I am making a representation in respect of this application on the grounds of the prevention of public nuisance, and the prevention of crime and disorder licensing objectives.

The premises is described as a Cafe which will be selling hot drinks (tea, coffee), snacks, cold drinks, salads, cold snacks with the option of customers wanting the food to be heated up by a microwave. The premises is seeking authorisation to provide the following licensable activities and operational hours:

**Late Night Refreshment (On the Premises)**
Thursday to Saturday: 23:00 – 05:00

**Hours premises are open to the public**
Sunday to Wednesday: 11:00 – 23:00
Thursday to Saturday: 13:00 – 23:30

Although the applicant has indicated recorded music as part of his licensable activity, it transpired background music was instead required. Background music is not a licensable activity, hence not required.

**Lambeth Statement of Licensing Policy**

**Cumulative Impact Area (Saturation Zone)**

The premises is not within the cumulative impact area zone as identified within the current Council's statement of licensing policy on page 31.

**Classification of Area within the policy**

According to the current Licensing Policy, Appendix 1 page 30, the area that the premises is located is on a local parade of shops, but there are residential properties in close proximity to the premises. The premises is therefore designated for the purpose of this application as in a residential area.

**Classification of Premises within the policy**

The applicant has stated that the premises is operated as a café Cafe which will be selling hot drinks (tea, coffee), snacks, cold drinks, salads, cold snacks with the option of customers wanting the food to be heated up by a microwave.

The application if granted as sought will enable the premises to be operated as a cafe in close proximity to residential accommodation. This kind of operation will have a negative impact on the residents living in the area and it may lead to the following:

- disturbance from departing patrons
- anti social behaviour and
- noise disturbance to residents
Operational Schedule

As the premises is to be considered as located in a residential area, the hours sought on Thursday to Saturday are not in accordance with Lambeth Statement of Licensing Policy. The applicant has proposed some conditions in the operating schedule however this does not go far enough to address my concerns I will recommend the application be refused.

The applicant has been advised to amend his applicant in line with the Council’s policy. The policy recommendation for such business in a residential area is 23:00 daily. This then implies a premises licence will not require for a late night refreshment and the application should be withdrawn. However if the applicant still want to go ahead, you should be ready to explain to a licensing committee why the hours you have requested should be granted.

If the Committee is minded to grant the application, the conditions below should be attached to the premises licence to mitigate against the likelihood of public nuisance and crime and disorder being caused in a residential area.

Proposed Conditions:

Prevention of Crime & Disorder

1. Digital CCTV and appropriate recording equipment to be installed in accordance with Home Office Guidelines relating to UK Police Requirements for Digital CCTV System, operated and maintained throughout the premises internally and externally to cover all public areas, including the entrance to the premises and shall as a minimum cover the counter, the entrances/exits toilet doors and dining floor(s). The system shall be on and recording at all times the premises licence is in operation.

2. The CCTV cameras and recording equipment must be of sufficient quality to work in all lighting levels inside the premises at all times.

3. CCTV footage will be stored for a minimum of 31 days.

4. The management will give full and immediate cooperation and technical assistance to the Police in the event that CCTV footage is required for the prevention and detection of suspected or alleged crime.

5. The CCTV images will record and display dates and times, and these times will be checked regularly to ensure their accuracy.

6. Subject to Data Protection guidance and legislation, the management of the premises will ensure that staff are fully trained in the operation of the CCTV, and will be able to download selected footage onto a disk/USB Stick for the police without difficulty or delay and without charge to Metropolitan Police Service.

7. Any CCTV breakdown or system failure will be notified to the police immediately & remedied as soon as practicable. Repair records / invoices shall be kept on site for at least 12 months and available to be viewed to all authorised persons upon request.

8. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
9. All staff member should be checked to ensure they have the right to work in the UK. These checks should be made available upon requests to all responsible authorities.

**Prevention of Public Nuisance**

10. The premises shall at all times maintain and operate a sales refusals log and an incident log will be kept on the premises to record all refusals and incidents of crime or disorder. These shall be reviewed and signed by the Designated Premises Supervisor at intervals of no more than four (4) weeks. Feedback shall be given to staff to ensure these are used on each occasion that a refusal or incident occurs at the premises. These records shall be made immediately available upon request to all authorised persons.

11. Patrons shall be requested not to loiter outside the premises and to leave the premises quietly. Notices to this effect must be prominently displayed at the entrances of the premises.

12. All tables and chairs to remain in-situ at all times during licensing activities.

13. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

14. All windows and external doors shall be kept closed after (21:00) hours, except for the immediate access and egress of persons.

15. No deliveries to the premises shall take place between (22.00) and (08.00) on the following day.

16. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.

17. Management/staff shall proactively monitor the conduct and behaviour of patrons on the public highway to ensure no noisy, rowdy or anti-social behaviour (this includes loud talking/shouting and people congregating in large groups on pavement obstructing the public highway). Those patrons deemed to be engaging in such behaviour shall be asked to cease this activity and/or disperse from the premises quietly.

