

Background Papers

Internal

Memo Access Team 09/05/2019

Memo Contract and Drainage Services 09/05/2019

Memo Community Facilities Manager 12/06/2019

Letter City of London Conservation Area Advisory Committee 19/06/2019

External

Design & Access Statement & Planning Statement dated April 2019

Refuse and Recycling Report dated April 2019

Letter Antic London 23/04/2019

Letter Alan Martin 15/05/2019

Email Lopa Sarkar 20/05/2019

Email Nigel Lall 22/05/2019

Email Jayne Evans 23/05/2019

Email Beverley Hurley 24/05/2019

Email Timothy Jordan 29/05/2019

Letter Antic London 04/07/2019

Online Alan Martin 22/07/2019

Online Charles Mason 06/08/2019

Online Harsha Mason 06/08/2019

Email Jayne Evans 12/08/2019

Email Timothy Jordan 12/08/2019

Letter Antic London 12/08/2019

Email Beverley Hurley 17/08/2019

Pepys Street RTM Company Limited



Gideon Stothard
Development Division
Department of the Built Environment
City of London
PO Box 270
Guildhall, London
EC2P 2EJ

15 May 2019

Dear Sir

26A Savage Gardens & 9A-9B Crutched Friars, London EC3N
Case No. 19/00292/FULL

I refer to your letter dated 8 May 2019 regarding a planning application in respect of the above premises. I am a director of the Right to Manage Company that manages 1 Pepys Street which is a block of 90 apartments that backs onto the above premises. I am therefore writing on behalf of myself as a leaseholder and the other residents within the block who will be affected by this application.

Our main concern is the replacement of doors and windows at the rear of the property and which face the rear of 1 Pepys Street, with new doors and glazing, and the replacement of door and installation of windows to the rear at the ground level.

Residents of apartments at the rear of the property, especially those at first floor level are greatly concerned that the installation of windows and re-glazing will mean that customers and staff of the new premises will be able to look directly into living rooms and bedrooms of their apartments.

We appreciate that the new owner wishes to improve light into the premises and we also understand that the doors at ground and upper levels are to allow emergency access to Savage Gardens in the event of a fire etc.

However, we ask that:

- All windows are glazed with a frosted glass to stop customers and staff gazing into windows of our apartments which are only a few feet away.
- That these windows are not allowed to be opened to avoid noise seepage from the new premises and into nearby apartments and that the doors be fitted with crash barriers to allow emergency access only and are not allowed to be left open to stop noise seepage and the temptation of customers and staff to walk outside to smoke and drink.

Yours faithfully


Alan Martin
Director

Tel: 

Email: 

302, 1 Pepys Street
London
EC3N 2NU

From: [Stothard, Gideon](#)
To: [DBE - PLN Support](#)
Subject: FW: Planning Application
Date: 21 May 2019 12:09:11

Good afternoon

Please can the below objection be logged for planning application 19/00292/FULL.

Thanks

Gideon

From: Lopa Sarkar <[REDACTED]>
Sent: 20 May 2019 23:13
To: Stothard, Gideon <Gideon.Stothard@cityoflondon.gov.uk>
Subject: Planning Application

Hi Gideon,

Thank you for sitting down with me and discussing the planning for reference number 19/00292/FULL.

To review the main points:

1. If the arch way has a glass window with shutters the restaurant will open the shutters and there will be people looking into the flat all day and evening. We do not have air con so we have to keep the blinds up to open the windows in the summer. Thus, we will constantly have people looking into the flat.
2. Could they consider putting film over the glass so the light goes in but no one can see out of the restaurant.
3. Can the restaurant not use the back area for staff breaks as then there will still be people outside all day looking into the flat. Also if they smoke outside in the back all the smoke comes into the flat (I am very allergic) and if they stand there and have conversations due to the encapsulated area the sound carries and it sounds like they are standing inside the flat because it sounds so loud. My understanding is that they will be subject to the same conditions as ruled by licensing for this additional space. That is, nobody uses the outside space except in an emergency, even for smoking.
4. You and your colleagues are welcome to come by my flat and look out the windows so you can see the proximity to the restaurant window. The archway window looks directly into my flat. Even if people were standing on the patio at the ground level - they can still can look into my flat.

Whatever is decided about that window and back area will have a direct impact of the quality of life of the flats which overlook this courtyard.

Regards

Lopa

From: [REDACTED]
Sent: 22 May 2019 04:16
To: PLN - Comments
Subject: Reference # 19/00292/FULL



To whom it may concern:

I currently reside at 1 Pepys Street in a flat that is on the first floor directly behind 26A Savage Gardens. Over the last year or so I have been witness to the building works that have been transpiring at the location for Gremio Restaurant. I am writing in reference to the planning application 19/00292/FULL. The proposal in this application will have an immediate and restrictive impact on my daily life. My flat shares the rear outdoor space with 26A Savage Gardens and the new proposed restaurant. The restaurant's first floor looks directly into my lounge and bedroom. The distance from the rear of the building to my window is less than 5 meters. People can see clearly into my flat and I can hear people speaking at normal conversational levels. If this restaurant is allowed to have windows or an outdoor space people will see directly into my flat. My windows overlooking the courtyard are the only source of natural light for me and having to close the curtains will turn my flat into a dark cave. If people are allowed to use the external terrace or outdoor space it will contribute to excessive noise pollution for my daily living and will affect my ability to sleep. If people are smoking there it will enter my flat and pollute the air quality.

The restaurant should not be allowed to use the outdoor space for anything other than a fire escape. The windows should be replaced with solid walls to stop the visual intrusion into my flat as well as the noise pollution. It should be noted that the restaurant courtyard is surrounded by flats on all three sides so it is not only my flat that will be affected but all flats. Since we have been living here for almost three years and the flats have been here for over ten years it is not acceptable to intrude on our peaceful use of our home with a new establishment where previous ones did not have the ability to look into my flat or have customers within a few meters of my windows. This poses a very real security risk as this will provide easy access for anyone to enter our flat via the windows and cause harm to us. It also intrudes on our privacy as customers will be able to view into our personal space at all hours. In addition there will be excessive noise and we will be disturbed at all times the restaurant is in operation.

