

Pepys Street RTM Company Limited

Town Clerk
City of London
Guildhall
London EC2P 2EJ



9 April 2019

Dear Sirs

Application for variation of Licence Gremio de London Limited Gremio De Fenchurch - 26A Savage Gardens/ 9A&B Crutched Friars EC3N 2AR

I am a Director of the Right to Manage company that is responsible for the management of 1 Pepys Street, EC3N 2NU. I therefore represent the 90 leaseholders, approximately 90% of whom are non-resident, so also represent their tenants. The following is in addition to the comments I made in my letter dated 22 March 2018 and my recent representation dated 27 March 2019.

I understand the date for representation has been amended due to the applicant not following the correct blue notice procedure, so I am writing again regarding the above variation of licence which now includes 9A&B Crutched Friars, which will significantly increase the number of customers within these premises and which includes 'Off-Sales' of alcohol. Since we have twenty-five residential properties overlooking these premises, the leaseholders/residents within these apartments are concerned about the following and we would ask you to take these matters into consideration when dealing with this application.

1. Bear in mind that the apartments facing the rear of these premises are very close to them. The large windows that the applicant installed without planning permission overlook these properties, including their bedrooms. Although we appreciate the Applicant's desire to have daylight into his premises, we strongly request that the glazing of these new windows is covered with a permanent opaque material (**not** blinds that can be opened) to stop customers gazing across into the rooms of the apartments facing them. Bearing in mind that for many hours these premises will be operating late at night, we do not consider this an unreasonable request.
2. Because of the closeness of the above-mentioned apartments, we ask that all windows and doors are kept closed during licensing hours to avoid loud music disturbing these residents, especially at night when they are trying to sleep. It should be noted that most of these occupants are working people, so need a good-night's sleep during the week and peace and quiet at weekends.
3. We understand that the door leading onto the stairs at the rear of the premises is to be used **solely** as an emergency exit. We therefore request that the Applicant ensures that this exit point is **only** used for **emergency** use and does **not** allow customers or staff to stand on the landing, stairs or the ground below for drinking and smoking etc.

Tel: [REDACTED]

Email: [REDACTED]

[REDACTED] Pepys Street
London
EC3N 2NU

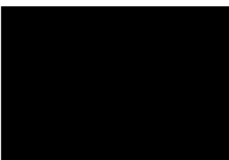
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2 Angel Square, London EC1V 1NY
No. 06058246

4. We ask that there should be **no use** of the Savage Gardens entrance whilst the premises are open to the public, except in the event of an emergency.
5. We note that the Applicant is planning to offer 'Off-Sales' which is likely to further encourage drinking and noise disturbance on the street, under the echoing railway arch. Although at the front of the premises in Crutched Friars, noise travels late at night and drinkers/smokers may also be tempted to wander around the corner into Savage Gardens, which would cause even more noise for nearby residents in 1 Pepys Street.

It is our view that there are more than enough 'Off-Sales' establishments within the local area which is occupied by a significant number of residential properties, so we ask that this variation by the Applicant is **not** granted.

If a licence is granted to include 'Off-Sales', then we ask that such sales are in **sealed containers only** to reduce the number of customers drinking outside late at night.

Yours faithfully



Alan Martin
Director

Copy sent by email to licensing@cityoflondon.gov.uk

Pepys Street RTM Company Limited

Town Clerk
City of London
Guildhall
London EC2P 2EJ

27 March 2019

Dear Sirs

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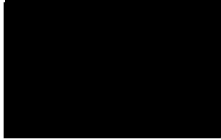
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