18. No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated.

19. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.

**Protection of Children from Harm**
20. All children visiting the premises after 21:00 shall be accompanied by an adult

Ola Owojori
Interim Licensing Manager
20th July 2018
From: Theo Devaney [mailto:t.training]
Sent: 07 August 2018 17:49
To: Licensing <XDESLICENSE@lambeth.gov.uk>; Planning <XHREPlanning@lambeth.gov.uk>
Subject: Proposed Granting of Licence, Unit 1, 6-12 Tulse Hill, SW2 2BD

Dear Sir / Madam,

Further to the attached application, I and my wife are resident at Flat 12 Tulse Hill, SW2 2BD.

We are strongly opposed to the granting of a late night drinks and food sale licence at the proposed location. We have neighbours who frequently have parties in the street at the mews beside us - not as close at our actual property, which this would be - and it keeps all of the residents of our development awake, sometimes until 6am in Summer months. It is hard to imagine how we should be able to get any sleep whatsoever at weekends if this licence were to be granted.

This is especially a concern because my business is in teaching, which I do at my flat, over the weekends. I am freelance, and so Saturday and Sunday are my busiest days for private tuition. I therefore need to be able to sleep at weekends as I would on weeknights when possible. This licence would therefore be threat to my being able to work and earn as I need to.

I do hope that you consider the major disruption to the domestic lives of residential tenants at these properties when considering this application.

Thank you for your consideration.

Warm Regards,

Theo

Theo Devaney

Email: Theo.devaney@training
Twitter: @TheoDevaney
Mobile: +44 7

www.Praesentia.Training
www.----------
With reference to the attached application for licence at commercial unit 1, 6-12 Tulse Hill. I am leaseholder of Flat [redacted] and I object strongly to this application.

I also attach the original planning permission for the site which was for A1 use only for the commercial units which I was happy with when deciding to purchase my flat. There has been a barber shop there for some time which already caused problems during the day due to the patrons parking in front of the gates and also drinking alcohol on the premises. It does not detail what kind of drinks would be for sale I dread to think they would be alcoholic that would be like asking to open a nightclub in the middle of a residential development - open until 5am !

Please think of the residents in both blocks adjacent to this unit the traffic would be unbearable.

Yours hopefully

Lani Herdman
Dear sir or Madam

I am writing to object to the application for Unit 1, 6-12 Tulse Hill to become Dumplin’ Factory Ltd.

I often stay with my brother in the [redacted] unit 1. Due to my work commitments I often visit on Friday and Saturday nights when the premises below will be open till 5am if this application is granted.

Being disabled (I have a disability called cerebral palsy which affects my mobility and dexterity, and means I use a lot more energy than other people) I struggle enough as it is to visit my brother and to be kept up till 5am by the sound from the noise generated inside by customers and staff and by congregating people and delivery scooters outside the new cafe will disrupt the sleep of residents and guests. This will seriously impact my energy for the following days and lead to me not being able to visit my brother in London.

I worry there will also be increased litter, vermin and smell generated by the unit becoming a fast food cafe causing even more disturbance to residents and their guests.

Yours faithfully

Daniel Kinchin
To whom it may concern.

I often travel to London to visit my son (Will Kinchin, Unit 1, 12 Tulse Hill) who lives in the flat. I have been made aware it is to open as a fast food restaurant with a late license till 5am on Thursdays, Fridays and Saturdays. This will cause a lot of noise and public disturbance so I would like to make my case below for why this application should not be granted:

**Opening times, noise and litter**

The opening hours are pretty much all night (Till 5am) on Thursdays, Fridays and Saturdays. This will attract people to congregate outside the premises throughout the night making noise. This noise will be added to by the cafe staff, customers inside and recorded music which will travel through the floors disturbing residents to the flats above and behind.

In the summer months residents will have to keep their windows shut due to the noise which will cause even more discomfort in hot weather.

Previously the unit was a barbers shop and has no sound proofing. If this becomes a fast food premises there will be increased littering outside which will blow into the residents car park possibly increasing the chance of rats and mice entering the unit and surrounding flats.

Any ventilation for the cafe will blow out under the windows of the surrounding flats which will be most unwelcome.

Due to there being no parking space, any stock deliveries, delivery company motorbikes such as Deliver-roo or people stopping to pick up food by car, will most likely block the residents car park gate or the bus route on the road outside, causing public nuisance and harm public safety.

Finally this premises’s planning does not permit it to sell hot food till these unacceptable times and would need to be applied for separately. Please make me aware if such a planning application is lodged. Currently they only have an A1 planning license.

Yours sincerely
Joe Kinchin
Dear Sir/Madam,

I am writing to express my concern at the application that has been made for a licence to sell alcohol until 5am on Thursdays, Fridays and Saturdays in a unit at the front of our residential block.

This is a matter of grave concern. 12 Tulse Hill is a quiet community who respect and uphold each other’s right to peace and an undisturbed night’s sleep. This late night licence could cause all sorts of disruption, noise pollution and attract all sorts of problems on the street outside the block and for the extended community around it. My understanding is that any noise whatsoever after midnight would be cause for concern and one or all the residents would be entitled to call the police. Meanwhile there are plenty of licensed bars, shops, restaurants and pubs in the area who can sell alcohol to those who want it.

