

# Licensing Sub-Committee

## Supplementary Agenda

Wednesday 8 February 2023 at 6.30 pm

This meeting will be held remotely

Watch the meeting live: [youtube.com/hammersmithandfulham](https://www.youtube.com/hammersmithandfulham)

### MEMBERSHIP

Administration:	Opposition:
Councillor Paul Alexander (Vice-Chair) Councillor Patrick Walsh	Councillor Dominic Stanton

**CONTACT OFFICER:** Charles Francis  
Committee Co-ordinator  
Governance and Scrutiny  
Tel: 07776 672945  
E-mail: Charles.Francis@lbhf.gov.uk

### Public Notice

This meeting will be held remotely. Members of the press and public can watch the meeting live on YouTube: [youtube.com/hammersmithandfulham](https://www.youtube.com/hammersmithandfulham)

Speaking at Licensing meetings is restricted to those who have submitted a representation and registered to speak.

Date Issued: 06 February 2023

# **Licensing Sub-Committee Supplementary Agenda**

8 February 2023

**Item**

**Pages**

6. MARQUEE CHELSEA FOOTBALL CLUB - OUTSIDE THE WEST  
STAND TOWARD BRITANNIA GATE - ADDITIONAL INFORMATION  
FROM RESIDENTS AND THE APPLICANT

3 - 117

# Agenda Item 6

**From:** Kate Reardon  
**Sent:** 31 January 2023 10:08  
**To:** Licensing HF: H&F  
**Cc:** Cllr Afonso Jose: H&F  
**Subject:** Ref: 2022/01464/LAPR further evidence

Dear Licensing team,

Ref: 2022/01464/LAPR further evidence

I submit as further evidence, to support my Representation of the 8th December 2022, made against 2022/01464/LAPR, the comments of my neighbour, Charlie and Daisy Van Staubenzee, of Kempson Road, SW6 4PX, who are very concerned about the inability of the Premises Licence Holder to promote the licensing objectives, should the licence be granted. Please add these comments to support my initial Representation so that the Committee is aware of these further specific concerns that must be considered by the Sub-Committee at the 8th Feb hearing.

Please acknowledge receipt of this email and indeed receipt of the emails I sent at 1.14pm and 1.19pm yesterday.

With thanks,  
Kate Reardon  
Begin forwarded message:

**From:** charlievanstraubenzee  
**Subject:** Licensing Application 2022/01464/LAPR for a Marquee and alcohol, live music and recorded music 10:00 to 01:00, closing at 01:30.  
**Date:** January 31, 2023 at 2:52:23 AM GMT

Dear Kate Reardon,

I have recently become aware of the Licensing Application 2022/01464/LAPR to erect a very large 1,350 x 1,350 sq mt Marquee and allow for alcohol, live music and recorded music until 01:00 with closing at 01:30. Because it is too late to make a Representation myself, I am writing to support your Representation.

Prevention of noise & prevention of nuisance:

We live very close to Chelsea Football ground with 2 young children and are concerned about the noise levels of live music or recorded music from this Marquee. The idea of having 1000 capacity events taking place will create noise, antisocial behaviour, traffic and waste.

With the tube closing at midnight, this will cause a lot of noise on the streets and anti-social behaviour throughout the night.

I support your desire to either have this Application rejected or at least to add Conditions that will not allow live or recorded music, and to limit the hours to an earlier closing time.

Please share this email of mine to you with the Licensing Authority.

Best wishes,

Charlie & Daisy van Straubenzee  
Kempson Road  
SW6 4PX

**From:** Kate Reardon

Sent: 06 February 2023 11:18

**To:** Licensing HF: H&F <[licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)>

**Cc**

**Subject:** Further evidence in support of my Representation re application 2022/01464/LAPR.

Dear Licensing team,

Ref: 2022/01464/LAPR further evidence

Apologies, I omitted this further evidence in the bundle I sent you yesterday.

I submit as further evidence, to support my Representation of the 8th December 2022, made against 2022/01464/LAPR, the comments of my neighbours Adrianna Ennab and Johannes Graf von Schaesberg, of Hilary Close, SW6 1EA, who are very concerned about the inability of the Premises Licence Holder to promote the licensing objectives, should the licence be granted. Please add these comments to support my initial Representation so that the Committee is aware of these further specific concerns that must be considered by the Sub-Committee at the 8th Feb hearing.

Please acknowledge receipt of this email by return

With thanks,

Kate Reardon

Dear Kate,

I live at number Hilary Close. I only recently became aware of Licensing application 2022/01464/LAPR, which proposes a Marquee to be erected outside the West Stand towards Britannia Gate. Because Hilary Close shares a wall with the southern perimeter of Stamford Bridge, this application could have a significant impact on my household. My house is actually attached to the CFC stone wall at the Shed End. I am writing to add my concerns and to support the Representation you made against this application. Although I was always aware when I bought my home of the downside of living next to the grounds, noise, pollution, streets closed, random people defecating and urinating on our walls, broken glass, rubbish everywhere we would certainly not have bought here if we knew all of that could in theory carry on all week. I have had supporters try and turn over my car when leaving the close before the road is shut, abuse hurled, children scared and forget walking the dog. Now there is a proposal to bring MORE people for longer periods of time? What about all the small businesses that cannot stay open because they are harassed or because the road is shut? This is not in the interest of business!

The Marque would bring with it an increase in footfall, along with more congestion, noise, theft, vandalism, rubbish and honestly the need to either stay away from our homes or remain prisoners. If the Marquee is to be used for events, it could also potentially become a noise and nuisance issue, and it is concerning that there is no decibel level restriction in the conditions! We understand from having dealt with previous applications that we live in a conservation area and any application, whether planning or licensing, should be considered with the area's appearance and character in mind.

Please could you share this letter with the Licensing Committee as further evidence to support your Representation. Please feel free to contact me.

Thank you,

Adriana Ennab & Johannes Graf von Schaesberg

Hilary Close



Fulham Road  
SW6 1EA

To the Sub-Committee hearing members on 8th Feb 2023,  
ref 2022/01464/LAPR Marquee Application for the West Stand Forecourt Stamford Bridge/Chelsea Football Club

I understand from the LBHF Licensing Policy 2022-27 Policy 5: alignment with other policies and strategies that 'Where appropriate, the Licensing Authority will consider to what extent applications are aligned and show support for other council policies and strategies that support the four licensing objectives and key themes and principles in this Statement of Licensing Policy.

I would like to point out to the Sub-Committee that the Licensing alcohol/closing hours on the present Concourse License are the same as the opening hours allowed by the Planning Permissions that I found in the Appeal Decisions attached. These were issued by the Planning Inspectorate 12 November 1999, so, before the 2003 Licensing Act. The Licensing and Planning hours are clearly 'in alignment' with each other. Clearly, Licensing Hours for the Forecourt have been based on hours allowed by Planning for Britannia Gate.

I highlight a few of the most pertinent points regarding "the Application Site" (defined as 'the site that is the subject of the relevant Planning Application') and the "West Stand Forecourt" (defined as the area in front of the West Stand shown edged orange on Plan No. 3 (Rev 24.06/99). I do not have this Plan No. 3 but the area is visually clear to all of us, especially to my neighbours, resident in the seven houses of Hilary Close.

(I have attached on page 2 a Google map showing clearly that the 'nearest residential property exposed to the noise source' requested in the Licensing Application 2022/01464/LAPR for a 1,350x1,350 canvas-type sided Marquee is according to Google Maps, the residential enclave of seven houses of Hilary Close).

Conditions attached to the Forecourt Hotel

Page 11 of 15 (marked 2-5 at footer): Britannia Gate opening/closing

**2.9 Britannia Gate entrance shall be closed from 2200 hours on all days except match days when the closure shall be whichever is the later of 2200 hours and 2 hours after the end of the match but at 2330 hours at the latest...**

Conditions attached to the West Stand (Upper and Lower tiers)

Page 13 of 15 ( footer marked 2-10): NOISE decibels restrictions attached to the West Stand upper/lower tiers

**4.8 The rating level of noise emitted from machinery and equipment on the Application site shall not exceed 40dB between 2300 hours and 0700 hours the following day and 50dB at any other time. The rating level shall be determined in accordance with BS4142: 1997 and by the reference to the facing elevation of the nearest residential property exposed to the noise source**

Page 14 of 15 ( footer marked 2-11): Britannia Gate restrictions attached to the West Stand upper/lower tiers

**4.15 Britannia Gate entrance shall be closed from 2200 hours on all days except match days... (as in 2.9, above)**

Page 14 of 15 (footer marked 2/12):

**4.27 The West Stand shall to be used for exhibitions until a scheme for protecting nearby residents from the effects of noise from exhibition use has been submitted to, and approved in writing by the Local Planning Authority and unless the approved scheme is implemented.**

Clearly, a licensed Premises was never envisioned in the Concourse, but 'a scheme for protecting nearby residents from the effects of noise from exhibition use' is clearly needed, were 'live music' and 'recorded music' to be allowed, as applied for in the proposed Licensing Application 2022/01464/LAPR for a Marquee etc

The excerpts, as well as other related points, are underlined or boxed in red by me on the following 14 pages.





## Appeal Decision

inquiry opened on 13 October 1998

by Christopher Jarvis LLB(Hons) MIMgt Solicitor

an Inspector appointed by the Secretary of State for the  
Environment, Transport and the Regions

The Planning Inspectorate  
Tollgate House,  
Houlton Street  
Bristol BS2 9DJ  
☎ 0117 987 8927

12 NOV 1999

### Appeal 1: T/APP/H5390/A/98/292187/P5

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a failure to determine an application for planning permission within the appropriate period for construction of a six storey building comprising a 131 bedroom hotel ancillary accommodation and restaurant.

**Decision:** The appeal is allowed and planning permission granted subject to the conditions set out in Schedule 2.

### Appeal 2: T/APP/H5390/A/98/292193/P5

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission for a change of use of the undercroft of the South Stand from Stadium Clubroom to Night-club and Restaurant use (Class A3).

**Decision:** The appeal is allowed and planning permission granted subject to the conditions set out in Schedule 2.

### Appeal 3: T/APP/H5390/A/98/292194/P5

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a failure to determine an application for planning permission within the appropriate period for construction of a railway station.

**Decision:** The appeal is allowed and planning permission granted subject to the conditions set out in Schedule 2.

### Appeal 4: T/APP/H5390/A/98/292195/P5

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a failure to determine an application for planning permission within the appropriate period for demolition of the existing West Stand and construction of new West Stand for Stadium use including a range of facilities for conference, banqueting and exhibition purposes and ancillary uses.

**Decision:** The appeal is allowed and planning permission granted subject to the conditions set out in Schedule 2.

### Appeal 5: T/APP/H5390/A/98/297684/P5

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a failure to determine an application for planning permission within the appropriate period for demolition of the existing West Stand and construction of a new single tier West Stand.

**Decision:** The appeal is allowed and planning permission granted in the terms set out in Schedule 1 and subject to the conditions set out in Schedule 2.

