

Your ref no:

[REDACTED]

Your details

First name

Alex

Last name

Hood

Email address

[REDACTED]

Daytime telephone number

(optional)

[REDACTED]

Your address

[REDACTED] Ivor House

Address line 2

(optional)

5 Acre Lane

Town/City

Brixton

County

(optional)

Postcode

SW2 5RS

Your ref no:

[REDACTED]

Your comments

Which application do you want to comment on?

21/00275/PRMNEW

El Rancho De LALO

Tell us how you feel the application will or will not meet the Lambeth Council licensing objectives.

Our licensing objectives are:

- Preventing crime and disorder
- Public safety
- Preventing public nuisance
- Protecting children from harm

Preventing crime and disorder (optional)

Public safety (optional)

Preventing public nuisance (optional)

In the four units on the ground floor of Ivor House (5 Acre Lane), the two entered from Buckner Road, facing the Council's properties, have insubstantial roofs which make the containment of noise within the property limited. The residents of Ivor House above the premises and with residential units facing this direction know this because shortly after this unit was occupied on 18 September 2021, complaints were made to the Council regarding music being played from the premises during the day. Especially at a time when most the residents are working from home, this is disruptive to the good order and peace of these residents' work and home life. The testing of the air conditioning system a few days prior also disrupted several work days of the residents a few days prior to the premises' occupation.

While this particular unit might reasonably be occupied by a café or restaurant, the licensing of the premises with alcohol and music will become a persistent public nuisance to the surrounding residents with windows, gardens and balconies adjoining and facing Buckner Road. This includes those living in Ivor House as well the properties on Porden Road.

When the redevelopment plans were made by the Council to centralise its offices in the Civic Centre and convert Ivor House to residential units above and commercial units below, due consideration should have been given to such restrictions on these two units upon conversion. If such consideration has been made, this covenant should be upheld.

While Buckner Road is currently a quiet back street, the premises' alcohol license will create a permanent disruption to the residential area the Council helped create.

Protecting children from harm (optional)

Any other comments (optional)

Supporting evidence

You can upload files to support your comments, for example, photos.

Upload File(s)

From: [Pam Riley](#) on behalf of [Licensing](#)
To: [Ola Owojori](#)
Subject: FW: 21/00275/PRMNEW - planning application objection
Date: 29 October 2021 14:37:36

FYA

Kind Regards
Mrs Pamela Riley
Licensing Officer
Public Protection & Regulatory Services (Licensing)
London Borough of Lambeth
Tel: 020 7926 6164
Email: priley@lambeth.gov.uk
Licensing Email: Licensing@lambeth.gov.uk
Website: <http://www.lambeth.gov.uk/licensing/>

Items by post should be sent to:

London Borough of Lambeth, Community Safety, PO Box 734, Winchester SO23 5DG

Items for courier or hand delivery should be delivered to:

London Borough of Lambeth, Community Safety, Civic Centre, [6 Brixton Hill, London, SW2 1EG](#)

Sign up for email updates about Empire Windrush celebrations at:
<http://www.lambeth.gov.uk/empirewindrush>



From: Henry Iles [REDACTED]
Sent: 19 October 2021 13:12
To: Licensing <XDESLICENSE@lambeth.gov.uk>
Subject: 21/00275/PRMNEW - planning application objection

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 would like to object to the above application by el rancho de lalo ltd of 1 Bucknor Road London SW2 5BY.

I am a resident in the attached Ivor House and I object to the proposed licensing in the strongest possible terms.

The Ivor house building (a former Lambeth council office building itself so I'm sure you will entirely appreciate) was never purpose built for the purposes of building flats for residential usage nor commercial business units for loud entertainment.

The building has never been sound proofed for either to co-exist next to each other. I would be worried about the effects of noise travelling from the above named venue and customers into attached residential flats - which it would do.

The area itself is plenty loud enough believe me. Having music and the noise of drunken revellers penetrate into your home in an already noisy area would be too much.

