

Timothy Jordan

Flat [REDACTED] Savage Gardens

London EC3N 2AR

Phone: [REDACTED]

04 June, 2018



Licensing Authority, City of London Corporation  
Licensing Section, Walbrook Wharf  
78-83 Upper Thames Street  
London EC4R 3TD

Dear Sir or Madam:

**How would you feel to have a beer garden or smoking/drinking area built next to your back garden or bedroom?**

I refer to the Review of Premise Licence, which has been previously granted to Gremio De London Ltd at 26A Savage Gardens, London EC3N 2AR.

I would like to register my objection to the license that has been granted, on the basis that it does not consider the residential nature of surrounding buildings. There is a strong temptation to shine a light on the failure of the previous process to protect the people who will be most impacted by the granting of such a license (evidenced by the fact that more than 90 owner/occupiers in neighboring properties were unaware of any application). However, my preference is to highlight the material impact it will have on my life and the lives of my neighbors.

I purchased my property (Flat [REDACTED] of [REDACTED] Savage Gardens) – a ground floor plus basement conversion in 2012, and have been resident in the property for those almost six years. Over that time, I had no problem with noise, smoke or any other issue emerging from the property in question, as it was predominately occupied throughout daylight hours and business contained to within the inside of the property.

As neighbors of the Gremio de Fenchurch site, we have been made aware of (albeit too late to highlight any concerns) their plans to develop the property that is adjacent to 26 and 25 Savage Gardens (and backing on to 25 Savage Gardens, 26 Savage Gardens and 1 Pepys Street); The plans we have discovered involve changes to the property that make residents concerned about the ability to contain noise, smoke, late night foot traffic,



anti-social behavior and fire escape access/safety. After investigations with local authorities and the proprietor themselves, we have discovered that:

1. Significant insulation is being removed from the property, which was used in the previous restaurant tenancy to contain any noise from patrons inside the property;
2. The operating (licensing) hours are significantly longer than what was there before (until 2:00am – 2:30am on weekends), with the sale of alcohol and use of recorded music. There is concern that the longer opening hours will drive foot traffic from other local establishments that close at 11pm to midnight and will compound some of the issues we face today (including noise and anti-social behavior).
3. It is understood that the derelict area at the back of the property is being converted into a drinking/smoking area. The proximity of this space is incredibly close to approximately 90-100 residential properties, many of which have bedrooms backing onto this area. The pollution from noise, light and smoke generated by this space is likely to be considerable, which we know, as we already experience a small amount of this from the neighboring Fenchurch Street station, which is slightly further away.
4. Both the interior and exterior of the planned restaurant will accommodate a large number of patrons – with doorways that open up to the space that back onto the residential apartments, as well as seating for up to 60 people in this space. The license currently grants permission to play recorded music which would logically filter to the open space, which we know to provide a noise silo that reverberates between the buildings.

We are a resilient community, having already to cope with the problems and antisocial behavior generated by drinking establishments on our doorstep (such as the Bavarian Beerhouse, Sky Bar, Cheshire Cheese, Keepers Lounge, Isis Bar, Crutched Friar); as well as venues that are slightly further afield that capture a late night crowd (often cutting through from late night bars such as Dirty Martini and Revolution to access Fenchurch Street station or other transport options).

It is an extremely common occurrence to be greeted by scenes and smells outside our properties, generated by the patrons of these establishments. Public urination on the outside of our buildings and the adjacent Doubletree Hotel is very common, as is vomiting on our doorsteps. It is also not unusual to get groups of people leaving these bars - congregating outside in the street and talking loudly and smoking, which pollutes the flats – particularly unpleasant when trying to sleep.

I have no issue with Gremio de Fenchurch restaurant opening up at 26A Savage Gardens, however there needs to be sensible controls put in place to protect the residents who will be directly impacted by the development. It is not unreasonable as a resident to expect to be able to maintain the peace

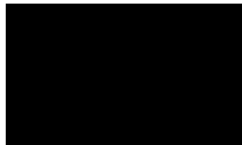


“vomit” weekend surprise  
“vomit” pizzas” (AKA vomit,  
vomit) our properties

and quiet of their respective properties as purchased and/or occupied; and not suffer from issues created by having a large number of people drinking inside and outside this establishment, and next to our bedrooms in this case.

In particular, I request you review both the use of any external space at the back of the property which will impact the peaceful lifestyle of all residents at any time of the day or night. Additionally, the licensing hours given the residential nature of the neighborhood are unreasonable, and should be significantly reduced.

Sincerely,

A black rectangular redaction box covers the signature of Timothy Jordan. A faint, light blue horizontal line is visible extending from the right side of the redacted area.

Timothy Jordan

