

Pepys Street RTM Company Limited

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



14 May 2018

Dear Sirs

Alcohol and Music License – 26a Savage Gardens (LN/200506202)

As a Director of the Right to Manage company that is responsible for the management of ■ Pepys Street, I represent the 90 leaseholders, approximately 90% of whom are non-resident, so also represent their tenants.

Having seen your notice dated 11 May 2018 regarding an appeal application made by Bev Hurley relating to your granting of an alcohol and music license to Gremio De London at 26a Savage Gardens, I would like to make the following points.

For your convenience, I have referenced where appropriate, the paragraphs from your Licensing Policy (LP) which I feel are pertinent.

1. I have personally lived at ■ Pepys Street since 2005 and as a Director of the RTM Company, know the building and the surrounding area well.
2. Gremio De London are planning to form an outside customer terrace to the side of their premises (under the railway arches) in what is currently a **derelict** area. This area, which will be accessed via new doors, is wholly surrounded by residential properties just a few feet away from residents' windows. Twenty-seven of the apartments at ■ Pepys Street overlook this **derelict** area, so will be directly affected by the noise, which will invariably arise from this area. (LP 38) (Photograph 1)
3. I note in the Applicant's application (page 24) to your Licensing authority that he states that the above **derelict** area is surrounded by commercial premises. This is an outright untruth and anyone visiting the premises would immediately see that residential properties surround the area. (A fact that could easily have been ascertained by Licensing before the issue of a license had they bothered to check.) (Photographs 2 & 3)
4. Throughout my time at ■ Pepys Street (now over twelve years) that derelict area has **never** been used by members of the public, so this is a major change to what is a conservation area. (Photograph 2)

Email: ■■■■■■■■■■

■■■■■ Pepys Street
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EC3N 2NU

5. The inevitable noise into the early hours due to talking by excited and inebriated customers that will emanate from the terrace in this **derelict** area will be intolerable for those residents attempting to sleep just feet away. As such, this will cause a public nuisance due to noise and for some, will be affected by fumes from smoking since such an area is more likely to be used by smokers. According to the plan, the Applicant proposes to have chairs and tables for sixty customers within this area. (LP 38, 85 & 86e)
6. Whilst this external terrace is in use to the early hours seven days a week it will also be lit which will also cause considerable nuisance to residents trying to sleep within yards of it. (LP 38)
7. There are already a number of licensed premises within the immediate vicinity which close between 11 pm and midnight, so these new premises will be a magnet for already inebriated customers to assemble and cause even greater nuisance to the those whose apartments face onto Savage Gardens, such as my own, as they arrive and leave the premises in the early hours. (LP 80)
8. I am also reliably informed by those who have seen inside the premises and spoken to the builders, that the Applicant has removed noise cladding around the internal walls to maximise the internal space – a fact that was not shown on his original application.
9. In addition, the Applicant has installed a large window and three doors that lead onto a narrow wooden platform and stairs that go down to the proposed terrace. In addition to the external noise, these large windows and doors will allow noise to emanate from within the premises, thus causing considerable disturbance to the nearby residents. (LP 76) (Photographs 1 & 5)
10. By using the proposed external terrace, the safety implications are considerable.
 - a. The decking leading from the premises to the terrace are wooden so liable to burn in the event of a fire. (Photograph 5)
 - b. There are several air conditioning units and other electrical equipment on the wall beside this platform and the proposed terrace. (Photograph 2 & 3)
 - c. There is no external escape from this derelict area since it's surrounded by buildings, so the only exit would be back up the stairs onto a wooden platform and into the premises, which may already be engulfed in flames.
11. Until the building work commenced, I and the other residents of ■ Pepys Street were not aware of the original application since the Applicant failed to follow the correct procedures as clearly stated within the Regulation.
 - a. He did not exhibit the Application on blue paper outside the building in question, so it was 'hidden' amongst other scrappy notices from the old premises and did not stand out as an important notice.
 - b. He advertised the Application in the Islington Tribune which is a local paper **not** circulated in this immediate area or seen by any resident.

As such it appears that the Applicant tried to hide his application from those who'd be immediately affected, which is why I and no other residents made any representations against the original application.