And not to mention the impact of antisocial behaviour (littering, shouting, vomiting, urinating) quite literally on our doorstep as late at 11:00 at night and beyond after Chuck out time. We have young families living in the building too.

The original application did not ask for an alcohol licence which is why I did not object. Now it does it feels like by stealth we could soon be living above a bar.

That is not acceptable to me and nor should it be.

I expect and respectfully submit Lambeth council promptly reject this licence application.

Thanks,

Henry Iles

From: [REDACTED]
To: [Ola Owojori](#)
Subject: Re: FW: FW: El Rancho De LALO 1 Buckner Road SW2 5BY 21/00275/PRMNEW
Date: 22 December 2021 08:27:52

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.

Further,

We have as leaseholders - and must be able to offer any tenants - a right to 'quiet enjoyment'.

This restaurant has already breached our entitlement to quiet enjoyment by making a tremendous racket until well past midnight - and the excuse was - apparently - that's alright because it was the owners birthday...

The owner took on the business with no alcohol licence - and if I am reading the below correctly - has experience in the restaurant trade - so they can't turn around now and say it's impossible to operate without an alcohol licence - He/she knew that before and I respectfully suggest that is their issue and not the councils to now remedy - at the expense of my quiet enjoyment and quality of life.

The council should swiftly reject this application for an alcohol licence and I continue to oppose and reject it in the strongest possible terms.

Thanks,

On Tuesday, 21 December 2021, Henry Iles [REDACTED] > wrote:

Hello,

No - they are not addressed.

You are aware that residents have already had to make a complaint about loud music - which went on until after midnight.

That is prior to any alcohol licence.

I cannot accept any assurances that this was a 'one off' event for someone's birthday - it is a sign of things to come. And a worrying one.

The plain and simple fact of the matter is this - we the residents do not want it. We have lived there and we know all too well the implications of these kinds of venues and we certainly do not want it within the building itself.

The building is an old listed building - and though it has been restored and converted - it was never intended to house residents and restaurants together side by side in happy unity. The building is not intended for it - and we should not have to put up with it. We have paid a fortune to live there - we pay our council tax and stamp duty for the privilege. We have already seen how noise can and will travel into our flats.

That promises to have a negative impact on the property value too.

I continue to object in the strongest possible terms.

On Tuesday, 21 December 2021, Ola Owojori <OOwojori@lambeth.gov.uk> wrote:

Your ref no:

[REDACTED]

Your details

First name

Jennifer

Last name

Rucker

Email address

[REDACTED]

Daytime telephone number

(optional)

Search for address

1 Buckner road

Your address

[REDACTED] acre lane

Address line 2

(optional)

Town/City

(optional)

London

County

(optional)

Lambeth

Postcode

SW2 5RS

Your ref no:

[REDACTED]

Your comments

Which application do you want to comment on?

Rancho de Lalo sale of alcohol.

Tell us how you feel the application will or will not meet the Lambeth Council licensing objectives.

Our licensing objectives are:

- Preventing crime and disorder
- Public safety
- Preventing public nuisance
- Protecting children from harm

Preventing crime and disorder (optional)

Public safety (optional)

Preventing public nuisance (optional)

The restaurant faces the bedrooms of at least 10 flats from Ivor house. This will greatly disturb the residents. It has already started on 6 November.

Protecting children from harm (optional)

Our children will not get a good night sleep due to the noise from the partying next to their bedrooms.

Any other comments (optional)

Already the installation of the extractor fan was pushed thru during the pandemic. The nuisance should not be aggravated or there will be a clash with the residents.

Supporting evidence

You can upload files to support your comments, for example, photos.

