

Hewitt, Andre

From: Paul Pavlou <paul.pavlou@outlook.com>
Sent: 03 April 2019 07:14
To: M&CP - Licensing
Subject: Fwd: Gremio De Fenchurch - 26A Savage Gardens/ 9A&B Crutched Friars EC3N 2AR
Attachments: Letter to licensing re variation.pdf; ATT00001.htm

Dear Leanne

I echo the sentiments raised in the attached letter by Alan Martin, the director of the 1 Pepys Street RTM company who represents me and approx 90 other residents and would like to incorporate the letter's content by reference into my representation. I'd like to add that I am concerned that this development will result in approximately half of the ground perimeter of the 1 Pepys Street and Savage Gardens residential block being taken up by late night eating, drinking and I understand in Gremio's case dancing establishments. As has been mentioned in the past, the railway arch creates a very loud echo, amplifying sound upwards as does the narrow cobbled savage gardens street. Increasing the pub/club/bar patron footfall and permitting outside drinking/loitering onto crutched friars and the adjacent savage gardens will create a nuisance. As mentioned in my previous representation only 2 or 3 people loitering in Savage Gardens is enough to create a disturbance to the homes in the immediate vicinity because of how the sound is amplified and echos from the arch and travels upwards between the tall Hilton Hotel and the savage gardens and Pepys street residences. This is a quiet residential/hotel corner of the city. The patrons drinking outside of the Cheshire Cheese pub already create a lot of noise. Permitting more outside drinking within this very small but densely populated residential space would cause disproportionately more.

Kind regards
Paul

Paul Pavlou
Flat 501
1 Pepys Street
London
EC3N 2NU

Begin forwarded message:

From: <rtm@onepepys.com>
Date: 27 March 2019 at 17:51:04 GMT
To: <licensing@cityoflondon.gov.uk>
Subject: Gremio De Fenchurch - 26A Savage Gardens/ 9A&B Crutched Friars EC3N 2AR

Application for variation of Licence Gremio de London Limited

Please find attached a copy of a letter that I've sent to you by post in respect of the above application.

Alan Martin
Director
Pepys Street RTM Company Limited

Pepys Street RTM Company Limited

Town Clerk
City of London
Guildhall
London EC2P 2EJ

27 March 2019

Dear Sirs

Application for variation of Licence Gremio de London Limited Gremlo 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.

I am now writing regarding the above variation of licence which now includes 9A&B Crutched Friars, and which will significantly increase the number of customers within these premises. 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.
4. 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

Tel: 07780 685841

Email: rtn@onepepys.com

302, 1 Pepys Street
London
EC3N 2NU

www.onepepys.com
Registered in England & Wales at POD Management
2 Angel Square, London EC1V 1NY
No. 06058246

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Alan Martin', written in a cursive style.

Alan Martin
Director

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