To sum up, if this License is allowed to stand, it will cause considerable public nuisance to residents within the immediate vicinity and be a likely cause of serious injury and possible death to those who use the proposed external terrace. At the very least, the License should be revoked and if re-issued, should **exclude** the use of the external **derelict** area and the **removal** of the large window and doors leading onto it to limit the noise that will undoubtedly emanate from the internal premises.

Yours faithfully



Alan Martin
Director

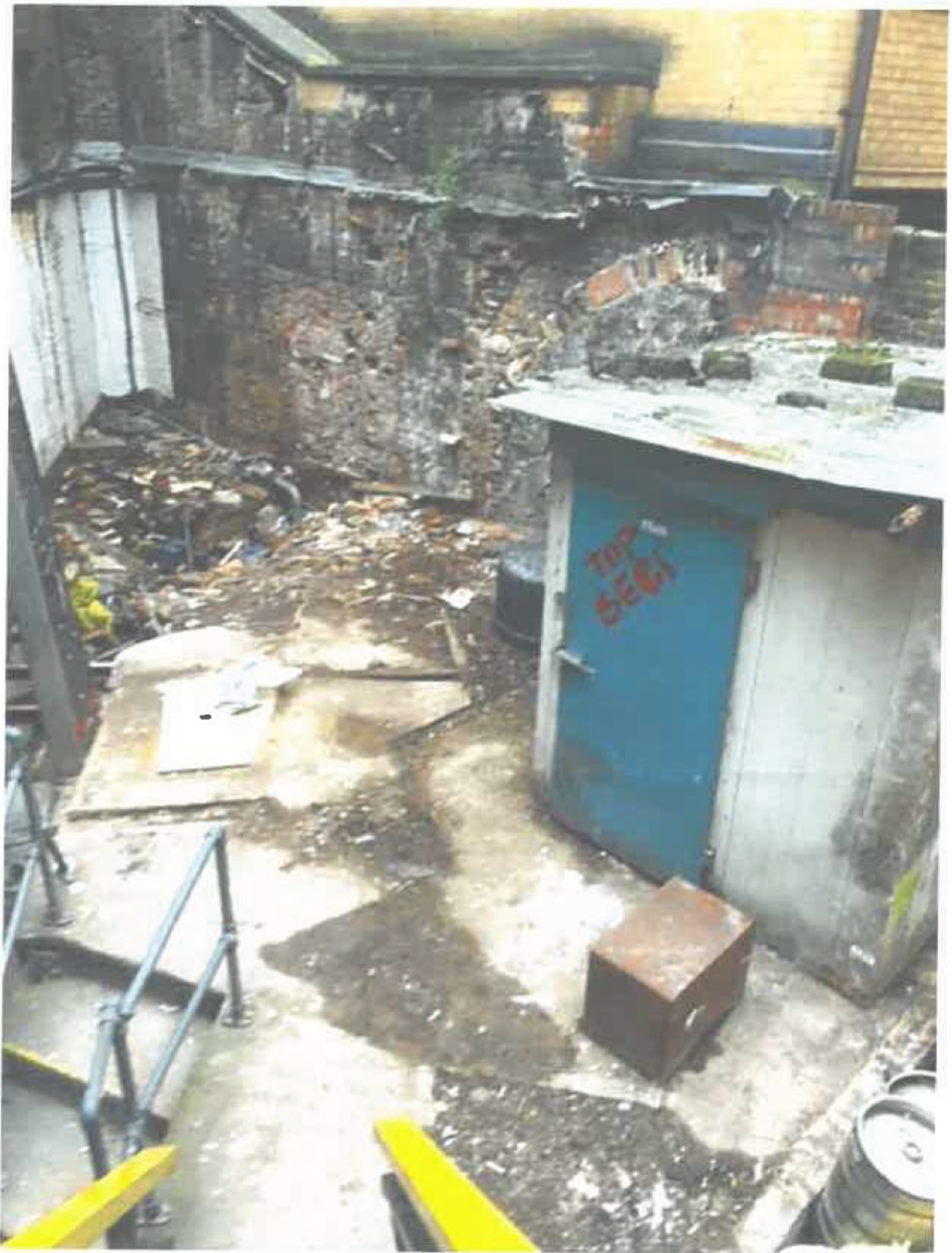
Photographs looking from apartments at ■ Pepys Street