Upload File(s)

5 (optional)

1

test

Comments for Licensing Application 21/00275/PRMNEW

Application Summary

Application Number: 21/00275/PRMNEW

Address: 1 Buckner Road London SW2 5BY

Proposal: Premises Licence (new application)

Case Officer: Mr Ola Owojori

Customer Details

Name: Mr Joe Knox

Address: [REDACTED] Ivor House, 5 Acre Lane London, LONDON SW2 5RS

Comment Details

Commenter Type: Neighbour/Public

Stance: Customer objects to the Licensing Application

Comment Reasons:

- Objection to application

Comment:07/11/2021 3:32 PM I oppose the licence application because the premises is connected to a residential block of flats and is in a residential area generally. In this context, the alcohol licence until 11pm means that there will frequently be significant numbers of people exiting the restaurant at approximately 11.30pm, which is anti-social for neighbouring residents due to the noise this will cause.

Even if the licence is granted, the noise created on the premises so far suggests that the terms of the licence may not be observed. For example: (i) on Saturday 6 November 2021, there was a party at the premises with loud music playing until 12.30am which disturbed residents' sleep at Ivor House; (ii) building works have frequently commenced at the premises before 8am; (iii) we understand that part of the planning permission granted stipulates that the extractor fan must be painted black, which does not appear to have been done.

As a more general point, this premises adjoins Ivor House at the rear and is very close to houses on Porden Road and will clearly affect the noise levels if an alcohol licence is granted until 11pm every night of the week and will fundamentally alter the immediate area.

From: [REDACTED]
To: [Licensing](#)
Subject: Licence application by El Rancho De Lalo (1 Buckner Road, London, SW2 5BY)
Date: 09 November 2021 15:28:11

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 whom it may concern,

I'd like to raise significant objections to the application by El Rancho De Lalo (1 Buckner Road, London, SW2 5BY).

There is an application in place for them to sell alcohol under late licence at the location above.

I would like to object strongly to this on the following grounds:

- The venue is already a significant noise burden. The building is not sound proofed at all, so already whilst playing loud music during the day - makes it impossible for residents at the back of Ivor House (overlooking) the venue roof, to enjoy their balconies. The noise is terrible, the venue has taken no steps to soundproof and this is just music. If you factor in alcohol and you will now have noisy people hooting and hollering, shouting and making the noise worse. Likely the music will be louder too. The late hours of operation make it also noisy and unpleasant for an even longer period too. Life is already unacceptable due to this venue, the complaints by residents are constant, yet this place now wants to operate later and factor in alcohol.
- The space in front of the building will become frequented by loud drunk and drinking people, vomiting, fighting, shouting. This will be during operations and especially at kick out times on weekend evenings. Already we see significant degradation in quality of life for people living near similar venues, trawling through vomit, smashed glass and worse - from kick out on a Saturday night. The noise will also be horrendous at closing time, hundreds of drunk, rowdy people being kicked out every weekend night - will be loud noisy, dangerous for local residents. Property will be mistreated by drunk people and property damaged. House prices will be hugely affected and quality of life will be terrible for residents of Ivor House which is connected to the venue.

It is with a very strong objection, I send you the above. This licence will significantly affect the lives of the people in neighbouring Ivor House in a severely negative manner. This licence application should be rejected and denied.

Nick Powell
Local Resident

[REDACTED] - Ivor House
Acre Lane
London
SW25RS
[REDACTED]

Your ref no:

[REDACTED]

Your details

First name

Rebecca

Last name

Connell

Email address

[REDACTED]

Daytime telephone number

(optional)

[REDACTED]

Search for address

Your address

Flat [REDACTED]

Address line 2

(optional)

Ivor House

Town/City

(optional)

Brixton

County

(optional)

Postcode

SW2 5RS

Your ref no:

Your comments

Which application do you want to comment on?

Application for Grant of Premises License for El Rancho de Lalo Ltd - 1 Buckner Road, London SW2 5BY

Tell us how you feel the application will or will not meet the Lambeth Council licensing objectives.

Our licensing objectives are:

- Preventing crime and disorder
- Public safety
- Preventing public nuisance
- Protecting children from harm

Preventing crime and disorder (optional)

Public safety (optional)

Preventing public nuisance (optional)

This business is underneath residential flats, one of which is ours. The noise emitted from this venue is already problematic and the addition of alcohol sales on the premises will undoubtedly lead to additional disturbance amounting to public nuisance.

