

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

By email to licensing@cityoflondon.gov.uk

26 March 2019

Dear Sir/Madam

**Objection to variation of premises licence for Gremio De London, 26A Savage Gardens,
London EC3N 2AR**

As an adjoining resident, I am writing respectfully to object to the above licensing variation/application. My first question regards the legitimacy of the request. This variation claims to require no new permission to also develop the old Ladbrokes site when surely this should require a brand new approach including a change of use, converting that building into a bar? Otherwise what is there to prevent Gremio moving on to the defunct Bavarian bar next door and adding that to create a huge area?

The plans still describe the internal area that we all adjoin as "terrace" and "courtyard". It must be stressed that this disused and derelict area is neither terrace nor courtyard and nothing to do with the Gremio property. And any access to this internal area that links our buildings must be resisted at all costs. By trying to claim a right of access as some emergency route this would doubtless become an area for staff (and perhaps customers) to smoke, at enormous risk to the hundreds of residents surrounding this enclosed area. My apartment overlooks the area and my building's only route of fire escape is down a stairwell beside this disused area. Here's the view from my flat. After Grenfell, how could residents sleep with the nightly risk of fire this new area will create?



I must reiterate I consider it an act of architectural vandalism that the beautiful closed brick arch has been destroyed, replaced by the window onto the derelict area and my building, as shown in the picture. How can this be allowed without any request for permission? Surely the hearing should require the removal of the window and restoration of the original brickwork made good?

Having the gigantic glass window instead of the brickwork will mean a vast increase in noise pollution, amplified by the tall walls surrounding the disused area that effectively will act as a waveguide funnelling the noise into my eighth floor flat (where the only noise at present is the sound of seagulls squawking). My life will be massively disrupted, my peace and quiet in this tranquil haven of the City shattered.

This variation now requests that Gremio be allowed to do “off sales” of alcohol. If people want to buy booze to drink in the street there are myriad nearby supermarkets open late that are away from residential areas such as this one (eg Co Op and Sainsbury’s on Fenchurch Street and Tesco and Sainsbury on Mansell St). There is a growing problem of homelessness and accompanying alcoholism in the immediate vicinity and an off-sales area can only serve as a magnet to attract wider numbers.

These off-sales are intended to be part of the operation of a new café/bar (for which surely a new planning application is required to change the use from the former Ladbrokes site – see above). How large is this area? Gremio requests an area to drink on the street (!!) with no indication on their plans where that area is intended to be. However large the new internal and external areas of the bar are intended to be, they will inevitably bring with it additional noise, disturbance, vomit, gas cannisters from drug use and more. No! I know we City residents are few in number, but I do beg the Committee to protect our way of life from this. We live in a conservation area – does this mean nothing?

A licence to midnight or 1am every single night of the week is going to create unimaginable disturbance for residents in what I must stress again is a quiet residential area. If I recall this is a request to increase licensing hours from the original already outrageous hours and must on no account be allowed.

Paragraph 12 of The City of London Statement of Licensing Policy 2017 states (my emphasis):

“The City of London is unlike the vast majority of other licensing authorities in that the ratio of residents to the number of persons coming into the City of London to work and socialise is quite small. **It is however vital that their residential amenity is protected and this is emphasised in the City’s Core Strategy** which aims ‘To protect existing housing and amenity and provide additional housing in the City, concentrated in or near existing residential communities...’.”

Granting a licence to this bar which is effectively sited *in our building* would fly in the face of this.

Paragraph 27 states “residents have a reasonable expectation that their sleep will not be unduly disturbed between the hours of 23.00 and 07:00.” But given the exceptional current

quiet nature of our area it is my belief that even the granting of a licence until 23:00 will shatter the peace and quiet of the surrounding residencies, ending the calm that residents currently enjoy.

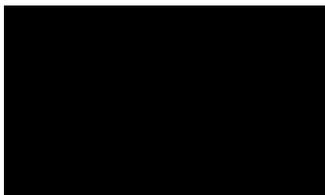
Further, while it is welcome that if there has to be an entrance, it must be required to be on Crutched Friars where it now resides in the revised plans. However, the plans leave open the option of having an entrance among my poor neighbours in Savage Gardens itself, should that be required in the future. You surely cannot allow an application that retains the future right to open up access to a bar between people's residences on Savage Gardens. If there is any bar and therefore access to be allowed, it must be from under the bridge. Not just now but guaranteed for all time. If that cannot be guaranteed, the bar must close.

I recognize that the Cheshire Cheese has grandfather rights that allow for a licensed premises under the bridge, but it would be outrageous to then use that as a precedent on which to base any new application for licensed premises adjoining hundreds of residential properties, as Gremio does. There are 90 residential apartments in my building alone, many of them (as with mine) directly confronted by and connected to this brand new bar/restaurant.

Note the Cheshire Cheese is further away from residential buildings and not directly adjoining and therefore not directly sending noise into the area shared with all the residential properties). And without an illegal window onto residential properties through which noise will travel and residents' privacy will be violated.

I urge everyone involved in making this decision to visit the site in person where you will be horrified to see what these plans mean for local residents in reality.

Yours faithfully



Keith Mansfield



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London EC3N 2NU