

City of London Corporation Licensing Section
Walbrook Wharf
78-83 Upper Thames Street
London EC4R 3TD



26 May 2018

Dear Sir/Madam

Review of application for Gremio De London, 26A Savage Gardens, London EC3N 2AR

I am writing to object to the above licensing application. It would be devastating for many hundreds of residents of the City were this to go ahead. It remains a cause of incredible upset and anger that the original application was put through despite the intentional flouting every element of the application procedure in what was surely a deliberate attempt to deceive the licensing authorities and prevent residents from making representations.

I live in the ■ Pepys St (EC3N 2NU) building which adjoins 26A savage Gardens with my own quiet residential flat directly overlooking the derelict area shared between the buildings (see photo from my apartment).



I consider it an act of architectural vandalism that the beautiful closed brick arch has been destroyed, replaced by the window onto the derelict area and my building, as shown in the

picture. The other side of the archway under the bridge has been plastered by a gigantic advertisement hoarding proclaiming the arrival of this dreaded bar in our quiet street (for scale this is many metres high and wide):



We live in a quiet conservation area. When I open my windows (which I have to do and is currently a moment of joy) all I tend to hear is the cawing of seagulls. In all my time at 1 Pepys St no one has ever ventured into this derelict space between the properties, allowing my building to be an oasis of calm.;

As you may see from the first photograph, the space is walled on all sides so acts as a sound well and amplifier, funnelling noise up to my flat and the other flats in all of the surrounding buildings that overlook the proposed development.

By breaking through the historic bridge archway wall the sound from the proposed bar will permeate this space and shatter the peace and quiet that we residents rely on. It will destroy our lives.

Paragraph 12 of The City of London Statement of Licensing Policy 2017 states (my emphasis):

“The City of London is unlike the vast majority of other licensing authorities in that the ratio of residents to the number of persons coming into the City of London to work and socialise is quite small. It is however vital that their residential amenity is protected and this is emphasised in the City’s Core Strategy which aims ‘To protect existing housing and amenity and provide additional housing in the City, concentrated in or near existing residential communities...’.”

Granting a licence to this bar which is effectively sited *in our building* would fly in the face of this.

Paragraph 27 states "residents have a reasonable expectation that their sleep will not be unduly disturbed between the hours of 23.00 and 07:00." But given the exceptional current quiet nature of our area it is my belief that even the granting of a licence until 23:00 will shatter the peace and quiet of the surrounding residencies, ending the calm that residents currently enjoy.

The licensing guidelines are full of statements about **public nuisance**. The curse of drug taking, evidenced by the detritus of myriad discarded nitrous oxide gas cannisters, is already encroaching into surround areas such as Trinity Square and outside Proud Cabaret on Mark Lane. It fills me with dread that any approval will inevitably open up a venue on (and inside) our very doorstep for further antisocial behaviour.

The previous gorgeous bricked arch proved an incredibly effective barrier preventing any noise from Crutched Friars leaking through into the derelict square that borders all the residencies. Of course if the licence were to be granted, noise would come pouring through this vast expanse of window disturbing the residents. It is my hope that as well as refusing the licence, the archway can be restored in a manner befitting the conservation area in which it sits, in order to prevent future noise leakage.

There has been some talk that the bar intends to actually make use of the derelict area. Please no! If this were to happen with access to some secret courtyard, that would become the destination of choice for revellers, meaning there would be continual coming and going. You cannot allow smoking, chatter, noise, music, revelry, antisocial behaviour, and more, all effectively within our building.

Of course with smokers in this open air space there is immediately a hugely increased fire risk. Living on the top floor of Pepys Street and so very mindful of the dreadful recent fire in Grenfell Tower, I and other residents would be living in constant fear of the same thing happening in our building.

This is not to mention that any use of the derelict area will lead to the overlooking of many of the surrounding residential properties, all of which have the right to privacy in the evenings in their own homes.

Any appeal must also take this into account also recognizing the untruths told by the original applicant and minuted at the original hearing where the applicant was asked about disturbance to residential properties and responded to the hearing that his Brixton tapas bar was surrounded by residential properties and had never had any problems. Paragraph 6 from the minutes of that hearing reads:

"The Applicant felt that the premises would bring vibrancy to the area and compared it to Gremio de London's operation in Brixton, which is surrounded by residential properties had received no complaints during its 3-and-a-half-years of operation."

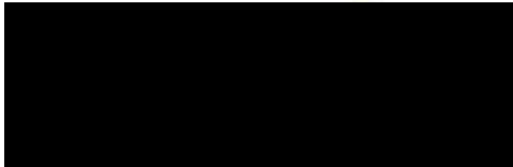
His Brixton bar is Gremio de Brixton is to be found at <https://www.google.co.uk/maps/place/Gremio+de+Brixton/>. You will see it is on land significantly removed from any residential properties, on an extremely large plot cut off by main roads. This plot contains a vast churchyard, with the only building occupying it, standing isolated, being a church. The bar is the basement of this church, far removed from Brixton residences. **It bears not the slightest comparison with this application and was a disingenuous and deceitful response.**

The intention of the original application appears to have been to deceive the licensing authorities and avoid comment from residents. It was not announced in any of the local press, instead being placed in the *Islington Tribune*. There is no alternative other than to see this as a deliberate attempt to hoodwink authorities into mistakenly believing that the regulations had been followed.

Equally, an experienced developer somehow was unable to source blue paper(11) to make his original application stand out as the regulations require in amongst a sea of sheets of white paper surrounding it. He has attempted to dupe the City of London licensing authorities and ensure that residents were unaware of the proposal. It appears that, until this appeal, he succeeded and was able to take the authorities for a ride. It must be a point of principal that the application for a licence is now rejected because the City of London cannot be seen to be so easily and deliberately deceived by this and future applications.

I implore you to listen to the City of London residents whose lives will be devastated if this application is allowed to proceed.

Yours faithfully



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