Erecting barriers will not solve for these problems and my ask is to preserve the current setup, the one that has been in existence for many years as it is the only fair outcome given residences are extremely close to the restaurant.

thanks,
nigel

Planning number 19/00292/FULL 26A Savage Gardens London EC3N 2AR

Representation by Dr. Jayne Evans 26d Savage Gardens, EC2N 3AR.

The application form has not been completed, contains an incorrect statement, and is unsigned. Several sections of the application do not appear to be visible on the Corporation portal.

As *per* the Corporation's own web page - interested parties are provided with these documents as part of the consultation process, as a statement of community involvement. The ability to contribute effectively and fairly to this process, relies entirely on the information provided in the application. I feel, in this case, important information is missing, conflicting or not correct. This renders the comments and consultation process ineffective. As a result the entire application should be called into question.

1. There is a discrepancy on page 2 of the Description of Proposal in respect to the handwritten declaration and the Public Notice. As a result I cannot ascertain the facts from the information provided.
2. On the application form immediately under this handwritten section, in answer to the question 'Has the building, work or change of use already started?' The applicant has marked X in the NO box. As the planning department, the environmental health department, the licensing department, building control and various other teams and officers within the City of London know, this is not correct. Work began in early 2018 and the extent was made apparent after residents and other parties were disturbed by works at the site. The Corporation were made aware of this and photographic evidence was collected. I do not know, from the documents presented, whether planning permission was ever obtained or whether retrospective planning permission is being sought in full. This is vital information if I am to make a considered response to this application.
3. Section 18 appears to indicate that over 100 sq metres of net internal floor space is being gained through the change of use; but no mention of what additional people capacity this would represent. The level of noise/ disturbance this may represent is impossible to gauge. How can I possibly comment on this issue when venue capacity, in terms of people, is not clear in the application?
4. The area is a conservation area. The size, placement and extent of the lighting and signage proposed, especially on Savage Gardens side, is completely out of keeping with the architectural and residential nature of that side of the street.

The area is a subtle mix of Georgian properties and neutral toned modern buildings. The area of Savage Gardens closest to the application site is paved with stone, it is pedestrian and contains several beautiful mature trees. It is exclusively residential on one side.

Such signage and lighting as proposed in the application will have a serious negative effect on the conservation area and, the lighting in particular, for me will be totally intrusive as my property windows are on Savage Gardens.

As a comparison the signage and lighting of Natural Kitchen, the Hilton and the Cheshire Cheese Pub, is at in keeping with the area. It does not overwhelm the area, and, seeing as these businesses appear to be flourishing, does not detract from its effectiveness! Even the Hilton, which is a massive operation blends into the area. I hope that the Corporation will give sufficient weight to this matter.

5. The document design statement acknowledges the Hilton, and America Square as tall buildings in the area. This is true, however the document does not refer to 3, 4, and 5 story residential buildings which form the entirety of Savage Gardens on one side and some of Pepys St. Residential buildings of Crutched Friars and Coppers Row are also not included.
6. The plot is described as 'mainly vacant' and two story. As far as I can tell the plot is entirely vacant! The Bavarian Beer House, next door, is not connected with this application and the old Betting shop was a shop and not a pub.

Furthermore, the application says that the proposed development seeks to change part of the ground and basement floor from a bank to an office. There is no bank, no basement and no office. How can I, or anyone else contribute to the planning process if we can't recognise the area from the application presented?

7. Finally, I have had considerable trouble accessing the documents on the web site. As I have a disability, and several chronic health conditions, I am not freely able to visit the Guildhall in person. As a result I feel I have not been able to access the plans in full and my ability to contribute to the consultation process has been compromised.

Jayne Evans

Partial Representation by Beverly Hurley, 26b Savage Gardens, EC2N 3AR.

The Application Form

This is very incomplete, contains a falsehood, and is unsigned. I question therefore the validity of this entire application. It is unacceptable that residents have to wade through all these documents when the applicant clearly can't even be bothered to submit a thorough application form and supporting documents that are complete and factually correct.

On page 2, Description of the Proposal, the handwriting says:

"change of use of part ground floor from financial and profesional (sic) services (x2) to drinking establishment and food (A3/A4) and works comprising: replacement shopfront /windows, extension. of external walkway. on firts(sic) floor. rear elevation and replacement stairs for use as a mean of escape., installation of a fence betweeht the external walkway. and replace. extract fuel. (see description in DX)."

However the Public Notice as something different in two key respects, viz:

(iii) replacement of first floor rear doors and windows fronting rear yard with new doors and glazing under the arches and installation of an external shutter;

(iv) replacement of door and installation of windows to the rear at ground floor.

Nothing is stated in the application form about (iv) - the replacement of a door and installation of new windows to the rear at ground floor level, nor (iii) installation of an external shutter at first floor level.

On the application form immediately under this handwritten section, in answer to the question **"Has the building, work or change of use already started?"**, the applicant has marked X in the NO box.

As all the planning department, including the case officer, the environmental health department, the licensing department, building control and various other teams and officers within the City of London know, **this is an outright lie and a complete falsehood on the application form.** All were alerted in **early 2018** when I and other residents had been disturbed by noises, people and lights late at night, and discovered that an enormous hole had been knocked through the solid brick wall of the rear of the property. This led to various inspections, meetings between the residents and the council, and objections by many of the local residents in support of my successful application to have the licencing agreement modified.

During the course of last year, this hole was infilled by glass and sets of double doors; and a small walkway alongside the top of the flat roof of Flat A 26 Savage gardens on ground floor level (and therefore a couple of metres away from my bedroom window at first floor level) had also been extended to incorporate the length of this new opening. Various pictures submitted during the appeal show the solid original brick wall, the extent and proximity of the opening, (and proposed rear ground floor drinking and eating area), and the extended walkway, to the residents of Savage Gardens.

We have been here before when the applicant lied on the application for his licence in the first place saying it was surrounded by office premises; clearly the same attitude is being displayed with this planning application.

Despite the premises being in the Fenchurch conservation area, this and other work then continued with complete disregard to planning permission of any kind. It also included the installation of a brand new window looking out over the front entrance to Savage Gardens. Retrospective Permission for this window has not been included in the application form.

On Section 5, Pre-application Advice, no answer is given.

