

From: [Warman, Michelle](#)
To: [M&CP - Licensing](#)
Subject: FW: 4-6 Gravel Lane - Benk & Bo
Date: 01 March 2018 15:56:36
Importance: High

Good afternoon

I understand that Benk & Bo have applied for an alcohol licence, which will allow them to operate from 12pm until 11pm.

I am the Estate Manager for Middlesex Street and I am also responsible for any estate management issues that involve the commercial units. It is in that capacity that I am formally objecting to this application, as it will have an impact on the families, vulnerable and older people that live in the properties above. There have been noise complaints from previous adhoc events they have held, which the proprietors did not give any prior notice to residents or others that may have been effected by the disturbance. I have a number of senior citizens, residents that suffer mental health issues as well as families with young children that would have the peace and comfort of their home disturbed on a daily basis if this is agreed.

There is also a risk to residents safety and well-being, the units is close by to an entrance to the Estate, which potentially could make our residents feel intimidated and unsafe with the increase of customers in this vicinity. I also have incidents from customers using other bars and restaurants that feel the need to use the door entrances as a toilet facility, this would likely increase with the facility opening for longer periods of time and serving alcohol.

I have had a lot of issues with the owners of this unit when they were doing the renovation works, this included noise nuisance, rubbish and building machinery being left in the car park, and they have only just moved a skip that has been over spilling with rubbish for some weeks which is clear evidence of their behaviour and disregard for this also being a residential Estate.

I have made City Police aware of this application, and also Members. I will also be sending a letter out to my residents to allow them to make their objections known, however there are some residents that are not able to do this themselves.

I have also asked that the lease agreement is checked, it is a new lease and I am sure this was not disclosed when they put their interest in taking this unit from the getgo. I would have raised my concerns at that time and would not have agreed to an alcohol licence to be included.

Benk & Bo is a business space currently occupying 4-6 Gravel Lane. They share their workspace with a bakery, café, event space, yoga studio, kitchen, music room and meeting rooms. The sale of alcohol will be ancillary to this business purpose and limited to members, hirers of workspace, people attending events and their bona-fide guests.

Michelle

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