APPEAL DECISION



## The Planning Inspectorate

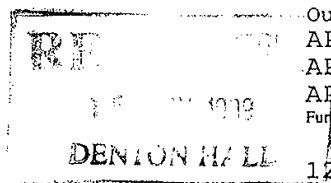
Room 1003  
Tollgate House  
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Bristol BS2 9DJ

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GTN 1374-8715

Denton Hall  
Ms M Casely-Hayford  
5 Chancery Lane  
London  
EC4A 1BU

Your Ref:  
MCH

Our Ref:  
APP/H5390/A/98/292187  
APP/H5390/A/98/292193  
APP/H5390/A/98/292194  
Further Appeal References at the foot of the letter



12 November 1999

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990  
APPEALS BY CHELSEA VILLAGE PLC  
SITE AT FORECOURT HOTEL, STAMFORD BRIDGE STADIUM, FULHAM ROAD,  
LONDON

The attached decision is in a new format. Traditionally decisions have been issued as a letter. That form of layout has meant that the administrative data, facts about the appeal - including the site address, who made the appeal, the local planning authority - as well as information to support the decision and the decision itself, has been embedded within the text. This new approach is intended to provide a clearer and more customer friendly document.

All the information about the appellant, the LPA, the site, the development and the relevant legislation is now at the top of the first page. The decision itself is also given at the beginning with the reasoning which supports it following. No changes have been made to the way in which the decision is reached; the reasoning behind the decision will remain..

Yours faithfully

Mrs A Dixon  
211B

Further Linked Appeal references:-  
APP/H5390/A/98/292195, APP/H5390/A/98/297684,  
APP/H5390/A/98/299622, APP/H5390/A/98/299623,  
APP/H5390/A/98/299624, APP/H5390/A/98/299625,  
APP/H5390/E/99/1023805

APPEAL DECISION

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# APPEAL DECISION

harmful but not sufficiently so to warrant refusal of planning permission. The West Stand is at the margin of acceptability under HFUDP policies G3, EN2, EN8 and EN9 because of its scale and proximity to Sir Oswald Stoll Mansions but, again, this is not fatal to its approval.

12.A.15 The standards of privacy between the West Stand and Sir Oswald Stoll Mansions need careful regulation because of the large mass and number of rooms of the new building relatively close to its neighbour. I find that the normal criterion of 18m for acceptable clear window to window distance (HFUDP S13.2) needs to be extended to 24m. This affects the rooms in the northern part of the building. Chelsea already proposes measures to deal with this. Privacy for the railway station can also be secured by conditions as can prevention of excessive lighting for the station, Lillie Road link and the West Stand.

*Handwritten note:* north chelsea window control

12.A.16 Overbearing and overshadowing are more difficult to overcome, especially as the lower tier has been constructed, and I have carefully borne in mind the circumstances that brought the present situation about. However, it is the case that large-scale development has been planned for this location since 1989 and changes to comply with HFUDP S13.1 criterion for on-site judgement would not seem to alter the impact of the building very significantly for residents of the Mansions. Residents in the flats at the northern end would be most affected. So, while the impact is harmful, it is not so bad as to warrant refusal of planning permission in the context of standards S3 and S13. Nevertheless, in the balance, it justifies the traffic and noise calming regime proposed by Chelsea. This would bring benefit to residents compared to the present unrestricted situation.

12.A.17 Ecological damage would be done by Stamford Bridge station and by the Lillie Road link. The damage caused by the station would be overcome by mitigation on site to preserve the habitat and corridor function of the land so satisfying HFUDP policies EN27, EN28 and EN29. On the other hand, because the Lillie Road link would occupy a significant proportion of calcareous land forming an important and unusual habitat, and that habitat would be effectively destroyed and difficult to recreate, this brings the scheme into direct conflict with HFUDP policy EN27. Chelsea helpfully offers to fund mitigation measures but this would only resolve the corridor and non-calcareous habitat losses for the link required by the policies. The Lillie Road link scheme is therefore contrary to the development plan and, to my mind, the benefits I have identified earlier, although significant, are not sufficient to outweigh this objection and the harm to character. On the other hand the habitat on the land committed for the Fulham Broadway link is preserved.

12.A.18 Crowd safety is of serious concern on match days and is the subject of certification for public events at the football ground. The siting of the Sports and Leisure Centre seems to allow sufficient room for the anticipated crowds but this, and ambulance and OBU parking, are ultimately matters for safety certification. Closure of the Stamford Bridge station and Lillie Road link during matches and for a suitable period before and after them would not only prevent overcrowding but disturbance and vandalism as well. Although the Lillie Road link is long and emergency access is in doubt, I believe that it could be made safe for use by pedestrians and cyclists through the measures proposed by Chelsea and it would prove a useful facility for the public and Chelsea Village.



APPEAL DECISION

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**Schedule 2**

**Appeal Nos: T/APP/H5390/98/292187/P5 & 9 related appeals**

**GLOSSARY OF TERMS FOR CONDITIONS**

“the Application Site”	the site that is the subject of the relevant Planning Application
“Arkles”	the area shaded in green and cross hatched blue on COR 112E Plan no 1
“Association Football”	football played in accordance with the rules of Association Football
“Bluebells Nightclub”	The area hatched purple on COR 112E plan no.1
the “Chelsea Village Hotel”	The hotel shown hatched blue on COR 112E Plan no. 1 (including Arkles, the Kings Brasserie, Fishnets and the Shed Bar)
“the Development Site”	the site comprising Stamford Bridge Ground, Fulham Road, London SW6 shown edged red on COR 112D Plan No. 1 and including the Railway Station shown edged purple
The “Forecourt (or Court) Hotel”	The area shaded red on COR 112E Plan no 1
“Fishnets”	The area shaded in yellow and cross hatched blue on COR 112E Plan no 1
“Match Days”	a day on which an Association Football match is played or when any pitch event takes place that in each case attracts more than 2,500 spectators
“Non-Match Days”	a day on which no Association Football match is played or when a pitch event takes place that attracts less than 2,500 spectators
“Offices”	The area shaded blue on COR 112E Plan no 1
“patrons”	customers of a facility or venue who may be club members, supporters, guests or members of the general public but excluding staff
“Residential Apartments”	The area hatched brown on COR 112E Plan no 1

APPEAL DECISION

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the "Shed Bar"	The area shaded in brown and cross hatched blue on COR 112E Plan no 1
"Shop/Megastore"	The area hatched green on COR 112E Plan no.2 granted planning permission for retail use by planning permission reference 95/20/01423/16
"the Stadium"	the existing North, South and East Stands and the pitch together with the West Stand as identified on COR 112E Plan No. 2
"Stamford Gate Forecourt"	the area between the Stamford Gate, the Court Hotel and the Chelsea Village Hotel shown edged light blue on COR 112D Plan No. 3 (Rev 25/06/99)
"the Underground Car Park"	the underground car park shown on COR 112D Plan No. 4 (Rev 25/06/99)
← "the West Stand Forecourt" →	the area in front of the West Stand shown edged orange on Plan No. 3 (Rev 25/06/99) →
"West Stand Upper Tier"	terraces, boxes, function rooms, offices, concourses and all internal and external spaces designed for the uses sought in the West Stand upper tier.

APPEAL DECISION

Appeal 1: T/APP/H5390/A/98/292187/P5

CONDITIONS ATTACHED TO THE FORECOURT HOTEL

- 1.1 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no flues, extract ducts or equipment, fans, pipes (other than rainwater pipes), lighting or public address system, nor satellite or terrestrial receiving equipment (excluding CCTV) shall be fixed to the external elevations of the development hereby permitted without full details first being submitted to and approved in writing by the Local Planning Authority.
- 1.2 The hotel shall not be occupied until the seven of the parking spaces identified on COR 112D Plan No. 4 (Rev 25/06/99) are designated and marked out within the underground car park to serve the development; and these designated spaces shall not be used for any purpose other than for the parking of vehicles by hotel guests.
- 1.3 The rating level of noise emitted from machinery and equipment on the Application Site shall not exceed 40dB between 2300 hours and 0700 hours the following day and 50dB at any other time. The rating level shall be determined in accordance with BS4142: 1997 and by reference to the facing elevation of the nearest residential property exposed to the noise source.
- 1.4 No servicing of the building hereby permitted shall be carried out between 2200 hours and 0700 hours the following day.
- 1.5 The building shall not be occupied until details of external hard surfaces, parking and loading bays to serve the development at ground level have been submitted to and approved by the Local Planning Authority and those details have been implemented.
- 1.6 The premises shall be used for overnight accommodation and breakfast for hotel guests only and for no other purpose and the restaurant shall be not be used by customers from 1200 hours daily until 0600 hours the following day.

Note:

- i. This decision does not convey any approval or consent which may be required under any enactment, by-law, order or regulation other than Section 57 of the Town & Country Planning Act 1990.
- ii. Attention is drawn to the fact that an applicant for any consent, agreement or approval required by any condition in this planning permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.
- iii. Attention is also drawn to the enclosed note relating to the requirements of the Building Regulations 1991 with regard to access for disabled people.

APPEAL DECISION

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match days when closure shall be whichever is the later of 2200 hours and 2 hours after the end of the match but at 2330 hours at the latest. The gates shall not re-open until 0700 hours between Monday and Saturday and until 0930 hours on Sunday.

- 2.9. Britannia Gate entrance shall be closed from 2200 hours on all days except match days when closure shall be whichever is the later of 2200 hours and 2 hours after the end of the match but at 2330 hours at the latest. The entrance shall not re-open until 0930 hours on Sundays and Public Holidays and until 0700 hours on other days.
- 2.10. The use hereby permitted shall not commence until the hotel barrier shown on COR 112D Plan 3 (Rev 25/06/99) has been installed and it shall then be operated from 2200 hours on all days except match days when it shall be operated from whichever is the later of 2200 hours and 2 hours after the end of the match but from 2330 hours at the latest. It shall continue to be operated until 0700 hours each day except Sunday when it shall continue to operate until 0930 hours.
- 2.11. The removable bollards shown on COR 112D Plan 3 (Rev 25/06/99) between the North Stand and the proposed Sport and Leisure Centre shall be in place from 2200 hours each day and shall remain in place until 0700 hours each day except on Sunday when they shall remain in place until 0930 hours and except to allow access to Outside Broadcast Units on match days from 0700 hours.
- 2.12. No parking of vehicles at ground level shall take place within the boundary of the Development Site other than within the designated spaces shown on COR 112D Plan 5 (Rev 16/06/99). These parking spaces shall be retained and shall be clearly marked and identified for their specific purpose including the provision of three coach spaces and three parking spaces for people with disabilities and no other vehicles shall be parked in the identified spaces. The operational areas allowing circulation around the stadium perimeter shall be kept open.
- 2.13. No vehicles shall park on the West Stand Forecourt shown on COR 112D Plan No. 3 (Rev 25/06/99) other than service vehicles unloading/loading goods required for the West Stand.
- 2.14. No vehicles shall be present on the West Stand Forecourt shown on COR 112D Plan No.3 (Rev 25/06/99) from 2200 hours on any day until 0930 hours on Sundays and on Public Holidays and until 0700 hours on other days except that on Sundays and Public Holidays no vehicle shall be present after 1800 hours.
- 2.15. The use hereby permitted shall not be commenced until refuse storage and collection arrangements, including time limits, have been submitted to and approved in writing by the Local Planning Authority.