On Section 9 relating to the type, colour and name of external materials, no information is provided regarding materials will be used to replace a rear door on ground floor level, the dimensions and thickness of glazing of any new window openings on the rear at ground floor, nor what materials will be used for the replacement of the external stairs (which go from first to ground floor level immediately adjacent to the bathroom of Flat A) and are currently made of sturdy metal. No mention is made of what materials the "fence" will be made of between the external means of escape walkway and 26 Savage Gardens.

The 'YES/NO' box under this section is unticked.

Section 14 is not accurate. The YES/NO box is unticked, the last use of the site is not described, and the answers to land contamination are not answered.

Section 18 appears to indicate that over 100 sq metres of net internal floor space is being gained through the change of use; but no mention of what additional people capacity (and therefore additional late night noise/disturbance this represents).

Section 19 is unanswered.

Section 20 is unanswered, despite the specific hours of opening being listed in an current application to extend the licence in existence for 26A Savage Gardens, and including off sales on the pavement under the arch.

Section 26 - the Declaration is unsigned. The application must therefore be invalid.

Section 27 - the contact details have not been completed for either the applicant or the agent.

Section 29 has not been completed. Parts of this site to do with the rear cannot be seen from the outside.

The Document FULL-INVALID LETTER

This document attempts to clarify some of the above. However, in Paragraph 2), it says " (iii) replacement of first floor rear doors and windows fronting rear yard with new doors and glazing under the arches and installation of an external shutter."

This is an erroneous description. When I purchased my property, there was one small window (from the Orpheus kitchen) and 2 single doors in the same vicinity. There was not an arch at all, but a solid brick wall as per photographic evidence already supplied. **There is no question of "replacement" therefore, but a complete change from a solid wall to a new, massive glazed arch and two new sets of glass doors.** (And, a NEW walkway in the same area).

The Document FULL PROPOSED GROUND FLOOR

The rear of the ground floor shows that half if not all of the wall will be glass, with a pair of opening doors (glass??). It also shows a nice area of planting. This will not be seen by anyone unless they are escaping from the premises, so it indicates that this might be an outside smoking area for either clients or staff. This is adjacent to the bathroom of Flat A 26 Savage Gardens and under my bedroom window.

The Document FULL PROPOSED EAST WEST SOUTH ELEVATION

This depicts an industrial ventilation duct from the first floor archway. Whilst there was a ventilation system there previously, the restaurant was not open at weekends, and the pub only had regular opening hours. Given the current licence permits food and alcohol to be regularly served into the early hours of the morning, this is located unacceptably near to the residents of No. 26B further adding to the noise and smell.

At the top right of this drawing there is a heading "Internal Patio". This is not mentioned anywhere in the documentation. There was no existing walkway where there is one now - obviously, as it would have been in the middle of a brick wall - the only walkway was to the edge of the downstairs of Flat A extension, allowing kitchen staff to go down the stairs to a store. So what is this "Patio"? The rear doors cannot be opened (a condition of the amended licence).

This part of the drawing indicates there are shutters parallel to the rear of 26 Savage Gardens (on the top of Flat A bathroom extension). But access would be needed to service the aircon units and clean the roof window.

On the bottom right, "KEY PLAN", it appears that the proposed fencing (indicated by the red line) is going to extend the whole length of the building (including the rear of the premises known as the Bavarian Beer House). There is no walkway in this latter area!

The bottom small drawing indicates fencing down the yard side of the stairs?

The Document FULL EXISTING FIRST FLOOR

This is erroneous.

- 1) The stairs from the 26A kitchen descend along the side of the "Neighbour" wall.
- 2) There is no delineated space such as a "Courtyard", no previous use of any of the enclosed rear space as a "Courtyard" - it remains an unused area, and previously just had a couple of grotty storage sheds.
- 3) I'd also question the location of the ladies toilets as I thought there was a void between the two buildings all the way to Savage Gardens at first floor level. Possibly they were there and have since been removed.

And of course, this document shouldn't have been called "EXISTING" - as it hasn't existed like this for 18 months.

The Document FULL PROPOSED ELEVATION 01

This area is a CONSERVATION area. The size, placement and extent of the lighting and signage, especially on Savage Gardens side, is completely out of keeping with the architectural and residential nature of that side of the street, and an antitheses to the discrete and subtle signage of the Natural Kitchen. Regardless of the outcome of whether a licencing

application or planning permission for the Ladbrokes building is given, signage and lighting of this nature cannot be allowed, it's an absolute disgrace.

There is also no reference anywhere to the window indicated above the door. Like all the rest of the works that have been carried out without planning permission, this is a brand new installation in a previously solid wall and it should be reinstated.

The Document Design and Access Statement

Finally, in the first sentence, we have an honest acknowledgement that these two buildings are going to be a "drinking establishment". Not a Tapas Restaurant and Bar. It also talks about many of the works as if they haven't already been done, and that for these, the applicant is actually asking for retrospective planning permission.

Whilst referencing the tallest building as the Hilton, and the America Square round the corner, it doesn't reference the 3, 4 and 5 storey residential buildings which form the entirety of Savage Gardens on one side, some of Pepys Street, and a significant part of the residential buildings in Crutched Friars and some in Coopers Row.





The application Plot is described as a mainly vacant two storey property with a pub at the ground floor and a restaurant on the first. **This is not true.** It is entirely vacant, and the existing (until recently) pub is the Bavarian Beerhouse, not connected to this application. The former betting shop is in the application, not the pub.

It says the main entrance of the hotel fronts directly onto Crutched Friars. **This is not true.** It fronts directly onto Pepys Street with signage, a large overhang under which there is a taxi and drop off area.

It says that the proposed development seeks to change part of the **ground and basement floor from a bank to an office!** **There is no bank! There is no basement. There is no office.**

The conclusions are obvious.

In the "Other Material Considerations" section, no mention is made or guidance taken with regard to the **Fenchurch Street Station Conservation Area Supplementary Planning Document**, which summarises the character of the area and its management strategy.

This more accurately describes the area as follows:

- a townscape with significant 18th, 19th and 20th century buildings and structures;
- _an area illustrating how early Victorian improvements were superimposed upon and integrated within the existing street pattern;

- an area harmonised by the use of brick buildings and structures enriched by a wealth of historic features and materials

Buildings on Crutched Friars and Savage Gardens are of a consistent height, rising to three or four storeys, most with additional accommodation in basements and the roof.

