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27th March 2019

Dear Sirs,

**Application for variation of Licence by Gremio de London Limited ("Gremio")**

This letter is to make representations 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. The area of the proposed new bar, like the current premises, is in the Fenchurch Street Conservation Area.

By way of explanation and background, our interest is as leasehold owners of Flat 402, 1 Pepys Street, London EC3N 2NU. Our flat faces Savage Gardens. We purchased that property in July 2005 and for more than seven years used it as our main home in London. The lease currently has 130 years left to run. Currently the flat is let to Bridgestreet Properties (London) Limited, but there is a real possibility that we will wish to return to live in our flat in the future.

Savage Gardens is a pedestrianised, fully residential area alongside the Hilton Hotel. Any noise and disturbance in Savage Gardens has a direct and significant adverse effect on the quiet enjoyment of our flat.

Gremio's application makes no mention of what increased capacity the proposed new bar area will provide, but as the floor space is nearly half the upstairs space, once could reasonably assume nearly 50% more people in the area.

We previously objected to the granting and terms of Gremio's current licence, because of the significantly increased noise and disturbance late at night that would have a seriously deleterious effect on the quiet enjoyment of our property. This was fully accepted by the Licencing Authority, who reduced the hours and forbade the proposed use of the old back yard for the consumption of food and drink.

This application to vary and extend the license, which will undoubtedly result in a substantial increase in noise and other disturbance beyond what is already authorised, should 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. We do not accept that the grandfather

rights exercised by the Cheshire Cheese should mean that an increase in 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.

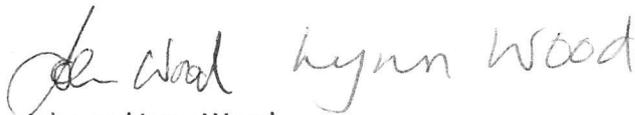
In its application, Gremio has not undertaken to have this area supervised by two people at all times after 9.00 pm, just "monitored" in some unspecified way. However, as there are stairs going up to the main premises from this proposed new bar, who or what will stop people coming downstairs and taking their drinks outside and causing disturbance at 1.00 or 2.00 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, we 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 welcome, but 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 require that, whilst the Ladbrokes lease is held, the Crutched Friars entrance should be the only one used.

It is also our understanding the proposed new bar would require a change of use from a betting shop, so we believe that there should 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. The plans submitted with the current application still demote the metal walkway at the rear, also further extended by Gremio to include the front of the glass arch, as a "Terrace", but in fact it should be only a means of access for kitchen staff from a store to the old restaurant kitchen.

Yours faithfully,

  
John and Lynn Wood