The nuisance is caused even when the behaviour is not obviously drunken or unruly.

Regular late operating hours at the premises will become known and attract customers looking for alcohol after the pubs have closed. This is likely to lead to increased levels of nuisance for residents.

Residents need their sleep in order to be in a fit state to work at their jobs and/or studies the next day. Lack of sleep may lead to longer term health problems both physical and mental. Children living in the apartments are also at risk of being negatively affected.

There are also risks of antisocial behaviour from late night drinking and damage to property.

Please take these concerns into consideration.

Sincerely

Henrietta Voake

From: [Wade Sowman](#)
To: [Pam Riley](#)
Subject: RE: 21/00162/PRMNEW - Passyunk Avenue, Unit 5, 22 Leake Street London SE1 7NN (Bishops)
Representations by: 05.07.2021 (Grant)
Date: 02 July 2021 14:34:13

Hi Pam,

I write further to the consultation for the above license application.

The premises is subject to a planning permission that covers the wider area of railway arches on Leake Street and Addington Street (Ref: 15/04713/FUL) for *“The change of use of the railway arches beneath the Former Waterloo International Terminal from a car park and car wash facility (Sui Generis use) to provide 2,170 sqm of shops, restaurants, cafes and bars (A1/A3/A4 uses); installation of glass/timber/metal facades for the arches facing Addington Street; means of enclosure, public realm improvements, a new pedestrian connection, outdoor seating, lighting, CCTV, cycle parking and other associated works.”*

Condition 17 of the planning permission imposes the below hours of operation:

Customers are not permitted on the premises (Units 1 to 8) other than within the following times:

07:30 Hours to 00:00 Hours - Monday through to Thursday.

07:30 Hours to 01:00 Hours the following day - Fridays.

08:00 Hours to 01:00 Hours the following day - Saturdays.

08:00 Hours to 00:00 Hours - Sundays, Bank Holidays or Public Holidays.

I note that the license application proposes operating until 2am on Friday and Saturday and 1am Mon-Thurs and therefore a potential breach of condition 17 may arise; I would be grateful if you would relay this to the applicant. They may wish to apply to amend Condition 17 – forms and guidance can be found at www.lambeth.gov.uk/planningapplications and www.planningportal.gov.uk

Regards,

Wade Sowman
Principal Planning Enforcement Officer
Sustainable Growth & Opportunity Directorate
London Borough of Lambeth
Tel: 0207 926 6970

Lambeth is leading on a project to develop a new digital tool to make submitting a planning application quicker and easier. We're keen to hear about your experience of submitting an application so that we can use this to help us design the best possible solution: [Click here for Survey](#)

From: Marcia Green <MGreen@lambeth.gov.uk>

Sent: 09 June 2021 12:12

To: Home Office <Alcohol@homeoffice.gsi.gov.uk>; Pam Riley <PRiley@lambeth.gov.uk>; Cllr Ibrahim Dogus <IDogus@lambeth.gov.uk>; Cllr Jennie Mosley <JMosley@lambeth.gov.uk>; Cllr