Note:

APPEAL DECISION

**Appeal 4: T/APP/H5390/A/98/292195/P5**

**CONDITIONS ATTACHED TO THE WEST STAND (UPPER & LOWER TIERS)**

- 4.1 The upper tier of the West Stand hereby permitted shall be begun before the expiration of five years from the date of the planning permission.
- 4.2 Development of the upper tier of the West Stand shall not commence until particulars and samples of materials and blinds to be used in all west facing window apertures of the development and details of landscaping of surfaces in the West Stand forecourt have been submitted to, and approved in writing by, the Local Planning Authority and the development shall not be occupied until the construction accords with the approved details. *not permitted submission*
- 4.3 The Stadium's primary purpose shall be the playing of Association Football and shall not be any other primary purpose including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 and any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification and the playing area shall only be used for the following events: *restriction as to use*
- (i) the home matches of one professional football club for the playing of Association Football
  - (ii) domestic, European or international football matches
  - (iii) events within Use Class D2(e) for children and for educational establishments
  - (iv) up to 12 events each calendar year additional to the above within Use Class D2(e) and subject to the number of spectators not exceeding 2,500 at each event
  - (v) up to 6 events each calendar year within Use Class D2(e) additional to the above but excluding televised sporting events and subject to the prior written approval of the Local Planning Authority in each case and provided such events do not take place on Sundays.
- 4.4 No event permitted under condition 4.3(iv) or 4.3(v) shall take place until the public address system to be used on each occasion has been designed to minimise the transmission of airborne sound beyond the stadium boundaries and the details of the sound amplification arrangements have been submitted to, and approved by, the Local Planning Authority. *PA*
- 4.5 Except for the Chelsea Village Hotel (including the spaces now known as the King's Brasserie, Fishnets, the Bridge Bar and the Shed Bar), the Forecourt (or Court) Hotel, the apartments, the offices (when used exclusively for such a purpose) and the Nightclub (Bluebells), no persons shall be present within the area outlined red on COR 112D Plan No. 3 (Rev 25/06/99) other than for the purposes of cleaning, security or maintenance from midnight between Sunday and Thursday and from 0100 hours on Saturday and Sunday until 0700 hours on each day except until 0930 hours on Sunday. *Apkles not permitted*
- 4.6 On non-match days the internal facilities in the East, North, West and South Stands,

APPEAL DECISION

restriction  
of use

including the "Galleria" and the night-club shown within the area outlined red on COR 112E Plan No. 2, shall, subject to other conditions attached to this permission, be limited to the following numbers of patrons at any one time:

- from 0900 hours to 2000 hours – no more than 2,500
- from 2000 hours to 0100 hours – no more than 2,000 except for 6 occasions per calendar year when up to 2,500 may be present
- from 0100 hours to 0200 hours - no more than 600 except for 2 occasions per calendar year when up to 900 persons may be present.

Except as provided by other conditions, no patrons of the stand venues shall be present outside these hours. The provisions of this condition shall also apply on match days between 0000 and 0700 hours Monday to Saturday and between 0000 and 0930 hours on Sunday.

who keeps  
record

- 4.7 The number of patrons present in the stand venues during the periods of control set out in condition 4.6 shall be recorded and those records shall be made available on request by the Local Planning Authority.

noise

- 4.8 The rating level of noise emitted from machinery and equipment within the Application Site shall not exceed 40dB between the hours of 2300 hours and 0700 hours and 50dB at any other time. The rating level shall be determined by reference to the facing elevation of the nearest residential property to the noise source and in accordance with BS4142:1997.

- 4.9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no flues, extract ducts or equipment, fans, pipes (other than rainwater pipes), lighting or public address system, nor satellite or terrestrial receiving equipment (excluding CCTV) shall be fixed to the south west elevation of the development hereby permitted without full details first being submitted to and approved in writing by the Local Planning Authority.

fence  
datum

- 4.10 The upper tier of the West Stand shall not be occupied for use until the eastern boundary wall and acoustic canopy shown along a green line on COR 112D Plan No. 3 (Rev 25/06/99) but extended southwards to a point opposite the south-eastern corner of the Forecourt Hotel is constructed to the following heights relative to Ordnance Datum:

- 4 metres from its northern end to the point opposite the night-club entrance the datum being the night-club entrance;
- graduating up to 5.5 metres from the point opposite the night-club entrance to the north-eastern corner of the Forecourt Hotel the 5.5 metre datum being the level forecourt area north of the Forecourt Hotel and east of "Fishnets";
- 4 metres from the north-eastern corner of the Forecourt Hotel to the south-eastern corner of the Forecourt Hotel the datum being the level forecourt area north of the Forecourt Hotel.

APPEAL DECISION

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- 4.11 Details of the materials to be used for the eastern boundary wall required by condition 4.10 shall be submitted to and approved by the Local Planning Authority before construction of the wall commences.
- 4.12 The upper tier of the West Stand shall not be occupied for use until the behavioural and directional signage has been installed according to details submitted to, and approved in writing by, the Local Planning Authority.
- 4.13 The upper tier of the West Stand shall not be occupied for use until the gates shown on COR 112D Plan No. 3 (Rev 25/06/99) at the south-west and north-west corners of the West Stand (the South-West and North-West Gates) and at the north end of the Bovril Gate entrance (North Bovril Gate) have been erected in the locations marked according to details submitted to, and approved in writing by, the Local Planning Authority.
- 4.14 The South-West North-West and North Bovril Gates shall be retained in the positions shown on COR 112D Plan No.3 (Rev 25/06/99) and shall be closed from 2200 hours on all days except match days when closure shall be whichever is the later of 2200 hours and 2 hours after the end of the match but at 2330 hours at the latest. The gates shall not re-open until 0700 hours between Monday and Saturday and until 0930 hours on Sunday.
- 4.15 Britannia Gate entrance shall be closed from 2200 hours on all days except match days when closure shall be whichever is the later of 2200 hours and 2 hours after the end of the match but at 2330 hours at the latest. The entrance shall not re-open until until 0930 hours on Sundays and Public Holidays and until 0700 hours on other days.
- 4.16 The Southern Door to the East Stand Lower Tier Concourse shown on COR 112 D Plan No. 3 (Rev 25/06/99) shall be closed from 2200 hours on each day and shall remain closed until 0700 hours the following day between Monday and Saturday and until 0930 hours on Sunday.
- 4.17 The upper tier of the West Stand shall not be occupied until the hotel barrier shown on COR 112D Plan 3 (Rev 25/06/99) has been installed and it shall then be operated from 2200 hours on all days except match days when it shall be operated from whichever is the later of 2200 hours and 2 hours after the end of the match but from 2330 hours at the latest. It shall continue to be operated until 0700 hours each day except Sunday when it shall continue to operate until 0930 hours.
- 4.18 The removable bollards shown on COR 112D Plan 3 (Rev 25/06/99) between the North Stand and the proposed Sport and Leisure Centre shall be in place from 2200 hours each day and shall remain in place until 0700 hours each day except on Sunday when they shall remain in place until 0930 hours and except to allow access to Outside Broadcast Units on match days from 0700 hours.
- 4.19 The shop (Megastore) shall be closed between 2200 hours and 0700 hours the following day except for Sunday when it shall be closed until 0930 hours.



- 4.20 The upper tier of the West Stand shall not be occupied until the designated parking spaces shown on COR 112D Plan 5 (Rev 16/06/99) have been marked out and identified for their specific purpose including the provision of three coach spaces and three parking spaces for people with disabilities. These parking spaces shall be retained and no other vehicles shall be parked in the spaces designated. The operational areas allowing circulation around the stadium perimeter shall be kept open.
- 4.21 No vehicles shall park on the West Stand Forecourt shown on COR 112D Plan No. 3 (Rev 25/06/99) other than service vehicles unloading/loading goods required for the West Stand.
- 4.22 No vehicles shall be present on the West Stand Forecourt shown on COR 112D Plan No.3 (Rev 25/06/99) from 2200 hours on any day until 0930 hours on Sundays and on Public Holidays and until 0700 hours on other days except that on Sundays and Public Holidays no vehicle shall be present after 1800 hours.
- 4.23 The upper tier of the West Stand shall not be occupied until refuse storage and collection arrangements, including time limits, have been submitted to and approved in writing by the Local Planning Authority.
- 4.24 Any windows in the development hereby permitted situated within 24 metres of any window in any neighbouring property shall be permanently glazed to the maximum obscuration level and shall be designed to be fixed closed.
- 4.25 Windows to the club or function rooms on levels 2, 3 and 4 shown on drawings 94200/PO5H, PO6H and PO7H that are situated within 24 metres of any window in any neighbouring property shall be fitted with blinds and those blinds shall be closed between sunset and sunrise when the interior is illuminated.
- 4.26 The flat roof areas of the West Stand shall be used for maintenance and no other purpose.
- 4.27 The West Stand shall not be used for exhibitions until a scheme for protecting nearby residents from the effects of noise from exhibition use has been submitted to, and approved in writing by, the Local Planning Authority and unless the approved scheme is implemented.
- 4.28 The premises shown as "existing CFC offices" on COR 112D Plan 5 (Rev 16/06/99) shall be used for offices ancillary to the use of the stadium and for no other purpose including any purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Note:



**From:** Briony Eastman  
**Sent:** 31 January 2023 20:12  
**To:** Licensing HF: H&F  
**Subject:** Chelsea FC - response to Briony Eastman.

Dear Lorna McKenna

Thank you for this information. I am committing to my representation for the application 2022/01464/LAPR.

I will be at the zoom hearing 8th Feb 2023, at 18.30 which I understand will start soon after 18.30 due to a previous short hearing regarding another matter.

Please send me details for the hearing and a telephone number and name of a person I can text or call in case I have a problem connecting.

Yours Sincerely,

Briony Eastman.

On 31 Jan 2023, at 3:02 pm, Licensing HF: wrote:

Ms Eastman,

Please see below correspondence from the applicants solicitor in relation to your representation submitted in regards to the application for the Marquee Outside The West Stand Toward Britannia Gate.

Kind regards  
**Lorna McKenna**

**From:** Matthew Phipps  
**Sent:** 31 January 2023 14:15  
**To:** McKenna Lorna: H&F

**Subject:** Chelsea FC - response to Briony Eastman

Dear Ms Eastman

I act for and on behalf of Chelsea Football Club and I am responsible for the premises licence application for the proposed marquee in the West concourse of Stamford Bridge.

I have been provided with your Representation and thought that it would be helpful to both introduce myself and to raise a couple of the points about the application which may not have been apparent when first you were advised of the application's existence.

The intention is to utilise the space in the following manner:

- As a pre-reception space with a bar providing facilities for those who may be attending functions within the Great Hall (already licensed and within the West Stand). Our clients have found that there is very little space to accommodate customers and attendees before they are invited to sit down for their meal or event in the Great Hall when laid out to tables and chairs. This marquee will therefore provide a suitable area in which customers may be accommodated prior to being invited into the Great Hall.
- This same space may also be used to accommodate customers and allow for better socialising/networking when they have finished the seated part of the event within the Great Hall.
- This marquee will seek to accommodate customers at pre-booked events. Save for the lavatories (which will remain within the West Stand/concourse and will be accessed through the tunnel which will join the marquee to the West Stand), all other facilities including tables, chairs, alcohol dispense will be accommodated within the marquee itself.
- When first submitted and with the World Cup taking place in the Middle-East through November and the first half of December 2022, it was intended to operate this marquee as the equivalent of a function suite. Customers were to be able to attend ticketed events where they may watch the World Cup accompanied by food and drink. The timetable of this application did not allow that to proceed.
- I should add in passing that the World Cup activity was only going to permit licensable activities to take place within this marquee until 10:00pm (although with a little leeway should late matches go to penalties).

