

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

Sent to: licensing@cityoflondon.gov.uk

Dear Licensing team,

I am emailing you to make a representation in relation to a live application, and I am giving notice to your by email, giving the grounds of my objection.

This relates to the Premises License application by Daisy Green for the location of 2 London Wall Place, EC2Y 5DH, in the Bassishaw Ward where I reside.

Here are the reasons for objection:

Public Nuisance:

Regarding the current application, I note that they want to serve alcohol from 11am to 11pm, 7 days a week.

They will have a small number of tables inside and many tables outside. Also, as the external wall of the premises is made of a glass "shutter" that slides up fully, effectively making the indoors and outdoors space the same (as per the current temporary café there), therefore, even when the drinking is only indoors, if they open fully the windows all the noise will escape outwards.

The bar that has put the application specialises in "bottomless brunch" with "free flowing prosecco". Basically there will be non-stop "all you can drink" from 11am to 11pm. Not very resident-friendly. Even their Liverpool St / Broadgate Circus location is not open every day of the week.

From the 11 menus I was able to download from their website for their different locations already operating in London, all of which are NOT in residential areas, at least 7 menus make very clear at the top of the page that the focus of their business, and the offering to their clients is what they call an "Aussie Brunch" which is then detailed as a "BOTTOMLESS BRUNCH PARTY", with free flowing / bottomless prosecco.

The applicant also wants to sell "off-the premises" which means selling drinks to passers-by who can then sit at the church ruins or in St Alphage Gardens and drink therefore having even more people loitering and drinking in the vicinity.

Similarly to the much smaller and indoor-only "Bad Egg", having what will no doubt be a magnet for hen-parties and large groups of binge drinkers right next to a 90-apartment building let alone the many more apartments in the Barbican Estate, is not of value to anyone and will very proactively create, not prevent, public nuisance.

The Prevention of Public Nuisance and the Policy:

I believe that permitting this licence will breach the licensing objective to prevent public nuisance in accordance with Paragraphs 72-86 of the Policy. The City of London Corporation's policy is that it is very sensitive to the impact of licensed activities which are

close to residential areas (Paragraph 73). The Premises are in very close proximity to Roman House which is home to a very large number of residents.

The Premises directly visible from at least 45 apartments' bedrooms and living rooms. Permitting the serving of alcohol 7 days a week for 12 hours each day in very close proximity to a residential block of apartments cannot reasonably be expected to uphold this objective not to cause nuisance in the vicinity of residential accommodation.

Permitting this premises licence is an invitation for consumers to consume alcohol and smoke in the vicinity of a residential block and in the garden and public area adjacent to my apartment and/or on the terrace/footway that runs alongside my apartment. This will cause disturbance in the form of noise pollution, litter and smoke (from smoking). Pursuant to Paragraphs 85 and 86 of the Policy, the City Corporation is committed to assessing the unacceptable, adverse impact, *particularly* on local residents. The application contravenes these objectives.

Paragraph 84 of the Policy further recognises the importance of the potential adverse impact on surrounding areas of licensed premises due to noise, smells, or congestion.

Paragraph 35 of the Policy states that consideration will be given to *inter alia*, "the level of noise and vibration, people coming and going, queuing and any potential criminal activity or disorder". Allowing the Premises to serve alcohol will lead to an increase in noise levels from the congregation of smokers and drinkers on the terrace, in the garden and along the footway.

Prospective licence applicants are required to have regard to the Policy and the potential adverse impact on local residents, so as to mitigate any disturbance. This is referenced multiple times throughout the Policy. For example, Paragraph 28 states that applicants are required to assess the adequacy of their proposals to prevent public nuisance. The Applicant has made no such provision.

Paragraph 39 of the Policy states that the Applicant is to address the licensing objectives, to demonstrate measures to ensure the Premises are 'good neighbours' and demonstrate that consideration has been given to arrangements for the quick, safe and quiet dispersal of customers from the Premises. The footway that leads from the Premises to Wood Street runs adjacent to my apartment and significant noise can be expected when drinkers disperse from the Premises late at night. The Applicant has not addressed these matters. Given the historical beauty of the Roman Wall and the gardens, it can be expected that drinkers are likely to congregate outside the Premises and along the footway towards Roman House, especially in the warmer weather.

Paragraph 41 of the Policy states that the Applicant is to have regard to the Policy and make a positive commitment to preventing problems from occurring at the Premises and Paragraph 76 states that the City Corporation will expect the Applicant to propose practical steps to prevent disturbance to local residents.

As far as I am concerned, the Applicant has not complied with any of these Paragraphs of the Policy and has completely disregarded its obligations under the Policy. Rather, the Applicant has written in its application that:

"Use of the external terrace as shown on the plan shall cease at 22:30, save for customers temporarily leaving the premises to smoke".

I fail to see how this mitigates any impact on local residents whatsoever. In fact the Applicant itself acknowledges that there will be customers leaving the Premises to smoke (and presumably talk and presumably continue drinking) outside after 22.30.

