



Victoria House
Tudor Street
London EC4Y 0DD
2nd January 2015

***Subject: Premises Licence Application - Contemporary Pub Company Ltd - 6 Carmelite Street
London EC4Y 0BX***

Dear Sir

I am a Common Councillor for Castle Baynard but write as a Ward resident and Chairman of the Residents' Association for Temple and Victoria Houses.

The location of the premises in the application is on the corner of Carmelite Street and Tallis Street, and is 25 yards away from Temple House; Temple House is a building containing 30 residential apartments.

This part of the City is designated a residential area in the City Local Plan.

Tallis Street currently enjoys a low level of ambient noise late at night, however, the street is narrow and has tall buildings on both sides, and these reflect noise and serve as an echo chamber. This means that even modest levels of noise from ground level are clearly audible in the apartments that front onto Tallis Street when background noise levels are low.

The Contemporary Pub Company is a start-up, on their web site the company states that it plans to set up four more pubs after Carmelite Street and then exit the business in 2019. This is clearly an operation which will seek to maximise revenue to facilitate a quick profitable sale rather than building a sustainable long term business.

The premises in question is an unattractive location for a licenced premises because of the absence of passing trade, the premises has been unoccupied since 2003 and a nearby location on the junction of Tudor Street and Whitefriars Street which is more suitable is also currently vacant following two failures of similar businesses there in recent years.

Because of its location and the business strategy, this application if granted is likely to pose a significant threat of public nuisance to the residents nearby, caused by noise emanating from the premises, customers drinking and smoking outside and inebriated patrons leaving noisily in the small hours.

For these reasons I oppose the application and suggest that it is rejected.

However, if the Licensing sub-committee is minded to grant the application, it is clear that the premises should not be permitted to sell alcohol or provide regulated entertainment after 23:00 hours.

In addition I would suggest the following City of London Model Conditions be imposed to minimise public nuisance.

MC02 - No promoted events to be staged.

MC09 – There shall be no admission or readmission of customers to the premises after 23:00 hours.

MC13 – (variant) All doors and windows shall remain closed at all times save for entry, exit or an emergency.

MC17 – Customers permitted to temporarily leave and then re-enter the premises e.g. to smoke, shall not be permitted to take drinks or glass containers with them.

MC28 – There shall be no sales of alcohol for consumption off the premises.

In addition the applicant should be reminded of the following conditions applying to the new door on Tallis Street which were imposed by the Planning Committee recently which must be conformed to in addition to the above:

Planning Conditions:

The entrance doors hereby approved shall be used for ingress and egress purposes only whilst the premises are in operation and shall be kept closed at all other times, and shall not be used to service the premises or for refuse collection purposes.

REASON: In order to protect residential amenities in accordance with the following policies of the Core Strategy: CS15, CS21.

The entrance doors hereby approved must be fitted with opening and self-closing mechanisms, details of which shall be submitted to and approved by the local planning authority before they are brought into use, and the mechanisms thereby approved shall be retained for the life of the premises.

REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Core Strategy: CS15, CS21.

The entrance lobby shown on drawing number 1135-12-010G shall not be used for any activities associated with the Class A4 use other than for access purposes and for entering or leaving the premises.

REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Core Strategy: CS15, CS21.

In addition the plans on the web site contain no details about the arrangements for ventilation of the kitchen. I recognise that this is not a licensing issue but is a concern to nearby residents so may I request that you draw this issue to the attention of your colleagues in Environmental Health so that this aspect can be scrutinised, this may also give rise to additional planning issues.

Please confirm receipt of this letter and let me know when the hearing will be arranged to consider this application.

Yours sincerely



Graham Packham CC

