

26b Savage Gardens, London EC2N 3AR

26th March 2019

City of London Licensing Team
Markets and Consumer Protection
PO Box 270
Guildhall
London EC2P 2EJ

And by email to: licensing@cityoflondon.gov.uk

Application for variation of Licence, Gremio de London Limited

Dear Sir,

This is my representation concerning the above application to extend the alcohol licence to cover the creation of a new small 'cafe bar' with off sales and a disabled toilet in the area previously occupied by Ladbrokes. I live in the first floor flat in the property next door. This part of Savage Gardens is a pedestrian, fully residential area alongside the Hilton Hotel.

There is no mention of what increased capacity this proposed new bar area will provide, but as the floor space is nearly half the upstairs space, one could reasonably assume nearly 50% more people in the area.

My previous objection to the granting and timing of the current licence, together with those of many of my neighbours on Savage Gardens and on Crutched Friars, focused on the significantly increased noise and disturbance, litter and worse, and loss of quiet amenity late at night that would have a seriously deleterious effect on our lives. This was fully accepted by the Licensing Authority, who reduced the hours and forbade the proposed use of the old back yard for the use of food and drink.

It seems to me that the application aims merely to substitute this loss of potential customer space with the new cafe bar, and all the previous objections which are on your record to having such a large, late-night drinking establishment still hold true and should be taken into account. Rather than repeat them all over again here, please refer to the licence appeal documentation.

I therefore respectfully and strongly request that the application to vary and extend the licence, which will undoubtedly have the effect of a substantial increase in noise and other disturbance beyond what is already authorised, be disallowed on the grounds of public nuisance.

In particular, the application for the first time to have off-sales is going to further encourage drinking and noise disturbance on the street, under the echoing railway arch. The "small area" referred to for off-sales is not delineated on the plan, and it could be the full width of the frontage onto Crutched Friars, further increasing the capacity of people. I can hear the noise from drinkers outside the Cheshire Cheese and this is further away from Savage Gardens than the Gremio premises. Just because the Cheshire Cheese has grandfather rights does not mean that increasing the level of street drinking is appropriate for a residential area. There is already a considerable amount of litter, and frequently vomit, under the arch, along the pavement, and in front of the doorways of the various residences in Savage Gardens.

Gremio de London do NOT undertake to have this area supervised by two people at all times after 9pm, just "monitored" in some unspecified way. However, as there are stairs going up to the main premises from this proposed new bar, who or what will stop people coming downstairs and taking their drinks outside and causing disturbance at 1 or 2 am or later in the morning if it is not supervised in person, nor stop them wandering a few metres around the corner into Savage Gardens?

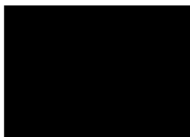
For these reasons, I would respectfully and strongly request that no off-sales are allowed on the grounds of public nuisance.

In an earlier submission, Gremio said that they would use this proposed new entrance on Crutched Friars as the only entrance to the premises. This would be welcomed by myself and no doubt others in residential Savage Gardens. However, this commitment was removed from the current application, on the grounds that, should the Ladbrokes lease ever "fall away", they would have a property with no entrance/exit.

This does not prevent the licensing authority, should they grant the variation despite objections, to mandate that, whilst the Ladbrokes lease is held, the Crutched Friars entrance should be the only one used.

It is also my understanding the proposed new bar would require a change of use from a betting shop, so should there not also be a planning application? Gremio's wilful disregard of planning law (and the residential neighbours) to date has still not yet been resolved with respect to the large arched glass window and doors in the brick wall at the rear which they created, nor the new window over the Savage Gardens entrance. I notice that the metal walkway at the rear, also further extended by Gremio to include the front of the glass arch, is still being denoted as "Terrace" on the submitted plans. It never was a "terrace", just a means of kitchen staff access from a store to the old restaurant kitchen. The area of the proposed new bar, like the current premises, is in the Fenchurch Street Conservation Area.

Yours faithfully,



Beverly Hurley