When under the bridge, either on Crutched Friars or in French Ordinary Court, the enclosed historic character of the area is most dramatic and surprising.

Savage Gardens is a narrow lane leading to Pepys Street before continuing south to Trinity Square on a different, wider alignment. No. 25 is a Fenchurch Street Station SPD 16 century restaurant, which is lit beneath the arch by a series of simple 20-century stained glass windows above timber panels.

Buildings and structures in the conservation area are unified by their predominant use of classical proportions and detailing. Typical of Georgian and early-Victorian architecture, this influences the general appearance of buildings in terms of their vertical hierarchy based on the Classical Orders, as well as individual elements such as pilasters, arches, cornices and other features.

Breaches of planning regulations are investigated in accordance with the City of London Enforcement Charter (updated June 2008). This sets out the manner and timescales in which issues will be investigated, and is available on the City of London website.

Planning applications will be judged against the local, regional and national policies and guidance identified above, and the loss of buildings and features that contribute to the character of the area will be resisted accordingly.

Instead, the applicant has consulted **The Crescent Conservation area document**.

The document says that the proposed total area is 363.sq metre pub/restaurant. This contradicts what is in the application form, stating 463.59 of space. Excluding the area proposed for off-sales, which is not specified in terms of space or capacity (or monitoring). Which is correct? Either way, this represents hundreds of people at any one time. At 2 am in the morning, it will be unbearable.

It talks about a "few" external and internal design alterations" "are proposed". This is a gross underestimate of what has already been carried out in 26A - as previously mentioned in this document, and at the licensing review - and is not truthful about the actuality of the works specified either.

It says the external appearance of the building will be remaining as the same. This is in contradiction to the drawing previously mentioned which shows new lighting and gross signage on Savage Gardens - not to mention the new window that has been installed above the Savage Gardens doorway.

It says that Savage Gardens will be a "secondary" entrance. So there will be increased capacity if the Ladbroke's building is given permission, and there will be increased capacity if any offsales permission is given under the arches, all of which can exit via Savage Gardens. There is no mention of any additional security at the proposed Crutched Friars entrance.

And, given the huge sign that is indicated in Savage Gardens, customers would automatically assume this was the main entrance.

It says the purpose is to provide all day and evening (no mention of till 2.30 am in the morning) **public house serving a broad spectrum of end users.**

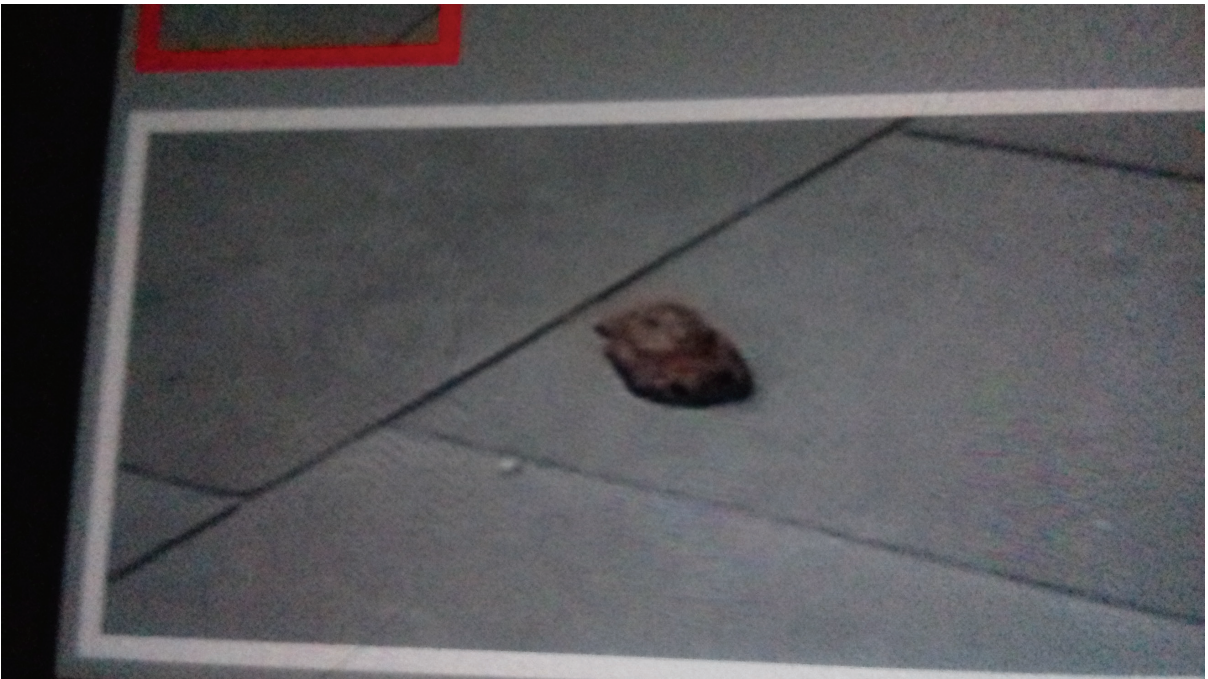
We already have 27 licenced premises **in the immediate vicinity:**

The Minories Public House, Minories
Jamies Wine Bar, Minories
The Angel Public House, Crosswall
Revolution, America Square
The Cheshire Cheese Public House, Crutched Friars
The Crutched Friar Public House, Crutched Friars
The Paris Grill, Crutched Friars
Laurel Lounge, New London Street
The Windsor Public House, New London Street
The Ship Public House, Hart Street
Balls Brothers Wine Bar, Mark Lane
1882, Mark Lane
The Hung Drawn & Quartered Public House, Great Tower Street
All Bar One, Seething Lane
Draft House, Seething Lane - surely a mis-spelling!
The Liberty Bounds, Trinity Square - Wetherspoon
The Lampery, Seething Lane
Apex City of London Hotel, Seething Lane
Brasserie Blanc, Trinity Square
Four Seasons Hotel, Trinity Square
Citizen M Hotel, Trinity Square
The Wine Library, Coopers Row
City Hotel, Coopers Row
Novotel, Pepys Street
Doubletree Hilton, Pepys Street
Natural Kitchen, Pepys Street
Bavarian Beer Haus, Coopers Row

Some of these have several bars, such as the hotels; there is already an over-saturated choice in this historic area where commuters can get their morning coffee, and families and other 'end users' a wide range of food and drink.