I would ask you not to grant this licence under any circumstance not least because when the application to build was originally granted there were strict restrictions as to what the space could be used for and the selling of alcohol was not one of them.

Many thanks for your consideration.

Your sincerely

Clare Conville Riley
From: Carolyn Kinchin [mailto:cl.com]
Sent: 30 July 2018 13:03
To: Licensing <XDESLICENSE@lambeth.gov.uk>
Subject: Objection to Dumplin’ Factory Ltd, Unit 1, 6-12 Tulse Hill, London SW2 2BD

Dear Lambeth Council

My son and his fiancée live in flat 1, the Unit 1, 6-12 Tulse Hill SW2 2BD. This unit is applying to be a fast food restaurant with opening hours till 5am on Thursday, Friday and Saturday. As this unit is surrounded by many residential flats and previously was a shop with more sociable operating hours. I feel this new application is not in the interest of the people who live in the area and is unacceptable. Personally I come down to London very often to visit my family and stay in the property above. This is almost always on weekend when the Dumplin’ Factory is proposing to be open all night. I have no doubts this will cause a lot of public disturbance to residents and visitors. I have bullet pointed my concerns below:

01. Noise from customers and delivery drivers on the pavement outside will disturb residents and guests

02. Litter dropped will collect in the residents carpark behind and to the side of the unit increasing smell and vermin and cause a public nuisance.

03. The noise and smell will mean the windows of the surrounding flats will need to be closed which will cause residents and guests much discomfort in the warmer months

04. After reviewing the application on the Lambeth website if this unit opens as a fast food cafe till 5am three nights a week serving hot food it would be in breech of its planning category. Please keep me informed if a change in planning application is lodged.

Many thanks for your time reading this.
Kind regards

Carolyn Kinchin
To whom it may concern,

I am writing to register my strong objection to the proposed grant of a Premises Licence to Dumplin’ Factory Limited, at the address Unit 1, 6-12 Tulse Hill. I am a resident in the same development: my address is Flat 12 Tulse Hill. The proposed licence would allow Dumplin’ Factory to remain open until 5am Thurs-Sat. This would severely impact the quality of life of myself and the other residents, due to the increased late-night noise and litter that will inevitably ensue.

I am furthermore concerned that such a licence would violate the terms of the original planning consent for the development, which clearly specifies that the use of Unit 1 is in class A1. This class does not include a late-night restaurant or drinking establishment, which is what Dumplin’ Factory promises to become.

If a Premises Licence is granted for this new business, in violation of the residents’ wishes and the original planning permission for the development, I will be forced to take legal action against the council.

Best regards,
Dr. Mark Mitchison
Dear Lambeth Council

Regarding: application for Grant of Premises License for Dumplin’ Factory. Unit 1, 6-12 Tulse Hill, London.

The purpose of this email is to object to the late night refreshment license application. I own the flat with my fiancée above the back of Unit 1 and bought the flat on the understanding the unit below could only operate between the hours 8am - 11pm under the A1 planning act. The proposed closing time of 5am three nights a week seems in breach of this act plus surrounded by residential flats seems totally unacceptable. Below I have stated my case for why I think this should not be granted:

Public nuisance
Our bedroom is directly above the unit, if it is open till 5am Thursday, Friday and Saturday we will be kept awake on three nights of the week. Voices and noise were audible with the previous business below and I don’t see any planning for noise cancelling. This will cause a disturbance to all the near by flats and any guests. Over a prolonged period this could affect our health if we loose three nights of sleep a week due to customers and delivery scooters congregating outside and the sound our music, customers and staff inside.

Windows
We will have to keep our windows closed to stop the noise and smell from any ventilation disrupting us, which in the summer months and in hot spells like we have just experienced would be most uncomfortable for residents and guests of the surrounding flats.

Safety
These units were built to be used as an A1 premises and I am sure that they do not have adequate ventilation and fire safety.

Planning
Under the current use ‘A1’, it states any business in that unit can only operate between the hours of 8am-11pm. So for this application to go ahead the Dumplin’ factory would need to apply for a change in planning.
Litter
Litter from the cafe will blow under the gate and into our residents car park. This will increase the risk of vermin around the residential properties behind, look untidy and increase our management fees for having a care-taker constantly cleaning up the car park.

Parking
With delivery scooters parked outside on the pavement, cars stopping to pick up takeaways and stock deliveries all needing to park near the unit, I fear our car park gate will be often blocked and probably the many bus routes that go along Tulse Hill.

Please keep me updated on developments for this application.

Yours sincerely
William Kinchin
--
Will Kinchin
Freelance Graphic Designer
--
+44 (0) 77[redacted]@co.uk
Dear Sirs,

Regarding: application for Grant of Premises License for Dumplin' Factory. Unit 1, 6-12 Tulse Hill, London.