#### **Match days**

- The marquee will not operate nor be in situ on match days. We will offer to condition the licence accordingly.

#### **The Application**

- The application seeks to permit activities between 10:00 am and 1:00 am (allowing for a 30 minute wind down period).
- It will be limited to no more than 28 days per annum, likely in actual operation for about half that. Planning permission for such infrequent use is not required.
- The capacity of the marquee will be limited to no more than 400 persons.

#### **Conditions**

It is proposed that the application be conditioned, imposing legal obligations on the licence holder (the football club), when conducting these activities. These conditions include the following:

- **The Prevention of Crime and Disorder**

A CCTV system shall be in use at the premises for all events where the public attend by way of a purchase of a ticket or a pre booked corporate event. ...The CCTV system shall include internal and external areas of the premises. ...it shall be to an appropriate standard as agreed with the Licensing Authority in consultation with the Police. ...CCTV system is to be installed it shall be fully operational by the commencement date of the premises licence.....The CCTV equipment shall be maintained in good working order and continually record when licensable activity takes place and for a period of two hours afterwards. ....The premises licence holder shall ensure images from the CCTV are retained for a period of 28 days....The premises Licence holder shall ensure that there are trained members of staff available during licensable hours to be able to reproduce and download CCTV images into a removable format at the request of an authorised officer of the Licensing Authority or a constable

Bar staff and supervisors will be trained in licensing legislation, with particular reference to the prevention of sales or consumption of alcohol involving persons under the age of 18 years. The provision of SIA door security and non SIA registered stewards when licensable activities are being provided on the premises shall be risk assessed. A copy of the risk assessment is to be kept on the premises and made available to a police officer or a duly authorised representative of the licensing authority on request.....Stewards/security personnel shall: (i) Ensure that no overcrowding occurs in any part of the site. (ii) Keep gangways, roadways, vehicular routes and exits clear at all times. (iii) Investigate immediately any disturbance or incident and if necessary report thereon to the Police. (iv) Supervise the fire-fighting equipment located at various points around the site. (v) Inspect and supervise at regular intervals the facilities provided for disposal of rubbish and ensure that action is taken as appropriate to remove any refuse which is not properly contained in the facilities provided.

Where queuing is allowed outside of a premises door steward(s) shall maintain an orderly queue of patrons.

The Premises Licence Holder shall require the Designated Premises Supervisor, or in his/ her absence other responsible person, to keep an 'Incident report register' in a either an electronic version or bound book, in which full details of all incidents are recorded....The incident book shall be completed as soon as possible and in any case no later than the close of business on the day of the incident....The time and date when the report was completed, and by whom, is to form part of the entry....The register is to be kept on the premises at all times and shall be produced to an authorised officer of the Licensing Authority or a constable when required.

A personal licence holder or nominated bar supervisor shall be present at all times sales of alcohol are taking place.

- **Public Safety**

The licence holder shall determine the occupant capacity of the premises on the basis of documented risk assessment(s).

The Licensee shall provide training for all staff to ensure that they are familiar with all means of ingress and egress and the appropriate procedures in case of any emergencies that require an immediate evacuation of the premises

- **The Prevention of Public Nuisance**

Notices will be put at exits reminding people to leave quietly during pre-booked and private functions that terminate at a late hour.

The Personal Licence holder is to reinforce this message to ensure that all pedestrians exit the stadium site in a quiet and orderly manner

Amplified music shall not be played at a level that will cause unreasonable disturbance to the occupants of any properties in the vicinity.

If officers of the council witness noise at a level which causes unreasonable disturbance to the occupants of any properties in the vicinity then a meeting will be called with the responsible authority officers to discuss noise attenuation measures.

A Noise Management Plan shall be submitted to and approved in writing by the Noise and Nuisance Team. The plan shall include details relating to the control of noise from patrons entering and leaving the premises as well as controls to ensure that noise from use and activities within the premises does not cause nuisance to neighbours.

A responsible member of staff shall carry out proactive noise assessments outside the premises at the boundary of the nearest residential property at least once an hour during the provision of regulated entertainment and take any necessary remedial action.

- **The Protection of Children from Harm**

An approved proof of age scheme shall be adopted, implemented and advertised within the premise such as "Challenge 25" whereby an accepted form of photographic identification shall be requested before any alcohol is sold to any person who appears to be under 25 years of age.

**Comments on the above:**

- You will see that a Noise Management Plan shall be submitted to and approved in writing by the Noise and Nuisance Team at LBHF.

- The plan shall include details relating to the control of noise from patrons entering and leaving the premises as well as ensuring control of noise from use and activities within the premises does not cause nuisance to neighbours.
- You will also see that a responsible member of staff shall carry out proactive noise assessments outside the premises at the boundary of the nearest residential property at least once an hour during the provision of any regulated entertainment and take any necessary remedial action.
- We have instructed Joynes-Nash an appropriate and reputable acoustics company to help produce the noise management plan. That will be submitted as part of the licence hearing papers.
- We are entirely cognisant of the fact that you have rightly highlighted that the sound of recorded and live music will be unacceptable to the people living in the quiet residential homes nearby. We are confident that the noise management plan and all remedial measures will ensure that that does not intrude into your property.

#### **Existing permissions across Stamford Bridge.**

The existing permissions across Stamford Bridge and are extensive and long standing. These cover all of the stands and additional buildings, including the purpose built night club known as Under the Bridge. This application does not extend the hours already permitted.

#### **Concerns**

We note your concerns about “the creation of a massive pile up”, not least because the points made above, we do **not think** that this application could fairly be said to generate that risk.

Hosting functions of the sort described above does not, respectfully, allow for the conclusion that a dangerous precedent will be set.

Whilst I appreciate that may not attend to all of your concerns, I trust the foregoing is of some assistance. If there are any conditions that you would wish to see attached to the Licence that may more appropriately control the activities proposed so as to satisfy you and your concerns then please don't hesitate to get in touch.

Matthew Phipps  
Partner  
Head of Licensing England and Wales  
for TLT LLP

**From:** Tyler Lovas

Sent: 31 January 2023 19:31

**To:** Licensing HF: H&F

**Subject:** Re: FW: Chelsea Football Club - Stamford Bridge Marquee - Response to Tyler Lovas

Hi Lorna,

Many thanks for forwarding the email. Could you please send me details for the hearing and a telephone number/name of the person I would be able to reach by text or voice in case I have problems connecting? thank you!

Matthew - thank you for the detailed explanation, this has been very helpful and I appreciate the time you've taken to draft up a response to my concerns.

Despite this additional information, I want to confirm that I will NOT be withdrawing my representation to 2022/01464/LAPR and I plan to be at the zoom hearing on 8 February at 18:30.

I appreciate and respect that your client is attempting to do the right thing and play things by the book, but fundamentally they are going to act in their own best interest, which is very fair and within their right, but these interests will never align with mine or those of the members of the community. Attempts can be made to follow the prescribed and required protocols in an effort to assuage the concerns of residents and those whom this facility will impact (but not benefit from), but we all know that what is outlined and promised in theory very rarely translates into reality, especially in these sorts of situations.

I would be happily surprised to hear if any financial stakeholder or representative for your client would willingly welcome the facility being proposed to be allowed to operate within 100m of their front door. And I appreciate this is not a question you have to answer, but is this something you would want in your 'backyard'?

Thank you again for providing the additional information, but this does not change my position.

Tyler

On Tue, Jan 31, 2023 at 3:04 PM Licensing HF: H&F wrote:

Dear Tyler Lovas,

Please see below correspondence from the applicants solicitor in relation to your representation submitted in regards to the application for the Marquee Outside The West Stand Toward Britannia Gate.

Kind regards  
**Lorna McKenna**

**From:** Matthew Phipps  
**Sent:** 31 January 2023 14:13  
**To:** McKenna Lorna: H&F  
**Cc:** Overton Adrian: H&F  
**Subject:** Chelsea Football Club - Stamford Bridge Marquee - Response to Tyler Lovas

Dear Mr Lovas

I act for and on behalf of Chelsea Football Club and I am responsible for the premises licence application for the proposed marquee in the West concourse of Stamford Bridge.

I have been provided with your Representation and thought that it would be helpful to both introduce myself and to raise a couple of the points about the application which may not have been apparent when first you were advised of the application's existence.

The intention is to utilise the space in the following manner:

- As a pre-reception space with a bar providing facilities for those who may be attending functions within the Great Hall (already licensed and within the West Stand). Our clients have found that there is very little space to accommodate customers and attendees before they are

invited to sit down for their meal or event in the Great Hall when laid out to tables and chairs. This marquee will therefore provide a suitable area in which customers may be accommodated prior to being invited into the Great Hall.

- This same space may also be used to accommodate customers and allow for better socialising/networking when they have finished the seated part of the event within the Great Hall.
- This marquee will seek to accommodate customers at pre-booked events. Save for the lavatories (which will remain within the West Stand/concourse and will be accessed through the tunnel which will join the marquee to the West Stand), all other facilities including tables, chairs, alcohol dispense will be accommodated within the marquee itself.
- When first submitted and with the World Cup taking place in the Middle-East through November and the first half of December 2022, it was intended to operate this marquee as the equivalent of a function suite. Customers were be able to attend ticketed events where they may watch the World Cup accompanied by food and drink. The timetable of this application did not allow that to proceed.
- I should add in passing that the World Cup activity was only going to permit licensable activities to take place within this marquee until 10:00pm (although with a little leeway should late matches go to penalties).

#### **Match days**

- The marquee will not operate nor be in situ on match days. We will offer to condition the licence accordingly, which I believe attends to your primary concern.

#### **The Application**

- The application seeks to permit activities between 10:00 am and 1:00 am (allowing for a 30 minute wind down period).
- It will be limited to no more than 28 days per annum, likely in actual operation for about half that.
- The capacity of the marquee will be limited to no more than 400 persons.

#### **Conditions**

It is proposed that the application be conditioned, imposing legal obligations on the licence holder (the football club), when conducting these activities. These conditions include the following:

##### **The Prevention of Crime and Disorder**

A CCTV system shall be in use at the premises for all events where the public attend by way of a purchase of a ticket or a pre booked corporate event. ...The CCTV system shall include internal and external areas of the premises. ...it shall be to an appropriate standard as agreed with the Licensing Authority in consultation with the Police. ...CCTV system is to be installed it shall be fully operational by the commencement date of the premises licence.....The CCTV equipment shall be maintained in good working order and continually record when licensable activity takes place and for a period of two hours afterwards. ....The premises licence holder shall ensure images from the CCTV are retained for a period of 28 days....The premises Licence holder shall ensure that there are trained members of staff available during licensable hours to be able to reproduce and download CCTV images into a removable format at the request of an authorised officer of the Licensing Authority or a constable

Bar staff and supervisors will be trained in licensing legislation, with particular reference to the prevention of sales or consumption of alcohol involving persons under the age of 18 years.

