

████████ Pemberton Row  
London  
EC4A 3BA

4 March 2024

Licensing Département  
City of London Corporation  
PO Box 270  
London EC2P 2EJ

Ref: Application for a Premises Licence Ground Floor and Basement 165 Fleet Street

Dear Mesdames and Sirs,

I write as a local resident in the vicinity of the premises. The bedroom of my flat overlooks the rear of 165 Fleet Street. I am concerned that the application is not in conformity with the objectives of the Licensing Act 2003.

Fleet Street is a mixed residential and business area, with an increasing number of residents living in the immediate area, particularly in the lanes and courts to the north of Fleet Street. There are residential properties on Fleet Street itself, at numbers 101, 143 and 171, and a few metres away in Crane Court, Red Lion Court, Bolt Court, Hind Court, Wine Office Court, Cheshire Court and Poppins Court. Further residential properties within the immediate vicinity are in Pemberton Row and East Harding Street. Office-to-residential conversions are underway in Red Lion Court and Crane Court.

The application fails to promote the licensing objectives.

The floor plans, which form part of the application, are deficient to an extent that they are rendered nugatory. They have no scale. The ground floor plan is "fuzzy"- when the plan is enlarged on-line details are still unclear. This is important, as the premises extend northwards towards the east-west leg of Johnson's Court behind the Curator's Cottage of Dr Johnson's House, No 5 Pemberton Row and 4 Johnson Court.

It is difficult to assess the extent of nuisance from noise break-out from the basement into the "void" which runs alongside this part of Johnson's Court. This will have an impact on properties in Johnson's Court, Gough Square and Pemberton Row. No indication has been provided of any measures being put in place to eliminate noise break-out from the rear of the premises.

I note that although the premise has "themes" of golf on the ground floor and bowling in the basement, these themes may change over time. With bowling, this is a "competitive" activity. There may be much shouting and cheering amongst the competing participants, particularly when they are "well-tanked" after several hours of drinking. The bowling alleys are located at the north end of the basement.

Residents have a right to the quiet enjoyment of their homes – this is taken to mean that residents should not be disturbed by noise between the hours of 11pm to 7am. Strict limits are set in planning conditions for the operation of air-conditioning units in residential areas – with permitted levels only a few dB above ambient noise levels at night. Similar limits should apply to noise break-out from licensed premises.

My other concern, which is linked to the Prevention of Crime and Disorder, concerns the operating hours sought in the application. A licence for the sale of alcohol and for other activities is being sought until 2am seven days a week, with the premises closing at 2.30am. This would lead to the dispersal of people in the local streets until around 3am, possibly later, as people mingle and wait for taxis to arrive to take them home.

People in a crapulent state are not exactly known for their quietude. Considerable nuisance may be caused to local residents as dispersal takes place during the night until around 3am, both along Fleet Street and northwards through the lanes and alleys towards Holborn as people go in search of night buses and taxis. They may have problems co-ordinating their mental and physical functions. With such a late licence, there may be an increase in the amount of vomiting in the lanes and alleys – an added cost to the City's Environmental Services department.

The City is a mixed residential and business area. A balance between the interests of all City stakeholders needs to be achieved. It is not appropriate for a licensed premise to be open until 2.30am in the morning in Fleet Street. Considerable nuisance is likely to result to local residents.

I oppose the application on the grounds that it is incompatible with at least two of the four licensing objectives. Licensable activities in the Fleet Street area should end no later than 11pm, with premises closing at 11.30pm.

Yours sincerely,

A black rectangular redaction box covering the signature of the sender.

Jeremy Simons