

City of London Licensing Authority

City of London Licensing,

PO BOX 270,

Guildhall, City of London

EC2P 2EJ



And by email to: [licensing@cityoflondon.gov.uk](mailto:licensing@cityoflondon.gov.uk)

**Re: Application for variation of Licence, Gremio de London Limited.**

Dear Sir,

This is my representation concerning the above application.

**The area**

I have included some recent photos of the area to support my comments and objections.

The section of Savage Gardens closest to the railway bridge and Crutched Frias is in need of regeneration. It suffers from problems with litter; cigarette waste; fly tipping and noise, this on a daily basis and especially at night and at weekends. There are also problems with vermin and bird droppings; human waste, vomit, urine and faeces. This is a constant problem but worse at night early mornings and at weekends. I report these issues on the Love the Square Mile App.

The area has many residential properties, and pedestrians. Savage Gardens is exclusively residential at this point and consists of flats on one side and a hotel on the other. The area under the bridge and leading into Savage Gardens is cramped and dark and oppressive. It has a small, cluttered, busy, pavement space; poor lighting; a push bike park and, at the Crutched Frias side opens directly onto a motor bike park. There are many food and alcohol outlets which open late into the night and at weekends. The area is part of the Fenchurch Street Conservation Area.



I live in the [REDACTED] in the property next door to the Gremio site.

The area is in need of regeneration and I can appreciate that a new business could benefit the area in many ways. However' without adequate licencing control, it has the potential to add to the existing problems as well as create new ones.

My comments and objections are listed as follows:

**Prevention of Public Nuisance.**

**Loss of amenity, noise, litter, disturbance, traffic and light pollution.**

There is already a lot of noise, litter and disturbance in this area. This begins in the evenings and carries on until dawn the next day. General noise from the the existing bars and their patrons is very loud. Also, there are fights, shouting, breaking glass etc. I can hear this noise clearly from all parts of my flat. It is both disruptive and very frightening.

Traffic and light pollution are particularly bad in the night and early hours. It appears to come from vehicles waiting with lights on and engines running, whilst waiting for fares.

Litter, commercial and general waste as well as human waste are an enduring problem but particularly bad on Fridays to Mondays. I am in no doubt that Gremio's application for a provision of a café bar, and outside drinking area and 'off sales' provision will exacerbate these problems.

The variation of licence application gives no indication of the customer capacity, no clearly delineate the area of outside drinking or whether there will be the provision of tables and chairs, it is impossible to predict the increase of the public nuisance. However since the area of the café bar alone increases the size of the current licenced premises by 50%, comparable to the area of a licence previously rejected by the licencing authority, a significant increase in loss of amenity could be expected.

Previously, the Corporation forbade the use of the backyard area of 26A Savage Gardens on the basis of loss of amenity to the local area. I was taken to believe that the purchase of the Ladbrokes site would serve to alleviate problems associated with loss of public amenity. I feel that this current application does not do this, as serves to transfer the potential for a significant number of customers from the back to the front and pavement of the building, hence the application should be rejected.

Gremio, in applying for use of an outside space and off sales licence, point to the Grandfather rights of the Cheshire Cheese pub. Just because the Cheshire Cheese has these rights does not mean that they should be an automatic extension to Gremio without taking into account other factors. I feel increase in street drinking arising from a new licence, is not appropriate for a residential area. In addition the actual site of the Gremio premises is different in nature from the Cheshire Cheese. The proposed Gremio site is on a much thinner and far more congested pavement. It adjoining a motor bike park and the residential part of Savage Garden. Therefore I request this reliance be forebade.

I feel that any 'off sales' licence should be rejected, including off sales in sealed containers. I understand that initially Gremio agreed with representations made that off Sales would create public nuisance. It takes a second to get the top off a bottle and not much longer to get the cork out of a bottle of wine. There is nothing to stop a customer from buying a sealed bottle opening it and drinking it outside. The thought of someone buying a bottle to take home is ludicrous, they will just drink it on the street. The local area already suffers heavily from street drinking and its effects, it does not need an additional outlet for alcohol.