Protecting children from harm (optional)

Any other comments (optional)

Supporting evidence

You can upload files to support your comments, for example, photos.

Upload File(s)

5 (optional)

1

test

Your ref no:

[REDACTED]

Your details

First name

Rebecca

Last name

Perry

Email address

[REDACTED]

Daytime telephone number

(optional)

[REDACTED]

Search for address

[REDACTED] Ivor House

Your address

[REDACTED] Acre Lane, Brixton

Address line 2

(optional)

Town/City

(optional)

County

(optional)

Postcode

SW2 5RS

Your ref no:

Your comments

Which application do you want to comment on?

EL RANCHO DE LALO - application for a 7 day sale of alcohol on and off license (Buckner Road, Brixton)

Tell us how you feel the application will or will not meet the Lambeth Council licensing objectives.

Our licensing objectives are:

- Preventing crime and disorder
- Public safety
- Preventing public nuisance
- Protecting children from harm

Preventing crime and disorder (optional)

Public safety (optional)

Preventing public nuisance (optional)

I do not wish to hear or live next to a bar style venue with alcohol and music. Adding a 7 day alcohol license to the premises will only attract and encourage people to hang outside Buckner road which is around the back of Ivor House. Buckner road has, until this been, a relatively quiet area and adding alcohol will only increase noise and footfall. I live on the lowest level floor of Ivor and over the last few months since El Rancho opened up, have heard loud music coming from the venue, as well as the fan that they have installed on top of the roof - I should not also have to put up with the sale of alcohol. It is completely intrusive to the residents (myself included) who live at the back of Ivor House and I seriously ask that you think of the residents living in this building as well as those living on Porden road.

Protecting children from harm (optional)

Any other comments (optional)

Supporting evidence

You can upload files to support your comments, for example, photos.

Upload File(s)

5 (optional)

1

test

From: [Pam Riley](#) on behalf of [Licensing](#)
To: [Ola Owojori](#)
Subject: FW: El Rancho De Lalo LTD Application
Date: 25 October 2021 10:00:31

FYA

Kind Regards
Mrs Pamela Riley
Licensing Officer
Public Protection & Regulatory Services (Licensing)
London Borough of Lambeth
Tel: 020 7926 6164
Email: priley@lambeth.gov.uk
Licensing Email: Licensing@lambeth.gov.uk
Website: <http://www.lambeth.gov.uk/licensing/>

Items by post should be sent to:

London Borough of Lambeth, Community Safety, PO Box 734, Winchester SO23 5DG

Items for courier or hand delivery should be delivered to:

London Borough of Lambeth, Community Safety, Civic Centre, [6 Brixton Hill, London, SW2 1EG](#)

Sign up for email updates about Empire Windrush celebrations at:
<http://www.lambeth.gov.uk/empirewindrush>



From: Sarah Barlow [REDACTED]
Sent: 19 October 2021 11:47
To: Licensing <XDESLICENSE@lambeth.gov.uk>
Subject: El Rancho De Lalo LTD Application

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 Licensing Team,

I am writing to object to granting of a full alcohol license to El Rancho De Lalo on 1 Buckner Road, SW25BY.

As a resident of [REDACTED] Acre Lane, [REDACTED] Buckner road and is in [REDACTED] of the restaurant.

Lambeth council converted its old office's (our building at 5 acre lane) into residential units and has now granted permission for a bar-style venue with music (El Rancho de Lalo) without properly soundproofing the commercial premises. A cafe, restaurant or workspace (without music) would be fine from my perspective. However, a venue offering alcohol to 11pm, both on and off license will cause a public nuisance on Buckner Road to adjacent residents - a situation for which Lambeth council would be entirely responsible.

I hope you can consider this concern and future happiness of local residence when you process this application.

Kind regards

Sarah

Flat ■ Ivor House

■ Acre Lane

SW25rs