These are some printable examples of what that looks like for the residents in Savage Gardens.











REPEATED UNAVAILABILITY OF DOCUMENTS

For the third time, some documents are not available "at this time" on the website. The Bank Holiday weekend, the evening of 14th May, and 22nd May.

I reserve the right to make representations on those if they do become available, but may not have time to do so within the prescribed deadline.



Timothy Jordan
Flat 1, 25 Savage Gardens
London EC3N 2AR
Phone: [REDACTED]
[REDACTED]

29 May, 2019

Department of Built Environment
City of London Corporation
PO Box 270
Guildhall
London EC2P 2EJ

RE: PT_GHS/19/00292/FULL - Proposed development works at 26A Savage Gardens & 9A/9B
Crutched Friars London EC3N

Dear Sir or Madam:

How would you feel to have a large capacity, late night drinking establishment built meters away from your home?

I refer to the planning application notice which has been posted under the bridge near the properties in question. I have been unable to view the full application, as numerous of the documents were not available on the website when I tried to review them.

The residents have had numerous interactions with the proprietors of this proposed development (Gremio De London Limited) and with the Corporation of London, and believe that the proposals continually and willfully discount the fact that this is a residential area and will significantly impact the people who live in the surrounding properties.

I have serious concerns about the current application on the basis that the proposed changes:

1. at the back of the property appear to provide a means for people to use the space which backs onto my bedroom/courtyard, meaning there is a distinct possibility of noise and cigarette smoke entering my bedrooms and living space (I have experienced this previously when the Bavarian Beerhouse staff used to smoke/drink in the area adjacent.)
2. significantly increases capacity of late night drinkers who are known to cause noise and public disorder concerns, including but not limited to:
 - a. talking loudly and shouting en-route to nearby taxi ranks at the Doubletree and Novotel hotels, or just congregating noisily in the street;

- b. urinating and vomiting on our doorsteps;
- c. committing sexual acts up against my front windows;
- d. taking drugs in the street, including substances ingested through the nose, injected and smoked;

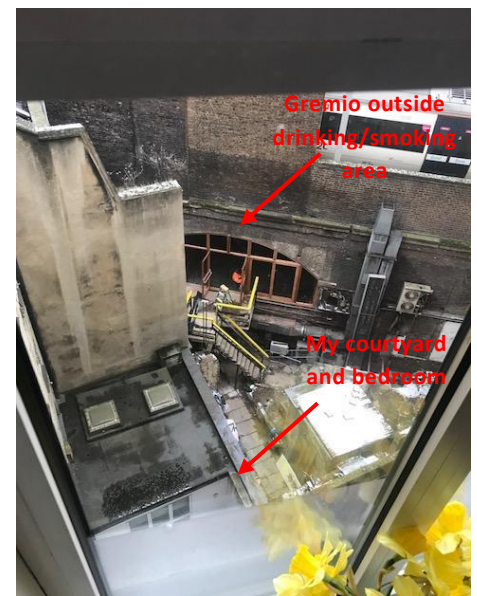
This public nuisance has significantly reduced since the Bavarian Beerhouse closed, which makes it clear that it is linked to the late night drinking establishments in the area, and the problem is likely to be compounded by the proposed changes by Gremio.

- 3. extending the property to the former Ladbroke's office on Crutched Friars includes the plan to offer off-license sales and eating/drinking outside under the railway bridge. This is concerning as it will further compound the problems noted above, but also continually escalate the level of noise/echo that comes from under the bridge already.

The property in question, along with my own property, is part of the Fenchurch Street Conservation area and there are numerous proposed changes to the existing building (eg external signage) that is not in keeping with the residential nature of the area, especially Savage Gardens.

I purchased my property (Flat 1 of 25 Savage Gardens) – a ground floor plus basement conversion in 2012, and have been resident in the property for those seven years. Over that time, I had no problem with noise, smoke or any other issue emerging from the property in question, as it was predominately occupied throughout daylight hours and business contained to within the inside of the property. I have, however, had problems with the former Bavarian Beerhouse which gives me confidence to predict that any use of the front or back of the Gremio properties as planned, plus serving hundreds of customers at a time, will reinforce the issues I have noted above.

As neighbors of the Gremio de Fenchurch site, we are continually having to fight their plans to develop the property that is adjacent to 26 and 25 Savage Gardens (and backing on to 25 Savage Gardens, 26 Savage Gardens and 1 Pepys Street). The plans continue to evolve to make residents increasingly concerned about the ability to contain noise, smoke, late night foot traffic, anti-social behavior and fire escape access/safety. We have little faith in Gremio's willingness to be considerate of anything beyond their own commercial considerations, including the lifestyle of residents and conservation of the area. They have consistently included incorrect or



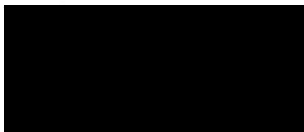
incomplete information on applications including this one, which demonstrates inappropriate due diligence and lack of intent to “do the right thing”.

We are a resilient community, having already to cope with the problems and antisocial behavior generated by drinking establishments on our doorstep (such as the Bavarian Beerhouse, Sky Bar, Cheshire Cheese, Keepers Lounge, Isis Bar, Crutched Friar); as well as venues that are slightly further afield that capture a late night crowd (often cutting through from late night bars such as Dirty Martini and Revolution to access Fenchurch Street station or other transport options).

I have no issue with Gremio de Fenchurch restaurant opening up at 26A Savage Gardens and in Crutched Friars, however there needs to be sensible controls put in place to protect the residents who will be directly impacted by the development. It is not unreasonable as a resident to expect to be able to maintain the peace and quiet of their respective properties as purchased and/or occupied; and not suffer from issues created by having a large number of people drinking inside and outside this establishment, and next to our bedrooms in this case.

In particular, I request you review both the development and use of any external space at the front and back of the property, as well as the capacity of the venue which will impact the peaceful lifestyle of all residents at any time of the day or night.

Sincerely,

A solid black rectangular box used to redact the signature of Timothy Jordan.