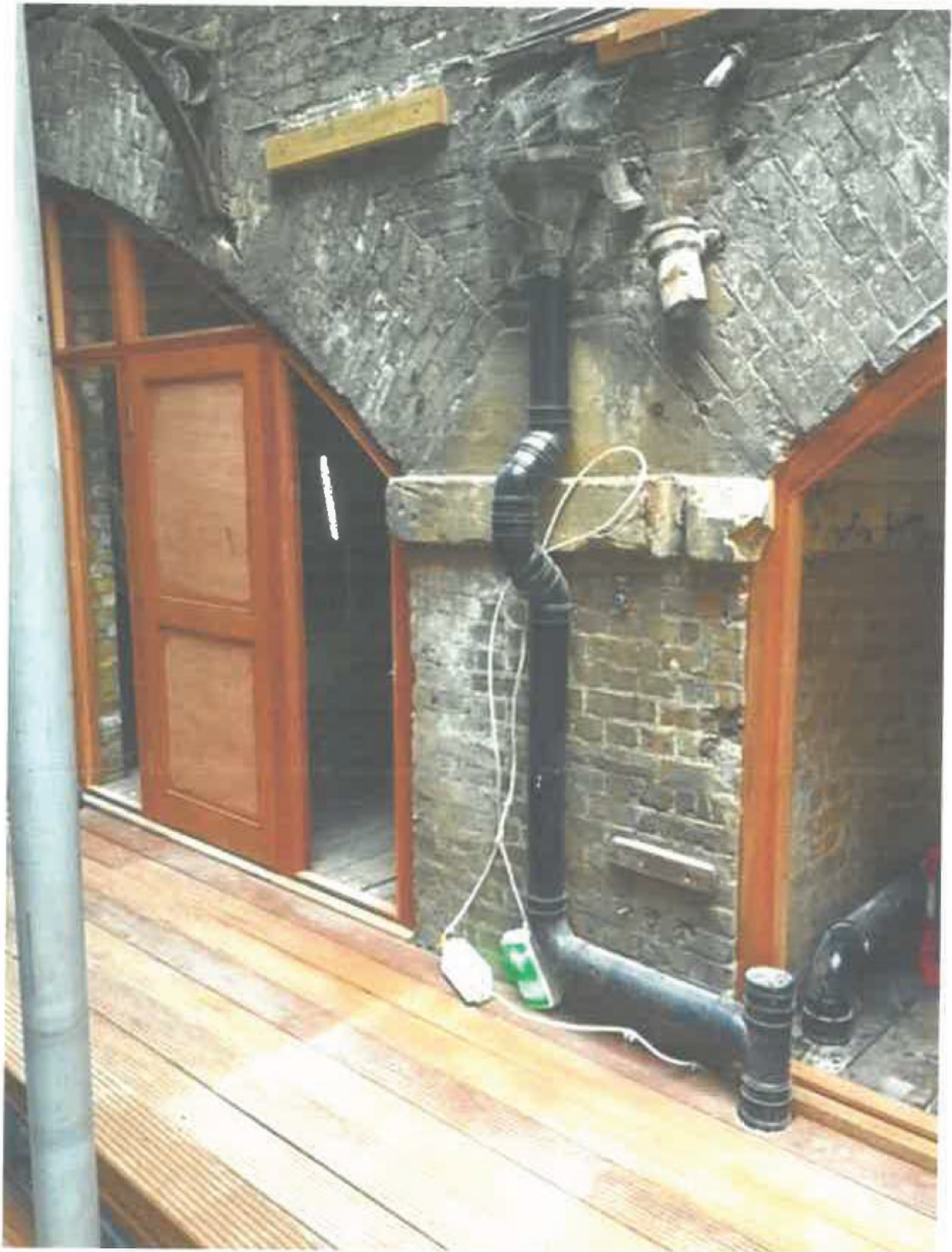
1 - New first floor window



2 & 3— Derelict area & nearby electrical equipment



4 – Derelict area backing onto ■ Pepys Street



5 – New first floor decking and doors leading onto proposed terrace