

## Breese, Robert

---

**From:** Newman, Tony  
**Sent:** 08 February 2019 18:27  
**To:** M&CP - Licensing  
**Cc:** LEE.PYKE2@london-fire.gov.uk; Marshall, Siobhan;  
Licensingoffice@cityoflondon.pnn.police.uk  
**Subject:** RE: New Premises Application - Rez Buffet Restaurant, 25 Widegate Street, London, E1 7HP

Dear All,

I object to the grant of a premises licence on the grounds of:

1. The prevention of public nuisance

The upper floors of the premises are currently under construction (fitout stage) as nine permanent residential units over three floors. The access/egress to the residential units from street level is via a single staircase which runs along the left hand side of the proposed bar area. The bar access/egress indicated on the top left of the redline plan is onto the residential staircase and there is no separation from the bar use. This would undoubtedly lead to excessive noise and disturbance to any future residential occupiers.

The proposed hours of operation would, of themselves, be a cause of undue noise and disturbance to residents above the bar and within neighbouring buildings.

2. Public safety

For the reasons indicated above, the lack of separation between bar customers and residential occupiers could lead to direct confrontation between patrons and residents with the potential flash points leading to crime and disorder.

The lack of separation of the uses could compromise fire separation/safety.

I have spoken to the property owner Mr. Choudhury about the plans for the bar. As I understand it, the bar, which previously formed part of the Dill Chad restaurant, will be linked back into the existing restaurant during the restaurant's opening hours. When the restaurant closes (@11pm) access to and from the bar will only be possible via the residential entrance. I do not believe this can be considered an acceptable situation.

I have advised Mr. Choudhury that planning permission will also be needed for a change of use from restaurant (Class A3) to a mixed bar/ restaurant (sul generis) use or, if the bar is considered sufficiently separate to be a new planning unit, a change of use to drinking establishment (Class A4) would be required.

I am of the view that the redline plan submitted with licence application is deliberately misleading, in that it does not show the actuality of the situation or the full access/egress arrangements associated with the premises.

Google Street View Link here (the residential and bar entrance are behind the red door):

[https://www.google.com/maps/place/25+Widegate+St,+London+E1+7HP/@51.5181063,-0.0784773,3a,75y,3.69h,86t/data=!3m6!1e1!3m4!1srTwUeX\\_I3A036-nv111HWwl2e0!7!16384!8!8192!4m5!3m4!1s0x48761cb3af9d730d:0x5ab55d77fcfa4443!8m2!3d51.5181496!4d-0.0784459](https://www.google.com/maps/place/25+Widegate+St,+London+E1+7HP/@51.5181063,-0.0784773,3a,75y,3.69h,86t/data=!3m6!1e1!3m4!1srTwUeX_I3A036-nv111HWwl2e0!7!16384!8!8192!4m5!3m4!1s0x48761cb3af9d730d:0x5ab55d77fcfa4443!8m2!3d51.5181496!4d-0.0784459) )

Kind regards

Tony .

**Tony Newman**  
**Senior Planning Officer**  
**Development Management & Planning Enforcement**  
**Department of the Built Environment**

[www.cityoflondon.gov.uk](http://www.cityoflondon.gov.uk)

Have your say on the draft  
**City Plan 2036**  
Visit: [www.cityoflondon.gov.uk/cityplan2036](http://www.cityoflondon.gov.uk/cityplan2036)



**From:** Marshall, Siobhan <[Siobhan.Crossby@cityoflondon.gov.uk](mailto:Siobhan.Crossby@cityoflondon.gov.uk)>  
**Sent:** 07 February 2019 15:22  
**To:** Newman, Tony <[Tony.Newman@cityoflondon.gov.uk](mailto:Tony.Newman@cityoflondon.gov.uk)>  
**Subject:** FW: New Premises Application - Rez Buffet Restaurant, 25 Widegate Street, London, E1 7HP

**Siobhan Crossby**  
Environmental Health Officer  
Pollution Team

Dept. of Markets & Consumer Protection  
City of London, PO Box 270,  
Guildhall, London, EC2P 2EJ

[REDACTED]

Email: [siobhan.crossby@cityoflondon.gov.uk](mailto:siobhan.crossby@cityoflondon.gov.uk)  
Web: [cityoflondon.gov.uk/noise](http://cityoflondon.gov.uk/noise)

Register non-road mobile machinery (NRMM) via this link: [nrmm.london](http://nrmm.london)

Should you wish to provide feedback on the service you have received, please follow this link:  
[survey.monkey.com/r/PHPP\\_Noise](https://survey.monkey.com/r/PHPP_Noise)

**From:** DES - EH - Pollution <[DES-EH-Pollution@cityoflondon.gov.uk](mailto:DES-EH-Pollution@cityoflondon.gov.uk)>  
**Sent:** 07 February 2019 15:07  
**To:** Marshall, Siobhan <[Siobhan.Crossby@cityoflondon.gov.uk](mailto:Siobhan.Crossby@cityoflondon.gov.uk)>  
**Subject:** FW: New Premises Application - Rez Buffet Restaurant, 25 Widegate Street, London, E1 7HP

[REDACTED]