The Policy itself suggests managing this by not permitting customers who are smoking to take drinks outside and locating smoking areas away from residential properties. I do not understand how the Applicant can possibly regulate the precise location to be used for smoking: the open terrace, garden space and benches (some of which are along the footway) will act as an invitation for all those in the bar to come and smoke on the terrace/footway and in close proximity to my window. This is also acknowledged in Paragraph 79 of the Policy where the City Corporation accept the difficulty a licence holder has in preventing anti-social behaviour by individuals once they are beyond the direct control of that licence holder.

Paragraph 39 of the Policy suggests that regard should be had to the nature of the area where the premises are situated; the gardens and terrace are built around the historical Roman Wall which is a protected landmark and not an attraction designed to promote drinking, smoking and anti-social behaviour in its vicinity.

City of London Pollution team views:

Do note that, for a similar application from a wine bar made last year for the same space, which was withdrawn before it was heard in a meeting, the City of London Pollution team made a relevant representation stating that:

Saturday and until 2200 hours on a Sunday. Noise associated with this type of activity is not part of the current character of that area and residents of Roman House and of Andrews House on Fore Street would have line of sight to the external drinkers. The background noise level is likely to drop as the evening progresses and noise from people stood outside whilst drinking is likely to cause disturbance to neighbouring residents at a time when they wish to rest and sleep. Such disturbance is not in accordance with the licensing objective to prevent public nuisance. As such, this department wishes to make a representation.

Roman House specific characteristics:

There is a block of 90 flats that sits right next to the London Wall Place development. That is 90 families and households whose rights to enjoy their home and life will be taken away by the City if it grants this license.

The Roman House design of the flats mean that there are top- to-bottom and left-to-right windows and virtually no walls other than a metallic frame, leaving very limited noise insulation. The City is responsible to ensure that the residents of the residential block of flats it allowed to be built are able to live a normal life with no nuisance of loud noise, loud drunk people, bottles being emptied in bins, drunk people walking around in the very open public spaces of the area, until late in the night.

Because of the same design, most of us live with very high temperatures internally very commonly more than 30C, on day and night. This major design flaw means that we have to live with open balconies, to get respite from the heat. A licensed bar open until 11pm every night with most of its clients outdoors will result in major nuisance.

Consumption of alcohol as a public health issue:

As a national health policy expert, and while not claiming at all to be a public health expert, I would be very surprised to see the City accept this application. Increasing the availability of alcohol consumption brings no benefit to the City residents, workers or visitors and is

detrimental to health in its own right and due to the many other issues of other physical and mental health it contributes to or exacerbates.

Opening an Australian style bar in London will have a negative health effect: The "Alcohol consumption per capita" is 12.2 litres in Australia and a bit less in the UK at 11.6 litres. When it comes to binge drinking, the UK is one of the worse globally and certainly in Europe, combining the volume of alcohol consumes in Northern Europe with the frequency seen in Southern Europe. Australia is also an example of an increase in binge drinking culture. The specific premises dresses "all you can drink in 1hour binge drinking sessions" with Instagram-friendly photos of vibrant and health small amounts of food.

The City of London is claiming to be concerned by the levels of alcohol consumption and smoking of workers and residents, but allowing this alcohol licence would be proof of the opposite.

https://en.wikipedia.org/wiki/List_of_countries_by_alcohol_consumption_per_capita

https://en.wikipedia.org/wiki/Epidemiology_of_binge_drinking

Other nearby factors:

The premises in and outside of which all-you-can-drink, all-day-and-night drinking will be taking place is no more than 10 metres away from the Associated Board of the Royal Schools of Music (ABRSM)' global HQ offices, which is the exam board of the Royal Schools of Music, delivering over 650000 music exams and assessments every year in 93 countries. It will not be conducive to ideal environment to be taking music exams or practicing, next to such a licensed premises.

The all-you-can-drink 11am-11pm drinking hole is no more than 5 metres from the recently revamped remnants of a medieval church as well as the St Alphage Gardens. Granting an off-sales license to allow people to create a sea of drinkers all around these areas of character is not what the City should be doing to promote the balanced use of these spaces.

Following the recent redevelopment in the vicinity and the installation of benches outside the Premises, the area is used by many City workers for quiet relaxation or reading. It would be out of character for the terrace and footway areas to be used for consumption of alcohol and public smoking. The application makes no reference to the measures which are to be taken by the Applicant to prevent its customers from taking drinks out onto the terrace/walkway and consuming them on the public benches and surrounding areas. In fact, the Applicant specifically envisages the consumption of alcohol on the terrace surrounding the Premises and, therefore, in the vicinity of the Roman Wall.

For all the above reasons, I oppose the granting of the license and the long opening hours of the binge-drinking focused bar.

I propose that as the applicant has another bar just 15mins walk away in Broadgate Circus, with no residential blocks of flats in its vicinity, they may want to extend the opening hours and days of its other premises instead?

Sincerely,

Dr Dimitri Varsamis

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