I am writing to object to this late night refreshment license application.

I own and reside in Flat 12 Tulse Hill, which is the flat directly above Unit 1, at the back.

I reject on the following grounds:

1. Preventing public nuisance - the business is planning to be open late night on Thursdays, Fridays and Saturdays until 5am. As our bedroom is directly above the unit, we will be kept awake on three nights of the week. From experience of the previous business in that unit, voices and noise carry. It will have a negative impact on our health and ability to work if we are kept awake until 5am. It will also have the same affect on our family members and friends who regularly come to stay for the weekend at our place.

2. We will have to keep our windows closed to try to prevent the carrying of noise, which would be extremely uncomfortable in the summer months.

3. The sound of music will also be a public nuisance. The beauty of this residential area is how quiet it is, even though it is a 10 minute walk to central Brixton.

4. As the units were built to be used as an A1 premises, I am sure that they do not have adequate ventilation and fire safety. Will the applicants be putting in ventilation? If so, will it go out the side or out the back of the premises? If out the back, it will be directly under our bedroom window and the flat above ours, which would be a huge public nuisance! If under the archway into the block, I would be worried about fire safety. Have the applicants made plans for this?

5. Under the current use 'A1', any business in that unit can only operate between the hours of 8am-11pm. I have not seen that the applicants have applied for a change of planning use. Please keep me updated if they apply for this.

6. The inevitable littering and vermin resulting in a fast food shop will also cause a public nuisance that the residents will have to deal with.

7. Public safety - As there are no parking spaces available, customers will inevitably park in front of the gates to the flats, causing a nuisance to the residents, and blocking a very busy bus route along Tulse Hill.

Please keep me updated on developments for this application.

Kind regards,
Helen Shine
Objection to Planning Application (18/00138/PRMNEW) relating to:
Dumplin’ Factory Ltd, Unit 1 6-12 Tulse Hill

To whom it may concern,
We are writing to object to the application of a late night refreshment licence for the above business.

Our objections are for the following reasons:

1) Contravention of the Planning Approval granted to this development in 2006. This expressly states: “The three retail units (A1 use) hereby permitted shall only operate between the hours of 08:00 hours and 23:00 hours on any day. Reason: To protect the amenities of adjoining occupiers. Policies G10, S10”… etc.

We can see no reason why the amenities of adjoining occupiers should now be set aside to accommodate the late night licence requested (open till 5am Thursday – Saturday).

2) Contravention of the approved premise Use license type. Type A1 permits the following types of business:

(a) for the retail sale of goods other than hot food,
(b) as a post office,
(c) for the sale of tickets or as a travel agency,
(d) for the sale of sandwiches or other cold food for consumption off the premises,
(e) for hairdressing,
(f) for the direction of funerals,
(g) for the display of goods for sale,
(h) for the hiring out of domestic or personal goods or articles,
(i) for the reception of goods to be washed, cleaned or repaired, where the
sale, display or service is to visiting members of the public.

To meet the necessary conditions of use Dumplin’ Factory would have to sell only
cold food, (and clearly the drinks mentioned could not be alcoholic). From the
application notice we suspect they will be a take away intending to serve hot food.

3) Community Safety. The area has many facilities from which to buy alcohol and food
up till 11pm. A late night establishment of this type will become a magnet for
people from a wider area who, by the time of night for which the extension applies,
may have well have been drinking alcohol and will in all likelihood congregate
outside to consume their food till 5 am which is likely to result in a problem with
noise and litter.

In particular the establishment adjoins the street entrance to the flats at 6-12 and we
would feel uncomfortable having to negotiate entry late at night through crowds of
people gathered there.

With little local competition at this time of night this facility will attract young people
from a wide geographical area with increased potential for altercations and violence.

Yours sincerely

Lynne & Michael Rybacki
Submitted on Monday, July 23, 2018 - 11:38 Submitted by user: Anonymous Submitted values are:

==Your personal details==
Title: Mr
First name: Malcolm
Last name: Shine
Email: @talktalk.net
Telephone: 452862

==Your address==
Address: Sandhills Road, Barnt Green, Worcestershire, B45 8NP
UPRN:

==Your comments==
Which application do you want to comment on? Dumplin Factory Ltd,
Unit 1, 6 - 12 Tulse Hill, London SW2 2BD (Tulse Hill)
Preventing crime and disorder:
Public safety:
Preventing public nuisance:
   My daughter lives in one of the flats immediately above this unit. As I am now retired I frequently
stay in her flat for long weekends. I would like to object to the licensing application because of the
following public nuisances likely to arise:

   • The opening hours applied for go on until an unacceptably late time. If granted they will have a
seriously adverse effect on the quiet enjoyment of residents & visitors. Noise from café staff &
customers, both inside & outside the premises will pass through floors & windows disturbing sleep.
Windows will have to be kept shut in the summer, something that would be insufferable in current
weather conditions.
   • The sound of amplified music will cause a noise nuisance throughout opening hours.
   • As far as I am aware the premises does not have sound-proofing or noise-limiting devices. The
ground floor units were designed to be used as shops open 9:00 to 17:00, excessive noise & cooking
smells outside these hours would be a public nuisance.
   • The sale of food & drinks to take away will inevitably lead to increased littering & possibly
attract vermin.
   • The absence of parking spaces will result in regular blocking of the driveway access into the
flats’ private parking area & restrict the flow of traffic on Tulse Hill, which is a bus route.