The provision of SIA door security and non SIA registered stewards when licensable activities are being provided on the premises shall be risk assessed. A copy of the risk assessment is to be kept on the premises and made available to a police officer or a duly authorised representative of the licensing authority on request.....Stewards/security personnel shall: (i) Ensure that no overcrowding occurs in any part of the site. (ii) Keep gangways, roadways, vehicular routes and exits clear at all times. (iii) Investigate immediately any disturbance or incident and if necessary report thereon to the Police. (iv) Supervise the fire-fighting equipment located at various points around the site. (v) Inspect and supervise at regular intervals the facilities provided for disposal of rubbish and ensure that action is taken as appropriate to remove any refuse which is not properly contained in the facilities provided.

Where queuing is allowed outside of a premises door steward(s) shall maintain an orderly queue of patrons.

The Premises Licence Holder shall require the Designated Premises Supervisor, or in his/ her absence other responsible person, to keep an 'Incident report register' in a either an electronic version or bound book, in which full details of all incidents are recorded....The incident book shall be completed as soon as possible and in any case no later than the close of business on the day of the incident....The time and date when the report was completed, and by whom, is to form part of the entry....The register is to be kept on the premises at all times and shall be produced to an authorised officer of the Licensing Authority or a constable when required.

A personal licence holder or nominated bar supervisor shall be present at all times sales of alcohol are taking place.

### **Public Safety**

The licence holder shall determine the occupant capacity of the premises on the basis of documented risk assessment(s).

The Licensee shall provide training for all staff to ensure that they are familiar with all means of ingress and egress and the appropriate procedures in case of any emergencies that require an immediate evacuation of the premises

### **The Prevention of Public Nuisance**

Notices will be put at exits reminding people to leave quietly during pre-booked and private functions that terminate at a late hour.

The Personal Licence holder is to reinforce this message to ensure that all pedestrians exit the stadium site in a quiet and orderly manner

Amplified music shall not be played at a level that will cause unreasonable disturbance to the occupants of any properties in the vicinity .

If officers of the council witness noise at a level which causes unreasonable disturbance to the occupants of any properties in the vicinity then a meeting will be called with the responsible authority officers to discuss noise attenuation measures.

A Noise Management Plan shall be submitted to and approved in writing by the Noise and Nuisance Team. The plan shall include details relating to the control of noise from patrons entering and leaving the premises as well as controls to ensure that noise from use and activities within the premises does not cause nuisance to neighbours.

A responsible member of staff shall carry out proactive noise assessments outside the premises at the boundary of the nearest residential property at least once an hour during the provision of regulated entertainment and take any necessary remedial action.

### **The Protection of Children from Harm**

An approved proof of age scheme shall be adopted, implemented and advertised within the premise such as "Challenge 25" whereby an accepted form of photographic identification shall be requested before any alcohol is sold to any person who appears to be under 25 years of age.

**Comments on the above:**

- You will see that a Noise Management Plan shall be submitted to and approved in writing by the Noise and Nuisance Team at LBHF.
- The plan shall include details relating to the control of noise from patrons entering and leaving the premises as well as ensuring control of noise from use and activities within the premises does not cause nuisance to neighbours.
- You will also see that a responsible member of staff shall carry out proactive noise assessments outside the premises at the boundary of the nearest residential property at least once an hour during the provision of any regulated entertainment and take any necessary remedial action.
- We have instructed Joynes-Nash an appropriate and reputable acoustics company to help produce the noise management plan. That will be submitted as part of the licence hearing papers.
- We are entirely cognisant of the fact that you have rightly highlighted that the sound of recorded and live music will be unacceptable to the people living in the quiet residential homes nearby. We are confident that the noise management plan and all remedial measures will ensure that that does not intrude into your property.

#### **Existing permissions across Stamford Bridge.**

The existing permissions across Stamford Bridge and are extensive and long standing. These cover all of the stands and additional buildings, including the purpose built night club known as Under the Bridge. This application does not extend the hours already permitted.

#### **Nightclub**

I trust you will see from the above there is no intention to create a nightclub in all but name or for that matter, at all.

#### **Concerns**

We note your concerns about football fans and crowds attending the stadium but it is not our view, not least because the points made above, that this application could fairly be said to exacerbate that situation nor create a febrile or dangerous environment.

Hosting functions of the sort described above does not, respectfully allow for the conclusion that any children's' wellbeing will be endangered in any way.

Whilst I appreciate that may not attend to all of your concerns, I trust the foregoing is of some assistance. If there are any conditions that you would wish to see attached to the Licence that may more appropriately control the activities proposed so as to satisfy you and your concerns then please don't hesitate to get in touch.

Sincerely

Matthew Phipps  
Partner  
Head of Licensing England and Wales  
for TLT LLP

**From:** Kate Reardon

**Sent:** 01 February 2023 12:27

**To:** Licensing HF: H&F

**Subject:** Re: Chelsea Football Club - Stamford Bridge - Response to Kate Reardon

Dear Lorna,



Many thanks for the below. I will not be withdrawing my Representation to 2022/01464/LAPR.

I plan to be at the zoom hearing on 8th February at 18:30 which I understand will start shortly after 18:30 because the Licensing Committee must hold a first short hearing regarding another matter.

Please send me details for the hearing and a telephone number and name of person I would be able to reach by text or voice in case I have problems connecting.

Sincerely,

Kate Reardon

On Jan 31, 2023, at 3:01 PM, Licensing HF: H&F wrote:

Dear Ms Reardon,

Please see below correspondence from the applicants solicitor in relation to your representation submitted in regards to the application for the Marquee Outside The West Stand Toward Britannia Gate.

Kind regards

**Lorna McKenna**

Licensing Compliance Officer

**From:** Matthew Phipps

**Sent:** 31 January 2023 14:16

**To:** McKenna Lorna: H&F

**Subject:** Chelsea Football Club - Stamford Bridge - Response to Kate Reardon

Dear Ms Reardon

I act for and on behalf of Chelsea Football Club and I am responsible for the premises licence application for the proposed marquee in the West concourse of Stamford Bridge.

I have been provided with your Representation and thought that it would be helpful to both introduce myself and to raise a couple of the points about the application which may not have been apparent when first you were advised of the application's existence.

The intention is to utilise the space in the following manner:

- As a pre-reception space with a bar providing facilities for those who may be attending functions within the Great Hall (already licensed and within the West Stand). Our clients have found that there is very little space to accommodate customers and attendees before they are invited to sit down for their meal or event in the Great Hall when laid out to tables and chairs. This marquee will therefore provide a suitable area in which customers may be accommodated prior to being invited into the Great Hall.

- This same space may also be used to accommodate customers and allow for better socialising/networking when they have finished the seated part of the event within the Great Hall.
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- When first submitted and with the World Cup taking place in the Middle-East through November and the first half of December 2022, it was intended to operate this marquee as the equivalent of a function suite. Customers were be able to attend ticketed events where they may watch the World Cup accompanied by food and drink. The timetable of this application did not allow that to proceed.
- I should add in passing that the World Cup activity was only going to permit licensable activities to take place within this marquee until 10:00pm (although with a little leeway should late matches go to penalties).

#### **Match days**

- The marquee will not operate nor be in situ on match days. We will offer to condition the licence accordingly, which I believe attends to your primary concern.

#### **The Application**

- The application seeks to permit activities between 10:00 am and 1:00 am (allowing for a 30 minute wind down period).
- It will be limited to no more than 28 days per annum, likely in actual operation for about half that.
- The capacity of the marquee will be limited to no more than 400 persons.

#### **Conditions**

It is proposed that the application be conditioned, imposing legal obligations on the licence holder (the football club), when conducting these activities. These conditions include the following:

#### **The Prevention of Crime and Disorder**

A CCTV system shall be in use at the premises for all events where the public attend by way of a purchase of a ticket or a pre booked corporate event. ...The CCTV system shall include internal and external areas of the premises. ...it shall be to an appropriate standard as agreed with the Licensing Authority in consultation with the Police. ...CCTV system is to be installed it shall be fully operational by the commencement date of the premises licence.....The CCTV equipment shall be maintained in good working order and continually record when licensable activity takes place and for a period of two hours afterwards. ....The premises licence holder shall ensure images from the CCTV are retained for a period of 28 days....The premises Licence holder shall ensure that there are trained members of staff available during licensable hours to be able to reproduce and download CCTV images into a removable format at the request of an authorised officer of the Licensing Authority or a constable

Bar staff and supervisors will be trained in licensing legislation, with particular reference to the prevention of sales or consumption of alcohol involving persons under the age of 18 years. The provision of SIA door security and non SIA registered stewards when licensable activities are being provided on the premises shall be risk assessed. A copy of the risk assessment is to be kept on the premises and made available to a police officer or a duly authorised representative of the licensing authority on request.....Stewards/security personnel shall: (i) Ensure that no overcrowding

occurs in any part of the site. (ii) Keep gangways, roadways, vehicular routes and exits clear at all times. (iii) Investigate immediately any disturbance or incident and if necessary report thereon to the Police. (iv) Supervise the fire-fighting equipment located at various points around the site. (v) Inspect and supervise at regular intervals the facilities provided for disposal of rubbish and ensure that action is taken as appropriate to remove any refuse which is not properly contained in the facilities provided.

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### **The Prevention of Public Nuisance**

Notices will be put at exits reminding people to leave quietly during pre-booked and private functions that terminate at a late hour.

The Personal Licence holder is to reinforce this message to ensure that all pedestrians exit the stadium site in a quiet and orderly manner.

Amplified music shall not be played at a level that will cause unreasonable disturbance to the occupants of any properties in the vicinity.

If officers of the council witness noise at a level which causes unreasonable disturbance to the occupants of any properties in the vicinity then a meeting will be called with the responsible authority officers to discuss noise attenuation measures.

A Noise Management Plan shall be submitted to and approved in writing by the Noise and Nuisance Team. The plan shall include details relating to the control of noise from patrons entering and leaving the premises as well as controls to ensure that noise from use and activities within the premises does not cause nuisance to neighbours.

A responsible member of staff shall carry out proactive noise assessments outside the premises at the boundary of the nearest residential property at least once an hour during the provision of regulated entertainment and take any necessary remedial action.

### **The Protection of Children from Harm**

An approved proof of age scheme shall be adopted, implemented and advertised within the premise such as "Challenge 25" whereby an accepted form of photographic identification shall be requested before any alcohol is sold to any person who appears to be under 25 years of age.

#### **Comments on the above:**

- You will see that a Noise Management Plan shall be submitted to and approved in writing by the Noise and Nuisance Team at LBHF.

- The plan shall include details relating to the control of noise from patrons entering and leaving the premises as well as ensuring control of noise from use and activities within the premises does not cause nuisance to neighbours.
- You will also see that a responsible member of staff shall carry out proactive noise assessments outside the premises at the boundary of the nearest residential property at least once an hour during the provision of any regulated entertainment and take any necessary remedial action.
- We have instructed Joynes-Nash an appropriate and reputable acoustics company to help produce the noise management plan. That will be submitted as part of the licence hearing papers.
- We are entirely cognisant of the fact that you have rightly highlighted that the sound of recorded and live music will be unacceptable to the people living in the quiet residential homes nearby. We are confident that the noise management plan and all remedial measures will ensure that that does not intrude into your property.

