

Hewitt, Andre

From: C O Mason <revdcom@btinternet.com>
Sent: 04 April 2019 21:15
To: M&CP - Licensing
Subject: Gremio de London application objection
Attachments: Gremio de London objection letter.pdf

Dear Sirs

Please find attached a letter from Mrs Mason and me setting out our reasons for opposing the licensing application by Gremio de London relating to premises in Savage Gardens and Crutched Friars, EC3.

A hard copy of the letter is in the post to you.

Yours sincerely
Revd Charles Mason

The Parsonage, School Road, Waltham St Lawrence, Reading RG10 0NU

City of London Licensing Team
Markets and Consumer Protection
PO Box 270
Guildhall
London EC2P 2EJ



And by email to: licensing@cityoflondon.gov.uk

5th April 2019

RECEIVED BY EMAIL ON 04/04/19
DESPITE DATE OF LETTER. *Am*

Dear Sirs

Application for variation of Licence: Gremio de London Limited

We are writing to express our concern about the above application to extend the alcohol licence to cover the creation of a new small 'café bar' with off sales and a disabled toilet in the premises previously occupied by Ladbrokes. The area of the proposed new bar, like the existing premises, is in the Fenchurch Street Conservation Area.

Our interest is as landlords of Flat 111 1 Pepys Street. Our flat is at the rear (north side) of the building, and is therefore one of those that would be most affected if the proposed extension were granted. Having discussed Gremio's activities with our tenants on more than one occasion, we have a personal concern for their wellbeing, and also for our own financial interests – a flat suffering from nuisance is obviously less attractive and harder to let or sell. The area bounded by Pepys Street, Savage Gardens and Coopers Row is a pedestrian, fully residential area.

There is no mention of what increased capacity this proposed new bar area will provide, but as the floor space is nearly half of that upstairs, one could reasonably assume that it will be about 50%.

Previous objections to the granting and timing of the current licence focused on the significantly increased noise and disturbance, the presence of litter and worse, and loss of quiet amenity late at night, all of which would potentially have a seriously deleterious effect on the lives of the many people who live in the immediate vicinity. This was fully accepted by the Licensing Authority, who reduced the hours and forbade the proposed use of the old back yard – directly overlooked by the flats at the rear of 1 Pepys Street – for the consumption of food and drink.

It would appear that the application for the new café bar is an attempt to compensate for the loss of that potential customer space. All the previous objections to such a large, late-night drinking establishment, detailed in the licence appeal documentation and therefore known to you, are still valid and should be taken into account this time also.

We therefore respectfully and strongly urge that on the grounds of public nuisance you disallow the application to vary and extend the licence, which would otherwise undoubtedly have the effect of a substantial increase in noise and other disturbance beyond what is already authorised.

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 numbers. Gremio do not undertake to

have this area supervised by two people at all times after 9 pm, just "monitored" in some unspecified way. What then will prevent people coming downstairs and taking their drinks outside, possibly wandering into neighbouring streets and causing disturbance in the small hours? For these reasons we strongly oppose the granting of an off licence.

Earlier, Gremio said that they would use the proposed new entrance on Crutched Friars as the only entrance to the premises, but later withdrew this undertaking in case the Ladbroke's lease was terminated and they were left with a property to which there was no access. But assuming that the variation is granted (which we obviously hope it will not be), it should at least be a condition that the Crutched Friars entrance is to be the only one so long as the Ladbroke's lease is held.

Surely also the proposed new bar represents a change of use from a betting shop, and therefore requires a planning application? None has been submitted, so far as we are aware. Gremio have a poor track record in such matters: their construction of the large arched glass window and doors in the brick wall at the rear, and the new window over the Savage Gardens entrance, are matters still in dispute; and on the plans submitted the metal walkway at the rear, also further extended by Gremio to include the front of the glass arch, is still being denoted as "Terrace". Historically, however, it was never anything other than a means of staff access from a store to the old restaurant kitchen.

Once again, we do earnestly request that you reject this application.

Yours faithfully,



Revd Charles Mason



Mrs Harsha Mason