Protecting children from harm:
Any other comments:
Supporting evidence 1:
Supporting evidence 2:
Supporting evidence 3:
route.

Protecting children from harm:
Any other comments:
Supporting evidence 1:  
https://www.lambeth.gov.uk/system/files/webform/comment-on-licence-application/P1000857r.jpg
Supporting evidence 2:
Supporting evidence 3:
From: Andrew Lopez [mailto: @hotmail.co.uk]
Sent: 13 July 2018 15:25
To: Planning
Subject: Objection to Application for grant of premises 6-12 Tulse Hill

Application for Grant of Premises License ‘Dumplin’ Factory Ltd, Unit 1, 6 – 12 Tulse Hill, London
Dear Lambeth Licensing Department,
I am writing with regards to an Application for Grant of Premises License at ‘Unit 1, 6-12 Tulse Hill, London’. The property in question is proposing a grant of a Premises License which would “authorise late night, refreshment license which would allow Dumplin’ Factory to be open until 5am on Thursday’s, Friday’s and Saturday’s.”
I am a homeowner of the this property (12 Tulse Hill, London, SW2 2BD) and I am appalled that this premises license is being considered by Lambeth Council and I am writing to outline my objections. My bedroom is this premises and should it be granted this will only bring a whole host of issues not only to my property and other local properties located directly above this commercial unit, but also the area as a whole. I endeavour to list all of my reservations within this letter as outlined below.

Noise pollution
Allowing a license until 5am will quite clearly bring noise pollution to myself and the other homeowners located above the commercial unit. How are we to sleep on a Thursday, Friday and Saturday if this premise is to open until 5am? Note that there are six flats directly above this commercial unit in question, 14 flats in my block alone and dozens more in the direct surrounding area. The disruption to mine and others sleep is catastrophic. I urge the Council to consider the well-being of myself and other residents.

Fumes
Not only will I and the other residents be affected by the noise until the early hours, but we are sure to be affected by fumes from the shop whenever we open our windows. This is unacceptable. Fast food smells travel a long way in a breeze and it would be intolerable for local residents. Remember this is not a one-off event – this is for 365 days a year for residents such as myself.

Litter
Increased litter is also a major concern, any unit selling fast food until the early hours of the morning will only encourage waste which is likely to bring rodents to all of our properties. I question the Council's lack of environmental care for this area and its residents. How do you propose to deal with the increased litter? This will pollute the environment directly outside our homes.

Crime and anti-social behaviour
The fact that the Council would encourage the application of allowing opening hours until the early morning hours, would increase the potential for anti-social behaviour and disturbance issues. People will linger on the streets eating their food at such
hours, creating noise, crime, vandalism and putting local residents’ safety and well-being at risk.

The Council lacks any concern for the local residents and the severe adverse impact on the amenities of the residents living on the upper floors of this section and it is quite frankly disgusting. While a degree of noise and activity is to be expected within a town centre location, a 5am closing time in such close proximity to residential units is unwarranted. The Council’s lack of regard for its residents is unbelievably disappointing from a Council I previously had such faith in. Why is the Council not trying to prevent crime and anti-social behaviour in an area that already has worrying statistics? Late-night takeaways are renowned for increasing crime and creating an unsafe environment.

Buying late-night fast-food often follows excessive alcohol consumption and the excessive gatherings of drunk people is a contributor to the growth of crime and disorder. The neighbourhood will suffer as a result. It will keep up a flow of people throughout the night creating disturbance which is inappropriate and unsuitable for a residential area.

**Too many takeaways**

Some councils have produced stand-alone policies specifically on takeaways (e.g. Tower Hamlets) to support planning decisions. I ask if you could send me a copy of Lambeth Council’s.

On Tulse Hill, there is already a pizza shop, late-night kebab shop and a fried chicken shop located opposite the proposed premises licence change. Thus there is already a high concentration of fast food takeaways in the area. New data shows the number of fast food outlets in England has increased by 4,000 since 2014, showing that Councils are losing the battle to limit obesity levels. Why is Lambeth Council only adding to encourage these statistics?

Lambeth is an area recognised and renowned for its development in regeneration and area renewal. Brixton and the surrounding area has prospered in recent times. Yet why is the Council encouraging more takeaways in an area that is already saturated in takeaways? Tulse Hill has just begun to take strides in the right direction of regeneration with a new coffee shop, café and hairdressers. However the increase in takeaways will only serve to negatively impact the regeneration of the area.