#### **Existing permissions across Stamford Bridge.**

The existing permissions across Stamford Bridge and are extensive and long standing. These cover all of the stands and additional buildings, including the purpose built night club known as Under the Bridge. This application does not extend the hours already permitted.

#### **Nightclub**

I trust you will see from the above there is no intention to create a nightclub in all but name or for that matter, at all.

#### **Concerns**

We note your concerns about football fans and crowds attending the stadium but it is not our view, not least because the points made above, that this application could fairly be said to exacerbate that situation nor create a febrile or dangerous environment.

Hosting functions of the sort described above does not, respectfully allow for the conclusion that any children's' wellbeing will be endangered in any way.

Whilst I appreciate that may not attend to all of your concerns, I trust the foregoing is of some assistance. If there are any conditions that you would wish to see attached to the Licence that may more appropriately control the activities proposed so as to satisfy you and your concerns then please don't hesitate to get in touch.

Matthew Phipps  
Partner  
Head of Licensing England and Wales  
for TLT LLP

**From:** Silvie

**Sent:** 01 February 2023 13:50

**To:** Licensing HF: H&F

**Cc:** McKenna Lorna: H&F

**Subject:** RE: NOTICE OF HEARING - Licensing Act 2003 2022/01464/LAPR Concourse Outside Of The West Stand Toward Britannia Gate)

Dear Ms McKenna,

I am not withdrawing my Representation to 2022/01464/LAPR.

I would like to give my five minutes representation to my neighbour Kate Reardon who will be at the zoom hearing on 8 February at 18:30 which I understand will start shortly after 18:30 because the Licensing Committee must hold a first short hearing regarding another matter.

Could you please send me details for the hearing and a telephone number/name of person Kate would be able to reach by text or voice in case Kate or I have problems connecting.

Many thanks and kind regards,

Silvie Lyon-Lee

**From:** Licensing HF: H&F

**Sent:** 31 January 2023 15:04

**To:**

**Subject:** FW: Chelsea Football Club - Marquee - Stamford Bridge Response to Silvie Lyon-Lee

Dear Silvie Lyon-Lee,

Please see below correspondence from the applicants solicitor in relation to your representation submitted in regards to the application for the Marquee Outside The West Stand Toward Britannia Gate.

Kind regards

**Lorna McKenna**

Licensing Compliance Officer

**From:** Matthew Phipps

**Sent:** 31 January 2023 14:14

**To:** McKenna Lorna: H&F

**Subject:** Chelsea Football Club - Marquee - Stamford Bridge Response to Silvie Lyon-Lee

Dear Ms Lyon-Lee

I act for and on behalf of Chelsea Football Club and I am responsible for the premises licence application for the proposed marquee in the West concourse of Stamford Bridge.

I have been provided with your Representation and thought that it would be helpful to both introduce myself and to raise a couple of the points about the application which may not have been apparent when first you were advised of the application's existence.

The intention is to utilise the space in the following manner:

- As a pre-reception space with a bar providing facilities for those who may be attending functions within the Great Hall (already licensed and within the West Stand). Our clients have found that there is very little space to accommodate customers and attendees before they are invited to sit down for their meal or event in the Great Hall when laid out to tables and chairs. This marquee will therefore provide a suitable area in which customers may be accommodated prior to being invited into the Great Hall.

- This same space may also be used to accommodate customers and allow for better socialising/networking when they have finished the seated part of the event within the Great Hall.
- This marquee will seek to accommodate customers at pre-booked events. Save for the lavatories (which will remain within the West Stand/concourse and will be accessed through the tunnel which will join the marquee to the West Stand), all other facilities including tables, chairs, alcohol dispense will be accommodated within the marquee itself.
- When first submitted and with the World Cup taking place in the Middle-East through November and the first half of December 2022, it was intended to operate this marquee as the equivalent of a function suite. Customers were able to attend ticketed events where they may watch the World Cup accompanied by food and drink. The timetable of this application did not allow that to proceed.
- I should add in passing that the World Cup activity was only going to permit licensable activities to take place within this marquee until 10:00pm (although with a little leeway should late matches go to penalties).

#### **Match days**

- The marquee will not operate nor be in situ on match days. We will offer to condition the licence accordingly, which I believe attends to your primary concern.

#### **The Application**

- The application seeks to permit activities between 10:00 am and 1:00 am (allowing for a 30 minute wind down period).
- It will be limited to no more than 28 days per annum, likely in actual operation for about half that.
- The capacity of the marquee will be limited to no more than 400 persons.

#### **Conditions**

It is proposed that the application be conditioned, imposing legal obligations on the licence holder (the football club), when conducting these activities. These conditions include the following:

#### **The Prevention of Crime and Disorder**

A CCTV system shall be in use at the premises for all events where the public attend by way of a purchase of a ticket or a pre booked corporate event. ...The CCTV system shall include internal and external areas of the premises. ...it shall be to an appropriate standard as agreed with the Licensing Authority in consultation with the Police. ...CCTV system is to be installed it shall be fully operational by the commencement date of the premises licence.....The CCTV equipment shall be maintained in good working order and continually record when licensable activity takes place and for a period of two hours afterwards. ....The premises licence holder shall ensure images from the CCTV are retained for a period of 28 days....The premises Licence holder shall ensure that there are trained members of staff available during licensable hours to be able to reproduce and download CCTV images into a removable format at the request of an authorised officer of the Licensing Authority or a constable

Bar staff and supervisors will be trained in licensing legislation, with particular reference to the prevention of sales or consumption of alcohol involving persons under the age of 18 years. The provision of SIA door security and non SIA registered stewards when licensable activities are being provided on the premises shall be risk assessed. A copy of the risk assessment is to be kept on the premises and made available to a police officer or a duly authorised representative of the licensing authority on request.....Stewards/security personnel shall: (i) Ensure that no overcrowding occurs in any part of the site. (ii) Keep gangways, roadways, vehicular routes and exits clear at all times. (iii) Investigate immediately any disturbance or incident and if necessary report thereon to the Police. (iv) Supervise the fire-fighting equipment located at various points around the site. (v) Inspect and supervise at regular intervals the facilities provided for disposal of rubbish and ensure that action is taken as appropriate to remove any refuse which is not properly contained in the facilities provided.

Where queuing is allowed outside of a premises door steward(s) shall maintain an orderly queue of patrons.

The Premises Licence Holder shall require the Designated Premises Supervisor, or in his/ her absence other responsible person, to keep an 'Incident report register' in a either an electronic version or bound book, in which full details of all incidents are recorded....The incident book shall be completed as soon as possible and in any case no later than the close of business on the day of the incident....The time and date when the report was completed, and by whom, is to form part of the entry....The register is to be kept on the premises at all times and shall be produced to an authorised officer of the Licensing Authority or a constable when required.

A personal licence holder or nominated bar supervisor shall be present at all times sales of alcohol are taking place.

### **Public Safety**

The licence holder shall determine the occupant capacity of the premises on the basis of documented risk assessment(s).

The Licensee shall provide training for all staff to ensure that they are familiar with all means of ingress and egress and the appropriate procedures in case of any emergencies that require an immediate evacuation of the premises

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Matthew Phipps  
Partner  
Head of Licensing England and Wales  
for TLT LLP



**From:** Licensing HF: H&F  
**Sent:** 31 January 2023 15:05  
**To:** richard  
**Subject:** FW: Chelsea Football Club - Stamford Bridge Response to Richard Rawlinson

Dear Richard Rawlinson,

Please see below correspondence from the applicants solicitor in relation to your representation submitted in regards to the application for the Marquee Outside The West Stand Toward Britannia Gate.

Kind regards  
**Lorna McKenna**  
Licensing Compliance Officer

**From:** Matthew Phipps  
**Sent:** 31 January 2023 14:13  
**To:** Mckenna Lorna: H&F

**Subject:** Chelsea Football Club - Stamford Bridge Response to Richard Rawlinson

Dear Mr Rawlinson

I act for and on behalf of Chelsea Football Club and I am responsible for the premises licence application for the proposed marquee in the West concourse of Stamford Bridge.

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Matthew Phipps  
Partner  
Head of Licensing England and Wales  
for TLT LLP

**From:** Matthew Phipps  
**Sent:** 31 January 2023 14:38  
**To:** Overton Adrian: H&F  
**Subject:** FW: CHELSEA FC PRE APPLICATION ADVICE REQUEST - MARQUEE  
**Importance:** High

Please can this email also be included in the papers for the hearing next week.

Matthew

**From:** Ewen Macgregor  
**Sent:** 03 August 2022 10:52  
**To:** [icensing@lbhf.gov.uk](mailto:icensing@lbhf.gov.uk)  
**Cc:** Matthew Phipps  
**Subject:** CHELSEA FC PRE APPLICATION ADVICE REQUEST - MARQUEE  
**Importance:** High

Good morning

I refer to the above and my colleagues Matthew Phipps email to you of the 20 July 2022 (see attached)

Matthew is currently on holiday and in his absence please find attached:

1. Request for pre application consultation advice
2. Email of 20 July 2022
3. Layout plan
4. Brochure

I would be grateful if you could please acknowledge receipt.

If you could please also confirm how I can pay the fee and I can arrange for this to be settled asap to enable the pre app process to start.

I look forward to hearing from you.

With best wishes

Ewen Macgregor  
Partner  
For TLT LLP

## Noise Management Strategy

Corporate Marquee Provision  
Chelsea Football Club  
Stamford Bridge  
Fulham Road  
SW6 1HS



JOYNES NASH  
ACOUSTIC CONSULTANTS

Client Chelsea Football Club Holdings Ltd  
Date: 23<sup>rd</sup> October 2022  
Author: Simon Joynes  
Status: Client Draft  
Version: 1.2

Signature:



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#### DISCLAIMER

The preparation of this report by Joynes Nash has been undertaken within the terms of the brief and the terms of the contract, using reasonable skill and care and taking account of the resources devoted to it by agreement with the client. We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above. This report is confidential to the client and we accept no responsibility of any nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

The opinions and interpretations presented in this report represent our reasonable technical interpretation of the data made available to us. However, due to the uncertainty inherent in the estimation of all parameters, we cannot, and do not guarantee the accuracy or correctness of any interpretation and we shall not, except in the case of gross or wilful negligence on our part, be liable or responsible for any loss, cost damages or expenses incurred or sustained by anyone resulting from any interpretation made by any of our officers, agents or employees. Joynes Nash accepts no responsibility for data provided by others.

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Simon Joynes  
07870508492  
[simon@joynes-nash.co.uk](mailto:simon@joynes-nash.co.uk)

Pete Nash  
07769202073  
[pete@joynes-nash.co.uk](mailto:pete@joynes-nash.co.uk)

Office  
17 Park Lane, Henlow,  
Bedfordshire, SG16 6AT

Company Number:  
9422341

VAT Registration No:  
204 752234

## An introduction to Joynes Nash

Joynes Nash is a leading consultancy for the live events industry. We have extensive experience of live music events and a proven track record of working with event organisers to enhance the audience's experience, whilst preserving the image of events and venues.