Timothy Jordan

Comments for Planning Application 19/00292/FULL

Application Summary

Application Number: 19/00292/FULL

Address: 26A Savage Gardens & 9A-9B Crutched Friars London EC3N

Proposal: Change of use of part ground floor from betting office (sui generis) to a sui generis mix of restaurant / cafe and drinking establishment (Class A3/A4) and works comprising: (i) replacement of shopfront on Crutched Friars; (ii) replacement of first floor windows on Crutched Friars and Coopers Row; (iii) replacement of first floor rear doors and windows fronting rear yard with new doors and glazing under the arches and installation of an external green screen; (iv) replacement of door and installation of windows to the rear at ground floor; (v) extension of external walkway on first floor rear elevation and replacement of external stairs for use as a means of escape; (vi) installation of a fence between the external walkway and neighbouring residential properties; and (vii) replacement of extract flue on rear elevation.

RECONSULTATION DUE TO REVISED DRAWINGS SUBMITTED

Case Officer: Gideon Stothard

Customer Details

Name: Mr Alan Martin

Address: Flat 302 1 Pepys Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Other

Comment: I am a Director of Pepys Street RTM Company Limited which manages the block of 90 apartments at 1 Pepys Street and which backs on to the applicant's premises. I therefore represent all leaseholders/residents within the block and especially those that face the rear of the applicant's premises.

Having viewed the revised plans etc, it appears that the applicant has taken notice of our previous concerns that were raised at the recent Licensing Committee and note in particular the applicant's plan to install green screening at the rear of their property, which is very welcome.

However, I'd like the Planning Committee to ensure that the glazing on all windows and doors that face the rear of 1 Pepys Street are glazed (or covered) in such a way as to stop customers/staff peering into the bedrooms and living rooms of the adjacent properties.

In addition, all doors and windows must be kept closed during business activity to avoid noise from the premises leaking across to the adjacent residential apartments - especially late at night since

most of these properties are occupied by business people who need a good night's sleep.

Thank you

Alan Martin

Director

Pepys Street RTM Company Limited

Comments for Planning Application 19/00292/FULL

Application Summary

Application Number: 19/00292/FULL

Address: 26A Savage Gardens & 9A-9B Crutched Friars London EC3N

Proposal: Change of use of part ground floor from betting office (sui generis) to a sui generis mix of restaurant / cafe and drinking establishment (Class A3/A4) and works comprising: (i) replacement of shopfront on Crutched Friars; (ii) replacement of first floor windows on Crutched Friars and Coopers Row; (iii) replacement of first floor rear doors and windows fronting rear yard with new doors and glazing under the arches and installation of an external green screen; (iv) replacement of door and installation of windows to the rear at ground floor; (v) extension of external walkway on first floor rear elevation and replacement of external stairs for use as a means of escape; (vi) installation of a fence between the external walkway and neighbouring residential properties; and (vii) replacement of extract flue on rear elevation.

RECONSULTATION DUE TO REVISED DRAWINGS SUBMITTED

Case Officer: Gideon Stothard

Customer Details

Name: Mr Charles Mason

Address: The Parsonage, School Road Waltham St Lawrence READING

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I am the landlord of a flat at the rear of 1 Pepys Street, which faces the rear of the subject premises. My concern is for my tenants and my own economic interests in terms of the future lettability of the flat.

Item (iii) of the proposal is a threat to the privacy of the flat, as people in the restaurant will be able to look straight into the living area, unless some kind of obscured glass is fitted, and this is not mentioned in the application.

Item (v) is likely to result in off-duty staff and smokers spending time on the walkway, and because of the confined nature of the space, even ordinary conversation will be clearly audible in the flat, and the smell of smoke will drift in. Keeping the windows shut is not an option, as the flat has no air conditioning.

Item (vi): the proposed fence, right outside the flat windows, will be visually intrusive, and deprive the flat of what little natural light it currently enjoys.

In summary, the proposed development will be significantly injurious to the residents of my flat and indeed of the several other flats which share its aspect. I earnestly request the City of London to reject the application.

Comments for Planning Application 19/00292/FULL

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RECONSULTATION DUE TO REVISED DRAWINGS SUBMITTED

Case Officer: Gideon Stothard

Customer Details

Name: Mrs Harsha Mason

Address: The Parsonage, School Road Waltham St Lawrence READING

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: Jointly with my husband, I am the landlord of a flat at the rear of 1 Pepys Street, which faces the rear of the subject premises. My concern is for my tenants and my own economic interests in terms of the future lettability of the flat.

Item (iii) of the proposal is a threat to the privacy of the flat, as people in the restaurant will be able to look straight into the living area, unless some kind of obscured glass is fitted, and this is not mentioned in the application.

Item (v) is likely to result in off-duty staff and smokers spending time on the walkway, and because of the confined nature of the space, even ordinary conversation will be clearly audible in the flat, and the smell of smoke will drift in. Keeping the windows shut is not an option, as the flat has no air conditioning.

Item (vi): the proposed fence, right outside the flat windows, will be visually intrusive, and deprive the flat of what little natural light it currently enjoys.

In summary, the proposed development will be significantly injurious to the residents of my flat and indeed of the several other flats which share its aspect. I earnestly request the City of London to reject the application.

I would like to comment on the revised plans for Gremio de London.

Changes to the arches and rear outside space.

I am unsure whether the installation of the glass arch, windows and doors was ever subject to planning consideration or consent. In the light of this, I would ask the planning authority to be vigilant in their consideration now.

The rear to the Gremio property is bordered directly by 9 flats. There is no space between the outside area and the flats. While the provision of a 'green screen' offers some solution to the issue of overlooking, the revised plans do nothing to dampen the noise, smell and light disturbance to the flats, particularly on Savage Gardens.

The outside area is, at present, very quiet and any noise, smell, or light, which does emanate is amplified and funnelled up the surrounding flats.

I suggest the following.

- That the windows and doors are shut at all times, unless for emergency use. This will minimise noise and smell.
- Windows and doors are frosted so as to cut down the potential viewing intrusion, but also diffuse some of the light intrusion.
- A sound curtain is instantiated at the windows and doors to limit noise. Sound curtains or other dampers are common in pubs and bars and are designed for places where noisy businesses operate alongside residential areas. The proposed operation at Gremio is a prime example of where a sound curtain would facilitate the needs of two areas and allow them to co -exist.
- The idea of a green screen seems promising as an environmental solution to an overlooking problem. I'm assuming this is a living plant based thing. I am concerned that it will not be maintained and watered and will die in winter. Then it will not work as a green screen. Furthermore, the dead bits may fall off and become nesting material for vermin. The outside area already has a serious vermin problem. If one is installed, it should be fit for purpose environmentally suitable for the area and a clear maintaining plan agreed and monitored prior to installation.