**Planning policy**

One of my biggest concerns is that this unit only has planning permission of A1 status. This is a classification which includes:

(a) for the retail sale of goods other than hot food,
(b) as a post office,
(c) for the sale of tickets or as a travel agency,
(d) for the sale of sandwiches or other cold food for consumption off the premises,
(e) for hairdressing,
(f) for the direction of funerals,
(g) for the display of goods for sale,
(h) for the hiring out of domestic or personal goods or articles,
(i) for the reception of goods to be washed, cleaned or repaired, where the sale, display or service is to visiting members of the public.

So therefore I ask the question why a takeaway hot food unit is being allowed into such a property. This violates planning permission and policy. Clearly what is being proposed is not in this class of use.

**The notice itself**
I also wanted to add to this letter the fact that the displayed notice did not contain any dates or timescales. Surely this goes against the procedure and process of issuing such a notice? If there is a time limit for the Licensing Department to receive objections, then surely this must be displayed? Please advise why the notice did not contain a date of issue. (I have attached a photo of the notice for your records).

**Going forward**

I expect a response from this letter and all of my above points addressed. I also expect to be informed of any changes to this application and hope that it will be stopped immediately. Please note I will also be writing to my local Councillors about this matter and I am also meeting with the residents of my flat building where we intend to join forces and launch an additional, larger complaint between all of those residents affected.

Yours sincerely,

Andrew Lopez
Lambeth Planning—

I am writing with regards to the attached application for the Grant of Premises Licence for **Unit 1, 6-12 Tulse Hill, London.**

I am a resident living in the unit and I am very concerned about the alcohol licence and 5am proposal on Thursday, Friday and Saturday night.

This will bring about huge amounts of noise, pollution, smell, litter and other unpleasant disturbances to a peaceful neighbourhood.

Furthermore, attached is the original planning consent which states the commercial unit should be an **A1 classification** which includes:

- Shops (where goods are sold) – but excluding betting offices and payday loan shops which are sui generis
- Post offices
- Premises where tickets are sold and travel agents
- Premises selling cold food (intended for consumption off site)
- Hairdressers
- Florist
- Funeral directors
- Premises where goods for sale are displayed (a showroom)
- Premises where “domestic or personal” goods or services are hired from
- Premises where articles are deposited for washing, cleaning or repair

Clearly what is being proposed is not in this class of use and I object to this licence and planning application being granted.

Thanks,

Tiffany Ingle

Resident at Tulse Hill
From: Sarah [mailto@msn.com]
Sent: 10 July 2018 17:22
To: Planning <XHREPlanning@lambeth.gov.uk>
Subject: Objection to the Application for Grant of Premises License Dumplin’ Factory Ltd, Unit 1, 6 – 12 Tulse Hill, London

Application for Grant of Premises License ‘Dumplin’ Factory Ltd, Unit 1, 6 – 12 Tulse Hill, London’

Dear Lambeth Licensing Department,

I am writing with regards to an Application for Grant of Premises License at ‘Unit 1, 6-12 Tulse Hill, London’. The property in question is proposing a grant of a Premises License which would “authorise late night, refreshment license which would allow Dumplin’ Factory to be open until 5am on Thursday’s, Friday’s and Saturday’s.” I am a homeowner of the this property (Flat 12 Tulse Hill, London, SW2 2BD) and I am appalled that this premises license is being considered by Lambeth Council and I am writing to outline my objections. My bedroom is directly above this premises and should it be granted this will only bring a whole host of issues not only to my property and other local properties located directly above this commercial unit, but also the area as a whole. I endeavour to list all of my reservations within this letter as outlined below.

Noise pollution
Allowing a license until 5am will quite clearly bring noise pollution to myself and the other homeowners located above the commercial unit. How are we to sleep on a Thursday, Friday and Saturday if this premise is to open until 5am? Note that there are six flats directly above this commercial unit in question, 14 flats in my block alone and dozens more in the direct surrounding area. The disruption to mine and others sleep is catastrophic. I urge the Council to consider the well-being of myself and other residents.

Fumes
Not only will I and the other residents be affected by the noise until the early hours, but we are sure to be affected by fumes from the shop whenever we open our windows. This is unacceptable. Fast food smells travel a long way in a breeze and it would be intolerable for local residents. Remember this is not a one-off event – this is for 365 days a year for residents such as myself.

Litter
Increased litter is also a major concern, any unit selling fast food until the early hours of the morning will only encourage waste which is likely to bring rodents to all of our properties. I question the Council’s lack of environmental care for this area and its residents. How do you propose to deal with the increased litter? This will pollute the environment directly outside our homes.

Crime and anti-social behaviour
The fact that the Council would encourage the application of allowing opening hours until the early morning hours, would increase the potential for anti-social behaviour and disturbance issues. People will linger on the streets eating their food at such
hours, creating noise, crime, vandalism and putting local residents’ safety and well-being at risk.

The Council lacks any concern for the local residents and the severe adverse impact on the amenities of the residents living on the upper floors of this section and it is quite frankly disgusting. While a degree of noise and activity is to be expected within a town centre location, a 5am closing time in such close proximity to residential units is unwarranted. The Council’s lack of regard for its residents is unbelievably disappointing from a Council I previously had such faith in. Why is the Council not trying to prevent crime and anti-social behaviour in an area that already has worrying statistics? Late-night takeaways are renowned for increasing crime and creating an unsafe environment.