Our consultants experience has ranged from relatively small scale to major events staged both in urban and residential environments, providing for tens of thousands of people. Projects and clients have included Junction 2, Carfest (North and South), Garage Nation Festival, BBC Introducing, Guards Polo Club, Tramlines Festival, Kendal Calling, Liverpool Sound City, Red Bull Music Academy, Tobacco Dock, Hampton Court Palace Festival and Donington Park Raceway.

We consider despite the many technical challenges that events bring, that relationships between all interested parties are of paramount importance and that each and every one of these understands situations clearly. We therefore approach each event not in isolation, but carefully consider the public image of events, the venues and the thoughts of the wider community to make events successful and to secure venues for future years.

## About The Team

**Peter Nash** BSc(Hons), MSc, CEnvH, MCIEH, MIOA, TechIOSH

Peter Nash has 16 years' experience as a Local Authority Environmental Health Officer, up to Technical Manager Level and has 15 years of Professional Practice within the Environment Industry. He holds a BSc(Hons) in Environmental Health, the IOA Diploma in Acoustics and Noise Control and an MSc in Applied Acoustics. He is a Chartered Environmental Health Practitioner and registered with the Environmental Health Registration Board. Peter is a Member of the Chartered Institute of Environmental Health, and a Member of the Institute of Acoustics. He has appeared as an expert witness in a number of significant noise nuisance and planning cases, public inquiries and appeals.

**Simon Joynes** BSc(Hons), MSc, CEnvH, MCIEH, AMILM, AMIOA

Simon Joynes has over 20 years' experience in both Private Sector and Local Government. He has acted as a senior advisor and has significant experience in the technical aspects and practical application of environmental law, including acting as an expert witness in courts and planning enquiries and the preparation and reviewing of environmental reports and mitigation strategies. (Air Quality, Land Contamination, Acoustics, Water Quality, Odour Management & Industry Regulation). He holds a BSc (Hons) Environmental Health, MSc in Contaminated Land Remediation, the IOA Diploma in Acoustics and Noise Control, Certificates of Competence Environmental Impact Assessments. He also holds affiliations with the Chartered Institute of Environmental Health, the Institute of Acoustics and is an Associate Member of the Institute of Leadership and Management.



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## 1. Introduction

Joynes Nash has been tasked with the preparation of a strategy to consider the management and control of noise from proposed Corporate Marquee to be positioned on the concourse outside of the West Stand at Chelsea Football Club, Stamford Bridge, London, SW6 1HS.

## 2. About the Noise Management Strategy

Our client is currently seeking relevant permissions for the proposal through the Licensing Act 2003 and in taking a proactive approach to the management and control of noise. This strategy therefore looks to detail the necessary mechanisms through which noise can be managed and controlled to prevent a 'Public Nuisance'. It also provides for an overview of monitoring, mitigation and review mechanisms which may be applicable.

## 3. Introduction to The Proposal & Site

It is proposed that a marquee will be provided for on the concourse outside of the West Stand (towards Britannia Gate) at Stanford Bridge. It's primary focus will be for corporate events, including functions, experiential, hospitality event or social activities.

To clarify the intended use our clients have provided the following envisaged uses:

- As a pre-reception space with a bar providing facilities for those who may be attending functions within the Great Hall (already licensed and within the West Stand). Our clients have found that there is very little space to accommodate customers and attendees before they are invited to sit down for their meal or event in the Great Hall when laid out to tables and chairs. This marquee will therefore provide a suitable area in which customers may be accommodated prior to being invited into the Great Hall.
- This same space may also be used to accommodate customers and allow for better socialising/ networking when they have finished the seated part of the event within the Great Hall.
- Thirdly this marquee will seek to accommodate customers at pre-booked Christmas related events. Save for the lavatories (which will remain within the West Stand/concourse and will be accessed through the tunnel which will join the marquee to the West Stand), all other facilities including tables, chairs, alcohol dispense will be accommodated within the marquee itself.

- Finally with the World Cup taking place in the Middle-East through November and the first half of December, it is intended to operate this marquee as the equivalent of a function suite. Customers will be able to attend ticketed events where they may watch the World Cup accompanied by food and drink.
- The World Cup accommodations will only seek to permit licensable activities to take place within this marquee until 10:00pm (although a little leeway should late matches go to penalties would be built into the application). However for the other events it is intended that the marquee be open to customers until 1am as per the West Stand permission.

Such facilities are not uncommon in urban areas and providing that they are operated in an appropriate manner are unlikely to cause a Public Nuisance. One of the key controls is on the provision of live music and amplified speech for which appropriate controls are discussed below.

In the terms of the site, there are a number of noise sensitive receptors in the vicinity including those residential units on Fulham Road and more specifically the occupied spaces in the Sir Oswald Stoll Foundation buildings immediately adjacent to the site. In addition there are a number of residential units situated in Hilary Close also immediate to the application site but to a greater extent protected by a significant concrete boundary wall which offers a level of mitigation.



Figure 1 – Map of Event Site

## 4. Relevant Legislation and Guidance

This section briefly describes the legislative framework in which a typical event would operate, and upon which the organisers overall approach is based. It also highlights other (UK) guidance which have informed any relevant technical elements of this document.

### ***Licensing Act 2003***

Any premises where regulated entertainment or the sale or supply of alcohol takes place will either have a Premises Licence (PL) or must be the subject of a Temporary Event Notice (TEN). If the event site already holds a PL then any proposed activities will be restricted to the terms and conditions of the Premises License, in this instance to prevent episodes of Public Nuisance.

### ***Environmental Protection Act 1990***

Where it is established that noise from an event is causing, or is likely to cause, a statutory nuisance under Part III of the Environmental Protection Act 1990, the Council is required to serve an Abatement Notice, requiring that the nuisance is abated. It is a criminal offence not to comply with such a notice and may result in prosecution. Some of the key elements in nuisance is the frequency with which a disturbance arises, the time of day of the disturbance, the nature of the area, and the level of disturbance experienced.

## 5. Premises Licenses & Adopted Control Mechanisms

The operators are currently seeking an appropriate Premises Licenses and it is reasonable expected that should a license be granted, an appropriate condition requiring a noise management plan will be included in any such license.

The following overall commitments are made:

- That those responsible will routinely assess the neighbourhood, their activities and impact on local residents and take actions to mitigate such should it be deemed necessary so as to prevent public nuisance.
- To publicise an event hotline and to respond to any complaints in a timely manner.
- To identify key staff and conduct training on the prevention of Public Nuisance.
- In order to reduce any impact set appropriate control limits at any sound mixer position and ensure that any adjustments to such are only conducted by authorised personnel.

- For an independent noise consultant to attend should any complaints not be satisfactory resolved. Attendance should be within 5 working days and any recommendations arising from such shall be implemented and duly recorded.
- To have an assigned individual throughout to consider noise management, be available throughout the duration of any event and have complete authority to ensure that noise is minimised without interference from the Premises License holder or any other party on behalf of the event. The responsible person will maintain a noise / complaints log which will be available for inspection by the Council or other interested parties.

## 6. Provision of Music / Speech through Amplification Systems

The greatest risk of impact from such proposals arises from the amplification of music and speech. With regards to the latter this can be controlled through compressors or the use of appropriate speaker systems (as discussed below). With regard to amplified music then our client is acutely aware of the risks and from the proposed uses their intention is to have limited music content. Indeed, any such provision will be ambient / incidental music rather than providing for as the main event.

## 7. Overall Sound System Recommendations

The careful and detailed alignment of the sound system will be considered to optimise the coverage throughout the audience and balance this against offsite environmental noise impact.

It is therefore not intended that traditional speaker systems designed to amplify sound over a wide area shall be used. Rather, smaller and more distributed systems (sometimes referred to as directional or zone array systems) will be deployed to provide a narrow beam of focussed sound to a desired area. This type of sound control system has been proven to work in such locations without creating noise issues in surrounding environments.

## 8. Definition of Inaudibility

In terms of inaudibility we refer to the subjective assessment guidance taken from the Institute of Acoustics Guidance. This is where noise is at a sufficiently low level such that it is not recognisable as emanating from the source in question and it does not alter the perception of the ambient noise environment that would prevail in the absence of the source in question. The strict dictionary definition of being 'unable to be heard' is not appropriate in this instance.

It is also worth noting that the use of such 'inaudibility' criteria has been debated for some time and there are arguments raised for and against the use of such. Inaudibility is not necessarily an objective test and there are variabilities in tolerance / interpretation which are inevitable. These may include an individual's level of hearing, background noise, weather conditions and lifestyle

etc. One of the biggest difficulties for the operators of the venue remains that they have no access to residences to observe impact. However, should any residences contact the venue to enquire of noise or make a complaint, they are offered the opportunity for consultants at an appropriate time to attend their property during an event to observe the noise and make any necessary improvements. Thus enabling a clear understanding of any noise impact both occurring within properties and especially useful for high rise where characteristics may differ to ground level.

## 9. Complaints Management

Whilst the strategies shown in this document are aimed at minimising impact, venues are from time to time expected to receive complaints. The key source of concern amongst local communities is typically who to contact, the various roles and responsibilities and the response time to complaints.

Those responsible will therefore operate a policy of informing the local community ahead any events, typically through a leaflet drop but increasingly through the use of media (social media), electronic communications and signage at the venue. This includes a phone number and email address to be given to residents in the surrounding neighbourhood.

## 10. Noise Monitoring Procedure

Throughout events where monitoring is identified as necessary, those responsible will appoint or assign competent persons to proactively manage noise. Those individuals will make objective assessments within the community and optimise the sound systems being used. This will consist of checks internally around the boundary. Should these observations note any form of impact then additional checks are conducted externally of the premises as appropriate. These are typically conducted at least once every hour or in response to a change in the nature of the noise being generated during any event or in response to a complaint etc.

A proforma which is used by those responsible is also included in the appendices.

If it is felt necessary following either complaints or concerns raised by those competent persons that further assistance is required, consultants will be invited to assist accordingly.

## 11. Wider Sound Management

### **Third Party Amplification Equipment**

Those responsible will ensure that amplification equipment is not brought onto site unless:

- a) It is for use as part of the licensed entertainment

Thereafter we will affect full control over any organisations and traders on site where there is amplified music being played.

### **People / Crowd Noise**

Whilst there is no formal mechanism for evaluating or controlling crowd noise, consideration will be given to minimising such as critical points such as arrival and dispersal from the event.

Access and egress for customers would be by the main Britannia Gate entrance. Marshals will marshal and monitor the entrance and egress from the premises including the behaviour of those within the vicinity of the premises. This will help achieve orderly arrival and departure of persons and will reduce the risk of nuisance occurring.

The marshalling of persons arriving at the premises will seek to reduce so far as reasonably practicable, persons queuing outside the premises or in a location likely to disturb residents.

### **Generators**

It is unlikely that generators will be required, but should they be utilised for temporary refrigeration etc consideration will be given to their location not just in terms of accessibility for refuelling purposes but also in terms of their proximity to residential properties. Silenced generators may need to be selected and/or may have to be acoustically enclosed using propriety products such as EchoBarrier. The same applies to tower lights.