In an earlier submission, Gremio said that they would use the new entrance on Crutched Friars as the only entrance to the premises. This would be welcomed by myself. However, this commitment has been removed from the most recent application. This is on the grounds that, should the Ladbrokes lease ever 'fall away', they would have a property with no entrance/exit. I would like to know if this is a realistic possibility and what situations may lead to this 'falling away'? I don't feel this commitment should be removed on the basis of something which may be very unlikely to happen.

I would also like to know in more detail what Gremio propose to do with the door on Savage Gardens. Will it be for entry and exit of patron and staff in emergencies or at other times? Will it be deliveries into *and* out of the premises, for example for take away food deliveries? Will there be limits on the times it can be used? Will it be supervised and how? At present there is no way to predict or limit the loss of amenity that the use of this door will bring. Gremio do NOT undertake to have the area supervised by two people at all times and not after 9pm, just 'monitored' in some unspecified way. how can anyone know the effect of such a variation without clear details being submitted, studied by all concerned and discussed.

From the plans it appears there are stairs going up to the main premises from proposed new bar in Crutched Frias. Who or what is to stop people coming downstairs and taking their drinks outside at 1 or 2 am or later in the morning? Further if the door is not supervised in person, there is nothing to stop people wandering a few metres around the corner into Savage Gardens? For these reasons, I would respectfully and strongly request these plans are disallowed on the grounds of public nuisance

Finally, The current door to Gremio on Savage Gardens is very old . When it is closed the sound and vibrations travel though to my adjoining property (26 Savage Gardens) It is really disturbing at all times and especially at night. Regardless of the use of the Savage Garden door, I request that this door be updated to a new 'quiet closing' door.

#### **Public Health and Safety**

As shown in the pictures above. The area affected by this licence variation is close to and directly under a railway arch. It is very close to the road. The pavement area is cramped, and frequently covered in rubbish, bird droppings and waste. It is narrow and the outside area by the old Ladbroke's site is adjoined to a busy motor bike park.

I feel public safety and public health will be at extra risk from bird droppings; vermin as a result and from general waste as well as disease from human waste. The patrons and staff of Gremio will be further at risk from traffic fumes, from the road and the motor bike park directly in front of the premises.

The provision of an outside drinking area would lead to overcrowding a real danger of accidents. Considering Gremio will be offering a café bar, which could be used by families, disabled facilities which could be used by people of limited mobility, extended drinking hours, off sales drinking and an outside drinking area. I do wonder how the general public and patrons of Gremio; families or those with mobility issues, for what ever reason, will be able to navigate these hazards in a safe way.

Therefore I would like the Corporation to reject the variation on the grounds of public health and safety.

#### **Prevention of Crime and Disorder.**

I feel that taken as a whole, Gremio's licence variation will have every chance of increasing the potential for crime and disorder. There are no clear plans as to how and when the doors

will be managed after 9 pm. They have not been clear about the function of the Savage Gardens door. They have requested off sales provision and the provision of an outside drinking area but have not been clear as to its size and exact position. Furthermore, they have not been clear as to the increased capacity proposed by a café bar and disabled facilities. This means there is no way to discern the extent of this increase and hence the potential for a rise in crime and disorder.

In conclusion, the 'utopian detail' presented in the licence variation application, amounts to no meaningful detail whatsoever. Without clarifications and the chance for all interested parties to carefully consider this in detail, I feel that the application should be rejected on all of the grounds stated above.

#### **Other points.**

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?

To my knowledge, Gremio have still not yet resolved the issue of the large arched glass window and doors in the brick wall at the rear of the building. Finally, I notice on the submitted plans, that the metal walkway at the rear and extended by Gremio to include the front of the glass arch, is still being denoted as 'Terrace;'. It never was a 'terrace' merely a means of kitchen staff access from a store to the old restaurant kitchen. I think these issues need to be addressed by the Corporation as soon as possible.

Yours Faithfully,

Jayne Evans (Savage Gardens)