The emergency walkway.

- I welcome the use of the walkway as emergency only. I ask that this is enforced and that it does not become a place for smoking, drinking or talking- for both staff and customers.
- I would ask that the fence between the walkway and residents windows be of a nature that does not interfere with residents' light.

Extractor fan system.

I request that this of a high standard, well maintained and position that minimises the noise and smell disturbance to the flats. My flat is on the 2nd floor and my bedroom backs directly onto the outside area

of Gremio. I worry that I will not be able to open my bedroom window at all, due to smell and noise. I am also worried the noise will keep me awake at night.

Refuse and recycling.

I welcome the report requesting that refuse and recycling be kept in bins within the Gremio space and removed to the kerbside on the day it is to be collected. In principal, this seems a good compromise. I request that the planning department ensure that the position and use of the bins, within the Gremio site does as much as possible to prevent noise and smell disturbance to the residents whose flats back onto the rear outside area. I request that a clear plan is agreed and monitored in respect to position, maintenance, time of use and emptying of the bins,

Accessible Access.

I welcome accessible access that is fit for purpose and accessible to as many people as possible.

I am concerned that the proposed position of this access at Savage Gardens will not be fit for purpose. Furthermore, I am concerned that its use may have a deleterious effect on the residential properties in Savage Garden. I have included a picture of the Savage Garden door.





- The door at Savage Gardens is not level and it adjoined directly onto a sloping public highway. There is a step of a few inches. The door is also an old type narrow swing door. The surface would need work to make it level both to the door and to the highway. I do not see how this can be achieved satisfactorily without disturbance to the nature of the highway. It would need a textured surface to ensure people with sight impairment to access the door safely.
- I am concerned about lighting for a disabled door at Savage Garden. Particularly any coloured or fluorescent light required by health and safety. The door is a couple of yards from the windows of residential properties, the pale grey wall that you can see in the picture is the front to a residential property and not part of the proposed Gremio site. The Gardens are quite sheltered and any bright light, required for a disabled access may well cause light pollution to these residences. I ask planning committee to be mindful of this when making a decision.
- As the report indicates, the door needs to be power assisted and operated by a push buzzer attached to the main entrance at Cruched Frias. This is particularly important for the safety of private properties and of customers. The Savage Gardens door leads directly to the outside space, this leads directly to the rear of residential properties. If the disabled door were to be unlocked, and hence freely accessible, our residential windows and skylights would be vulnerable to break in from trespassers.
- A locked access door at Savage Gardens would also decrease the chances of theft from the bar and neighbouring bar, as it would block off a sneaky exit for bag thefts. I know that bars with unlocked side door (i.e. not a main exit) are particularly vulnerable to thefts.

In the light of these comments, would it not be better to investigate the positioning the accessible access at Cruched Frias by using a chair lift? Many modest bars buildings do this.

Signage and the work to the Savage Garden elevation.

I welcome the development of the proposed site as it is currently an eyesore a focus for fly tipping, illegal activity and dangerous. The Corporation is aware of this and have been alerted to this problem by the Ward Councillor, Marianne Fredericks, and at the recent licencing hearing. There is considerable contemporaneous evidence to support the need for redevelopment.

However, in making their current planning applications, I am disappointed that Gremio are still not giving an accurate account of the local area in which they propose to operate.

In the planning document, dated April 2019, Gremio refer to Savage Garden as 'passage'. It is not! It is a sheltered, pedestrianised residential 'Gardens'. It has mature and much loved trees, and is entirely residential at in the area closest to Gremio, see photo below.



Savage Gardens is a conservation area. This is not documented by Gremio and needs to be taken into consideration when making planning decisions.

Gremio refer to the vibrant nature of the area as well as the businesses and cultural surroundings. At no point do they refer to immediate residential neighbours! The area is a mixed residential/business/cultural area. Furthermore, it has been my sole home for many years. I urge the planning committee to be sensitive to this when making their recommendations.

Gremio refer to the City Development Plan and indicate that their proposal is 'in full accordance' with this plan. As they do not seem to give a reference to this original document, it is hard to comment

accurately. I was able to access a copy of 'The City Plan 2036' so I will use that as my reference for my comments.

The City Plan 2036 refers to supporting the economy through retail cultural and nighttime activity. However, it also places a great emphasis on the residential needs of the City and Health. In this respect minimising light, noise environmental pollution and physical and mental wellbeing of residents and other users are highlighted. The Tower Ward area is highlighted for regeneration.

In making their decision I urge the Planning committee to take this document into consideration as a whole and to make the needs of residents as important as business and culture.

- Sinage needs to be sensitive to the conservation area and to light pollution affecting residents. I welcome the removal of the old Orphous sign and the removal of the horrid paper Gremio flyers in Savage Gardens.



I appreciate that Gremio wish to advertise their business. I urge the planning committee to recommend advertising of a similar nature to the businesses already in operation, i.e. muted colours or classical, low or no lighting. I have given some examples below.



- I request that bright lights and any florescent lights are not permitted, particularly in Savage Garden as they will cause serious light disturbance to the residents and also to the trains which run directly over the bridge. In any case I think they are not allowed near railway bridges because they can hide or confuse the train track signal lights.
- I request that the entire Gremio exterior site is painted and refurbished in a way that compliments the conservation area. Also, any windows are designed to fit in with the adjoining architecture and are not able to be opened at all.

Timothy Jordan
Flat 1, 25 Savage Gardens
London EC3N 2AR
Phone: [REDACTED]
[REDACTED]

10 August 2019

Department of Built Environment
City of London Corporation
PO Box 270
Guildhall
London EC2P 2EJ

RE: 19/00292/FULL - Proposed development works at 26A Savage Gardens & 9A/9B Crutched Friars London EC3N

Dear Sir or Madam:

I refer to the (multiple times) revised planning application that has been submitted with respect to the property noted above. I would also like to refer to my previous objections which were made in one of the previous applications in May of this year. Further, I would like to echo the points made in the representation by my neighbor, Jayne Evans, who has put a lot of thought and research into this planning application.