Buying late-night fast-food often follows excessive alcohol consumption and the excessive gatherings of drunk people is a contributor to the growth of crime and disorder. The neighbourhood will suffer as a result. It will keep up a flow of people throughout the night creating disturbance which is inappropriate and unsuitable for a residential area.

**Too many takeaways**

Some councils have produced stand-alone policies specifically on takeaways (eg Tower Hamlets) to support planning decisions. I ask if you could send me a copy of Lambeth Council’s.

On Tulse Hill, there is already a pizza shop, late night kebab shop and a fried chicken shop located opposite the proposed premises licence change. Thus there is already a high concentration of fast food takeaways in the area. New data shows the number of fast food outlets in England has increased by 4,000 since 2014, showing that Councils are losing the battle to limit obesity levels. Why is Lambeth Council only adding to encourage these statistics?

Lambeth is an area recognised and renowned for its development in regeneration and area renewal. Brixton and the surrounding area has prospered in recent times. Yet why is the Council encouraging more takeaways in an area that is already saturated in takeaways? Tulse Hill has just begun to take strides in the right direction of regeneration with a new coffee shop, café and hairdressers. However the increase in takeaways will only serve to negatively impact the regeneration of the area.

**Planning policy**

One of my biggest concerns is that this unit only has planning permission of A1 status. This is a classification which includes:

- (a) for the retail sale of goods other than hot food,
- (b) as a post office,
- (c) for the sale of tickets or as a travel agency,
- (d) for the sale of sandwiches or other cold food for consumption off the premises,
- (e) for hairdressing,
- (f) for the direction of funerals,
- (g) for the display of goods for sale,
- (h) for the hiring out of domestic or personal goods or articles,
- (i) for the reception of goods to be washed, cleaned or repaired, where the sale, display or service is to visiting members of the public.

So therefore I ask the question why a takeaway hot food unit is being allowed into such a property. This violates planning permission and policy. Clearly what is being proposed is not in this class of use.

**The notice itself**
I also wanted to add to this letter the fact that the displayed notice did not contain any dates or timescales. Surely this goes against the procedure and process of issuing such a notice? If there is a time limit for the Licensing Department to receive objections, then surely this must be displayed? Please advise why the notice did not contain a date of issue. (I have attached a photo of the notice for your records).

**Going forward**
I expect a response from this letter and all of my above points addressed. I also expect to be informed of any changes to this application and hope that it will be stopped immediately. Please note I will also be writing to my local Councillors about this matter and I am also meeting with the residents of my flat building where we intend to join forces and launch an additional, larger complaint between all of those residents affected.

Yours sincerely,
Sarah Lomax
Dear Lambeth Planning—

I am writing with regards to the attached application for the Grant of Premises Licence for **Unit 1, 6-12 Tulse Hill, London**.

I am a resident living above the unit and I am very concerned about the alcohol licence and 5am proposal on Thursday, Friday and Saturday night.

This will bring about huge amounts of noise, pollution, smell, litter and other unpleasant disturbances to a peaceful neighbourhood.

Furthermore, attached is the original planning consent which states the commercial unit should be an **A1 classification** which includes:

- Shops (where goods are sold) – but excluding betting offices and payday loan shops which are sui generis
- Post offices
- Premises where tickets are sold and travel agents
- Premises selling cold food (intended for consumption off site)
- Hairdressers
- Florist
- Funeral directors
- Premises where goods for sale are displayed (a showroom)
- Premises where “domestic or personal” goods or services are hired from
- Premises where articles are deposited for washing, cleaning or repair

Clearly what is being proposed is not in this class of use and I object to this licence and planning application being granted.

Many thanks,
Ashley Stearn

Resident at 12 Tulse Hill
I was shocked to hear of the Application for Grant of Premises Licence so that Unit 1 (at the front of the block in which I live) can be open to 5am on Thursday, Friday and Saturday for the sale of what sounds like hot food.

I am strongly opposed to this application. First, the proposed opening hours are likely to cause considerable noise and nuisance to residents. As I understand it, this would be a takeaway food outlet, which in practice means that people are likely to congregate outside in the early hours of the morning, talking while they eat. Left over food is likely to be left on the pavements, and even if bins were provided they would attract vermin.

Secondly, the original planning consent relating to the development specifies the use of the commercial units as A1. This classification covers shops, and includes:

(a) for the retail sale of goods other than hot food,
(b) as a post office,
(c) for the sale of tickets or as a travel agency,
(d) for the sale of sandwiches or other cold food for consumption off the premises,
(e) for hairdressing,
(f) for the direction of funerals,
(g) for the display of goods for sale,
(h) for the hiring out of domestic or personal goods or articles,
(i) for the reception of goods to be washed, cleaned or repaired, where the sale, display or service is to visiting members of the public.

