



Flat [REDACTED] Pepys Street,  
London.

EC3N 2NU.

6<sup>th</sup> June 2018.

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

Dear Sir/Madam,

Re: Review of Premises Licence: Gremio De London, 26A  
Savage Gardens, London. EC3N 2AR.

As a current resident and owner for over ten years of a flat with a large balcony directly above the Savage Gardens properties that abut the current derelict area, I would like to raise the following concerns as to the impact of this late-night Bar.

1. Whether or not there was intent to avoid local residents' input to the original decision, the original application notice was not correctly presented and having walked past this property on an almost daily basis I would have noticed a blue notice. Furthermore, no mention was made of the application in any "local" or "city" paper.
2. My property on the sixth floor will be above the break out area and late-night customers of the Bar will be talking

and smoking in an area that funnels the noise and smoke up towards my property (Policy para 35).

3. I am a light sleeper as a result of chronic pain from chest surgery to treat cancer. The current noise levels from Bars and the nearby station are tolerable as they cease around 11pm and little noise occurs after that point until around 6am. The proposed hours of operation will mean that there will be under four hours of low noise in which to sleep which I consider to be a significant public nuisance and contrary to expectations under section 27 and 75 of the City of London's licensing policy.
4. My three children also stay in the flat at weekends when the hours of operation of the Bar will be at their latest and most impactful on their sleep.
5. The opening hours and noise/vibration funnelling will severely restrict the use of my terrace, and the ability to leave open the sliding doors to that terrace (Policy para 35).
6. I understand that the originally disclosed plans depicted a small bar area; the actual works appear to be creating a Bar that does Tapas rather than a Tapas restaurant with a Bar.
7. The access routes out of the Bar and across the first floor decked area and down to the smoking area are narrow and likely to be unsafe to intoxicated customers.
8. It is unclear how the routes out of the Bar to the smoking area can be accessed by those requiring a wheelchair or other assistance. Aside from safety concerns this would be an unreasonable access restriction (Policy para 20).

9. The decked area appears to be designed for customers to stand and drink and smoke, and it is likely that music will be audible as customers either open the three sets of doors to access the terrace, or the doors are kept open. There are no visible mechanisms to prevent "noise breakout" into the smoking area/derelict area. No plan has been shared as to how noise can be managed and prevented after 2300 (Policy para 76).
10. Those customers exiting the area when the Bar closes are likely to make further noise as they attempt to leave when the area has limited public transport during the night and is not a thoroughfare that taxis will easily navigate due to the one-way systems and restricted exit points (Policy Para 28 (d) and (e)). No dispersal plans have been shared with local residents to address these concerns.

I look forward to joining with my fellow residents and attending the hearing on this most troubling matter.

Yours sincerely,

A large black rectangular box redacting the signature of Nicholas Jepson.

Nicholas Jepson