The residents have had numerous interactions with the proprietors of this proposed development (Gremio De London Limited) and with the Corporation of London, and believe that the proposals continually and willfully discount the fact that this is a residential area and will significantly impact the people who live in the surrounding properties.

I have serious concerns about the current application on the basis that the proposed changes:

1. at the back of the property appear to provide a means for people to use the space which backs onto my bedroom/courtyard, meaning there is a distinct possibility of noise and cigarette smoke entering my bedrooms and living space (I have experienced this previously when the Bavarian Beerhouse staff used to smoke/drink in the area adjacent.)
2. significantly increases capacity of late night drinkers who are known to cause noise and public disorder concerns, including but not limited to:

- a. talking loudly and shouting en-route to nearby taxi ranks at the Doubletree and Novotel hotels, or just congregating noisily in the street;
- b. urinating and vomiting on our doorsteps;
- c. committing sexual acts up against my front windows;
- d. taking drugs in the street, including substances ingested through the nose, injected and smoked;

This public nuisance has significantly reduced since the Bavarian Beerhouse closed, which makes it clear that it is linked to the late night drinking establishments in the area, and the problem is likely to be compounded by the proposed changes by Gremio. The new Bierschenke Bierkeller which has recently opened in this premises has avoided these issues by significantly limiting late night drinking to close no later than 12pm (or earlier).



3. extending the property to the former Ladbroke's office on Crutched Friars includes the plan to offer off-license sales and eating/drinking outside under the railway bridge. This is concerning as it will further compound the problems noted above, but also continually escalate the level of noise/echo that comes from under the bridge already.
4. Providing an unsupervised and unsecured entrance on Savage Gardens for accessibility and fire escape purposes. Whilst I have no issue with it being used for either of these purposes, it is not unreasonable to expect that access is secured in such a way that it does not provide unsupervised access to the rear courtyard, which many of the local residents adjoin.
5. The security, noise prevention and privacy protection previously offered by the arch facing the courtyard, which has been recently demolished as part of the current renovation (as I understand, without planning consent), will be replaced by windows and a green screen, which feels insufficient to meet these needs.

The property in question, along with my own property, is part of the Fenchurch Street Conservation area and there are numerous proposed changes to the existing building (eg external signage) that is not in keeping with the residential nature of the area, especially Savage Gardens.

I purchased my property (Flat 1 of 25 Savage Gardens) – a ground floor plus basement conversion in 2012, and have been resident in the property for those seven years. Over that time, I had no problem with noise, smoke or any other issue emerging from the property in question, as it was predominately occupied throughout daylight hours and business contained to within the inside of the property. I have, however, had problems with the former Bavarian Beerhouse which gives me confidence to predict that any use of the front or back of the Gremio properties as planned, plus serving hundreds of customers at a time, will reinforce the issues I have noted above.



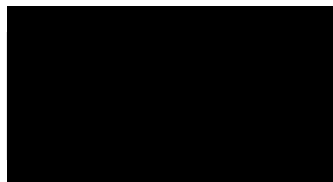
As neighbors of the Gremio de Fenchurch site, we are continually having to fight their plans to develop the property that is adjacent to 26 and 25 Savage Gardens (and backing on to 25 Savage Gardens, 26 Savage Gardens and 1 Pepys Street). The plans continue to evolve to make residents increasingly concerned about the ability to contain noise, smoke, late night foot traffic, anti-social behavior and fire escape access/safety. We have little faith in Gremio's willingness to be considerate of anything beyond their own commercial considerations, including the lifestyle of residents and conservation of the area. They have consistently included incorrect or incomplete information on applications including this one, which demonstrates inappropriate due diligence and lack of intent to "do the right thing".

We are a resilient community, having already to cope with the problems and antisocial behavior generated by drinking establishments on our doorstep (such as the Bavarian Beerhouse, Sky Bar, Cheshire Cheese, Keepers Lounge, Isis Bar, Crutched Friar); as well as venues that are slightly further afield that capture a late night crowd (often cutting through from late night bars such as Dirty Martini and Revolution to access Fenchurch Street station or other transport options).

I have no issue with Gremio de Fenchurch restaurant opening up at 26A Savage Gardens and in Crutched Friars, however there needs to be sensible controls put in place to protect the residents who will be directly impacted by the development. **I believe that this is a key objective of 'The City Plan 2036'**. It is not unreasonable as a resident to expect to be able to maintain the peace and quiet of their respective properties as purchased and/or occupied; and not suffer from issues created by having a large number of people drinking inside and outside this establishment, and next to our living rooms and bedrooms in this case.

In particular, I request you review both the development and use of any external space at the front and back of the property, as well as the capacity of the venue which will impact the peaceful lifestyle of all residents at any time of the day or night.

Sincerely,



Timothy Jordan

Beverley Hurley - 17/08/2019

The proposed first floor drawing submitted on 8th July does not appear to provide for a timber screen (including a door for access to the roof light for cleaning and aircon servicing) parallel to No. 26, just the side section along the walkway - although it does seem to indicate this on the proposed elevations O2 drawing.

The Response to Planners comments do not respond adequately to the request for a sash window to be installed in Savage Gardens to harmonise with those in our property. I object to there being a new window installed at all - there is no need for one, and there was not one previously.

Why is this applicant being allowed to flout all the Conservation area and planning rules and regulations without being challenged on any single matter - it is as if, having done all the external works, including knocking out the solid brick wall for the installation of the massive glass windows and doors, without a by your leave to any kind of authority, they are just going to be allowed to simply get away with it. It appears, from the questions asked of the applicant, that now it is all down to Corporation 'making the best of a bad job' with a few minor adaptations - put a screen up, some rails for the disabled access etc etc.

Why is this applicant, a non-resident and simply a speculative businessman, who has lied consistently in his paperwork, and absolutely flouted the planning laws, being treated with such generosity? Gremio continue to make an absolute and total mockery of the whole system, starting with the granting of the licence in the first place.

I note nothing has changed regarding the unacceptably large signage on the Savage Gardens side, which is entirely not in keeping with the residential nature of this street, nor has there been an updated Design and Access Statement, so we're still talking here about converting from a bank to a drinking establishment. ... My previous comments on these and other matters therefore still stand.