Clearly what is being proposed is a not in this class of use – hot food would require an A3 or A5 planning consent. The intended use is well beyond what most people would understand by a shop.

David Livesley

Flat 12 Tulse Hill
From: Michael Rybacki [mailto: ...@yahoo.co.uk
Sent: 09 July 2018 14:56
To: Planning <XHREPlanning@lambeth.gov.uk>; Licensing <XDESLICENSE@lambeth.gov.uk>
Subject: Documentation re application18/00138/PRMNEW

Please could you publish the documentation regarding this application so that those affected can make an informed appraisal of the proposal. I am assuming it is a take away without a license to sell alcohol but that isn't clear from the application notice alone.

Even without further details it is clear that the late night opening hours proposed from Thursday to Saturday are in breach of the conditions of approval for the original 6-12 Tulse Hill development. Given the application concerns Licensing and the breach concerns the Planning department please can you advise how I should object on this factor?

Regards
Michael Rybacki
From: Sarah Ovens [mailto:sarah.ovens@hotmail.com]  
Sent: 09 July 2018 14:32  
To: Licensing <XDESLICENSE@lambeth.gov.uk>  
Subject: Objection re premises application, unit 1 6-12 Tulse Hill

Dear Lambeth Council

I'm emailing to register an objection to an application for a grant of premises licence by 'Dumplin Factory', at Unit 1, 6-12 Tulse Hill. I live directly behind unit one and a premises open till 5am thurs-sunday would be extremely disruptive to us, as I'm sure you can imagine.

Please do not grant the application. Not only would the proposed bar cause disruption for our block of flats, but also for the residents in the immediate area.

We have some brilliant bars very close to us whose hours are much more considerate to the residents around.

With thanks,

Sarah Ovens  
--  
Flat 3, 12 Tulse Hill SW2 2BD
Dear Lambeth Council

I'm emailing to register an objection to the application for a grant of premises licence by 'Dumplin Factory', at Unit 1, 6-12 Tulse Hill.
The application states that the unit could be open until 5 am on Thursday, Friday and Saturdays. I am an owner and resident of one of the flats in 12 Tulse Hill, a development directly above unit 1. There's no doubt that the granting of this licence would cause huge disruption and noise disturbance to our block, which includes many young families.
I'd urge you to consider not granting the application which would have such a detrimental effect on our wellbeing and day-to-day lives, as well as many other residential properties in the area.
It's worth saying that I'm not against bars per se - in fact, there's a terrific new bar/bottle shop opposite us, the Sympathetic Ear, that has added great value to the neighbourhood. But they close at 10 or 11 pm and it's a low-key establishment that fits the neighbourhood perfectly.

With thanks for your consideration

Mark Quartley

Flat 3, 12 Tulse Hill SW2 2BD
To whom it may concern,

I am writing due to the above licensing application as the owner of a flat in the same building. It does not seem reasonable to grant a licence for a premises that is open until 5am actually inside a residential unit. I am also concerned about the effect this change of use will have on the value of my property as it will definitely be less attractive to potential buyers with a large disturbance within the building all night, 3 nights per week.

I note that this contravenes the stated use for these units as noted in the approval of planning application 06/01823/FUL which was A1.

I thank you in advance for your consideration of this objection.

Kind regards,

Vita Sanderson

Owner: Flat [], 12 Tulse Hill
Dear Sir / Madam

I am writing as an owner of an apartment in Belmont apartment’s to object to this Unit being allowed a license. As a starter its immediately under flats so being open until 5 am would be ridiculous, but the noise caused by people on the pavement outside etc would also be unacceptable in normal hours. On top of this if they were awarded a license it would contravene the original usage agreed by the council for these units. These were as follows:

As you will see the use for the commercial units is A1. This is a classification which includes:

(a) for the retail sale of goods other than hot food,
(b) as a post office,
(c) for the sale of tickets or as a travel agency,
(d) for the sale of sandwiches or other cold food for consumption off the premises,
(e) for hairdressing,
(f) for the direction of funerals,
(g) for the display of goods for sale,
(h) for the hiring out of domestic or personal goods or articles,
(i) for the reception of goods to be washed, cleaned or repaired, where the sale, display or service is to visiting members of the public.

Bars are not allowed

Thanks in advance

Jon Horrocks
Hello Lambeth

I am writing to make representations/appeal against the application for Dumpin' Factory license at unit 1, 6-12 Tulse Hill.

I am a resident of 12 Tulse Hill (the flat directly above the unit) and therefore am extremely unhappy about a food/drink business, especially one who has requested a 5am license, to come to the neighbourhood. My flat, including bedroom (as well as 6 other flats in our building) faces onto the main street, so the noise and smells would be a disaster for those residents.

Currently, the shop units directly under the flat have an A1 license, which means no food or drink premises are allowed. This was my understanding when I bought my property so I am surprised to see an application of this nature - can you please explain if the application is also an application for change of business status too?

I look forward to hearing from you soon.

Thanks,
Laura Moorcraft
(Flat 12 Tulse Hill, London SW2 2BD)