### **Minicabs and Taxis**

Preferred minicab companies shall be made available and publicised to encourage people to leave the premises promptly. Such companies (where practicable) should be informed of appropriate set down and pick up points and appropriate marshalling provided during events to ensure that such does not have a detrimental impact on local communities. All such facilities should be within the site or away from residential properties to discourage people from the public highway.

### **Deliveries and other Vehicle Movements (i.e waste collection)**

It is acknowledged that noise from vehicles can be a constant source of noise both on the site and in the surrounding neighbourhood. Careful consideration should be given to vehicle routing, times of operation and deliveries and the need for vehicles to use reversing alarms or refrigerated plant etc. Deliveries (audible at the residential premises) will be restricted to 08.00 to 20.00hrs Monday to Friday & 09.00 to 18.00hrs Saturday /. Sunday & Bank Holidays.

## **Bottle Emptying & Cellar Replenishment**

Activities such as emptying of used bottles and cellar replenishment activities can give rise to unacceptable levels of noise. In order to mitigate such, activities should not take place beyond 21.00hrs or before 09.00hrs daily.

## **12. Staff Training**

All staff specifically those at events in charge of sound equipment shall be fully briefed in the contents of the document and the need to ensure that noise is kept within acceptable parameters.

## **13. Local Authority Liaison**

The Local Authority will be provided with contact details of those responsible (See Appendix B)

Competent Persons and acoustic consultants will work closely with the Local Authority, agreeing any changes to off-site monitoring positions, sharing noise data observations and other information wherever possible. The role of the Competent Persons is to ensure that any requests by the Local Authority are actioned by the venue management. All requests relating to noise will be routed through them to ensure that any noise issues are properly managed and dealt with as soon as possible.

All complaints received by the Local Authority will be logged and notified to the Competent Person. If specific details are not forthcoming, details of a representative position of the complaint will be provided to allow appropriate investigation. Results of any investigations and actions will be fed back to the Local Authority as soon as practicable or as agreed.

References to contact with Local Authority Officers will be dependent upon the Authority determining that it wishes to attend any event and does not infer any commitment on the part of that Authority.

## **14. Strategy Review Procedure**

In order to ensure that the strategy continues to fulfil its aims and objectives it is reviewed and updated regularly. Whilst this is a continual exercise after each event, a formal review and report is conducted at least annually for the venue. This includes an assessment of compliance of noise and time limits, review of complaints data and any community or regulatory feedback. The results of which are made available to the various stakeholders as necessary.



## 15. Conclusion

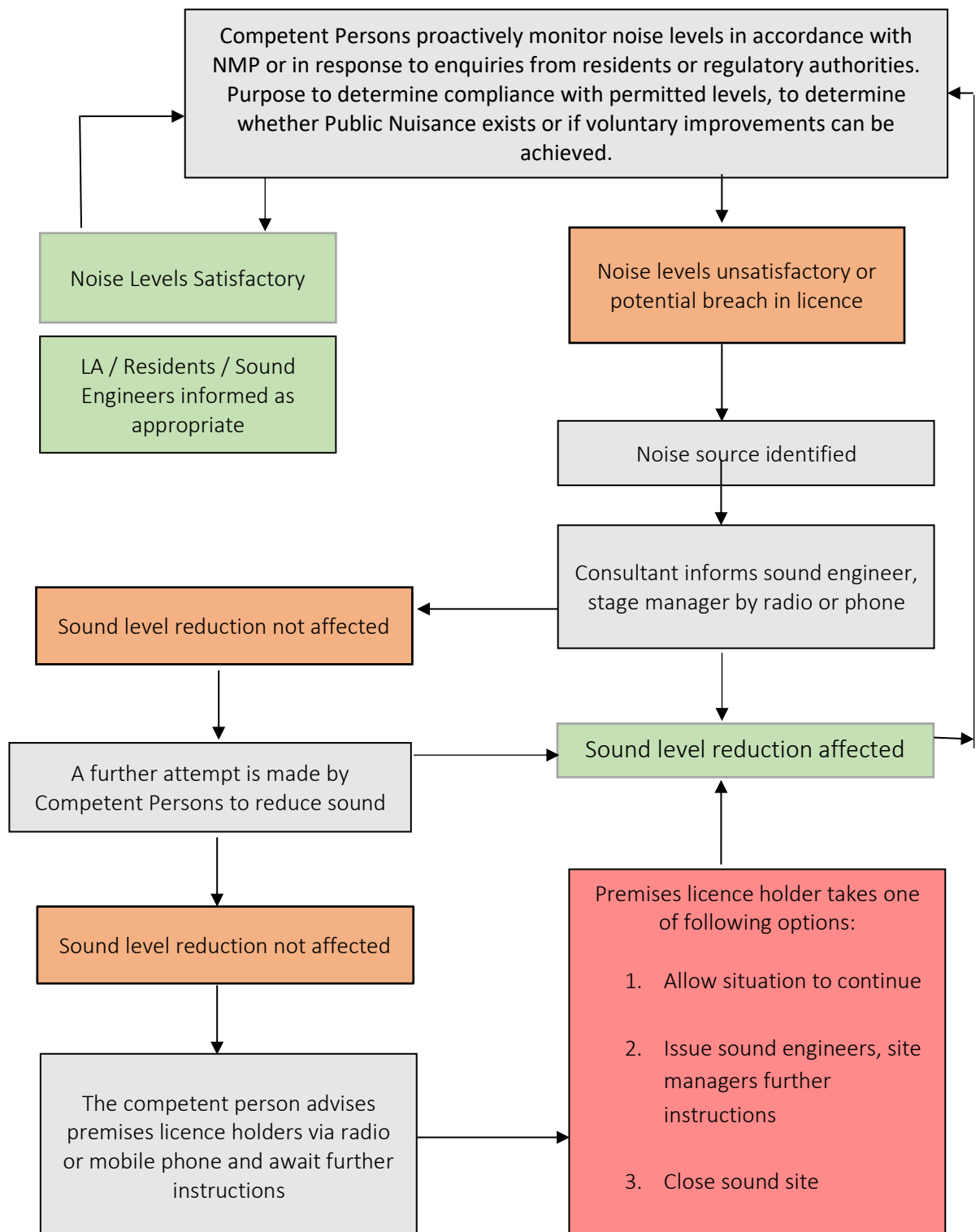
The implementation of this strategy will provide a robust but flexible way to manage noise and proactively prevent public nuisance being caused. The strategy builds on existing principles and practices and the review mechanisms allow those responsible along with their advisors to learn and develop the strategy to minimise any impact and disturbance.

## Appendix A - Site Plan and Location of Critical Receptors



## Appendix B - Indicative Noise Control Flow Chart

(Joynes Nash and Competent Persons Interchangeable depending on nature of event)



## **Contact Numbers and Responsibilities**

### **Event Hotline Number**

(subject to approval)

### **Licence Holders**

DPS (License Holder)

(subject to approval)

### **Venue Management**

TBC

### **Noise Consultants**

Simon Joynes

Tel: 07870 508492

## **Appendix C -Premises License**

(Subject to Approval)



Noise Observation Reporting

Date:	
Name of Event:	
Event Duration:	
Event Description:	(Number of Arenas, Audience Size, Sound System used and Orientation etc)

Details of Observations Undertaken

MONITORING LOCATION	TIME	SUBJECTIVE ASSESMENT / MEASURMENTS	REMEDIAL ACTIONS REQUIRED / TAKEN
<i>Example - New Street, Eccles</i>	<i>00.10 - 00.15</i>	<i>Noise from event largely inaudible within external to No.11. Very occasional and low bass beat detectable between lulls in traffic noise, not detectable in vehicle and unlikely to be audible within residential units.</i>	<i>No action taken / action taken to reduce low frequency to miminise any potential impact as levels at source can accommodate such reductions.</i>




## Complaints Received

COMPLAINT ADDRESS	TIME	NATURE OF COMPLAINT	SUBJECTIVE ASSESMENT / MEASUREMENT	TIME OF VISIT	REMEDIAL ACTIONS REQUIRED / TAKEN
<i>Example - New Street, Eccles</i>	<i>00.10 - 00.15</i>	<i>What are they hearing, when and how effecting property? Is this regular and how long been happening</i>			<i>No action taken / action taken to reduce low frequency to minimise any potential impact as levels at source can accommodate such reductions.</i>

## Appendix E - Noise Units

1. Noise is defined as unwanted sound. The range of audible sound is from 0 dB to 140 dB. The frequency response of the ear is usually taken to be about 18 Hz (number of oscillations per second) to 18000 Hz. The ear does not respond equally to different frequencies at the same level. It is more sensitive in the mid-frequency range than the lower and higher frequencies and because of this, the low and high frequency components of a sound are reduced in importance by applying a weighting (filtering) circuit to the noise measuring instrument. The weighting which is most widely used and which correlates best with subjective response to noise is the dB(A) weighting. This is an internationally accepted standard for noise measurements.
2. For variable noise sources such as traffic, a difference of 3 dB(A) is just distinguishable. In addition, a doubling of a noise source would increase the overall noise by 3 dB(A). For example, if one item of machinery results in noise levels of 30 dB(A) at 10 m, then two identical items of machinery adjacent to one another would result in noise levels of 33 dB(A) at 10 m. The 'loudness' of a noise is a purely subjective parameter but it is generally accepted that an increase/decrease of 10 dB(A) corresponds to a doubling/halving in perceived loudness.
3. External noise levels are rarely steady but rise and fall according to activities within an area. In an attempt to produce a figure that relates this variable noise level to subjective response, a number of noise metrics have been developed. These include:

**LAeq** noise level - This is the 'equivalent continuous A-weighted sound pressure level, in decibels' and is defined in BS 7445 [1] as the 'value of the A-weighted sound pressure level of a continuous, steady sound that, within a specified time interval, T, has the same mean square sound pressure as a sound under consideration whose level varies with time'. It is a unit commonly used to describe community response plus, construction noise and noise from industrial premises and is the most suitable unit for the description of other forms of environmental noise. In more straightforward terms, it is a measure of energy within the varying noise.

**LA90** noise level - This is the noise level that is exceeded for 90% of the measurement period and gives an indication of the noise level during quieter periods. It is often referred to as the background noise level and issued in the assessment of disturbance from industrial noise.

**LA10** noise level - This is the noise level that is exceeded for 10% of the measurement period and gives an indication of the noisier levels. It is a unit that has been used over many years for the measurement and assessment of road traffic noise.

EVENTS  
AT  
CLUB  
CHELSEA



The Marquee  
Stamford Bridge

## INTRODUCTION

Throughout November and December whilst the Qatar World Cup is underway, an exclusive event space will form at Chelsea's home of Stamford Bridge. The Marquee will offer a unique standalone event space for up to 400 delegates\*, or an exciting extension of the impressive 1000 person Great Hall, situated on the ground floor of the club's West Stand.

Perfect for an array of events that require an extra special touch, the Marquee offers a unique London venue that benefits from complete customisability. Our in-house AV and production team will ensure the space is set-up to your chosen requirements.

Award-winning menu options, provided by our trusted partner Levy, are also available upon request.

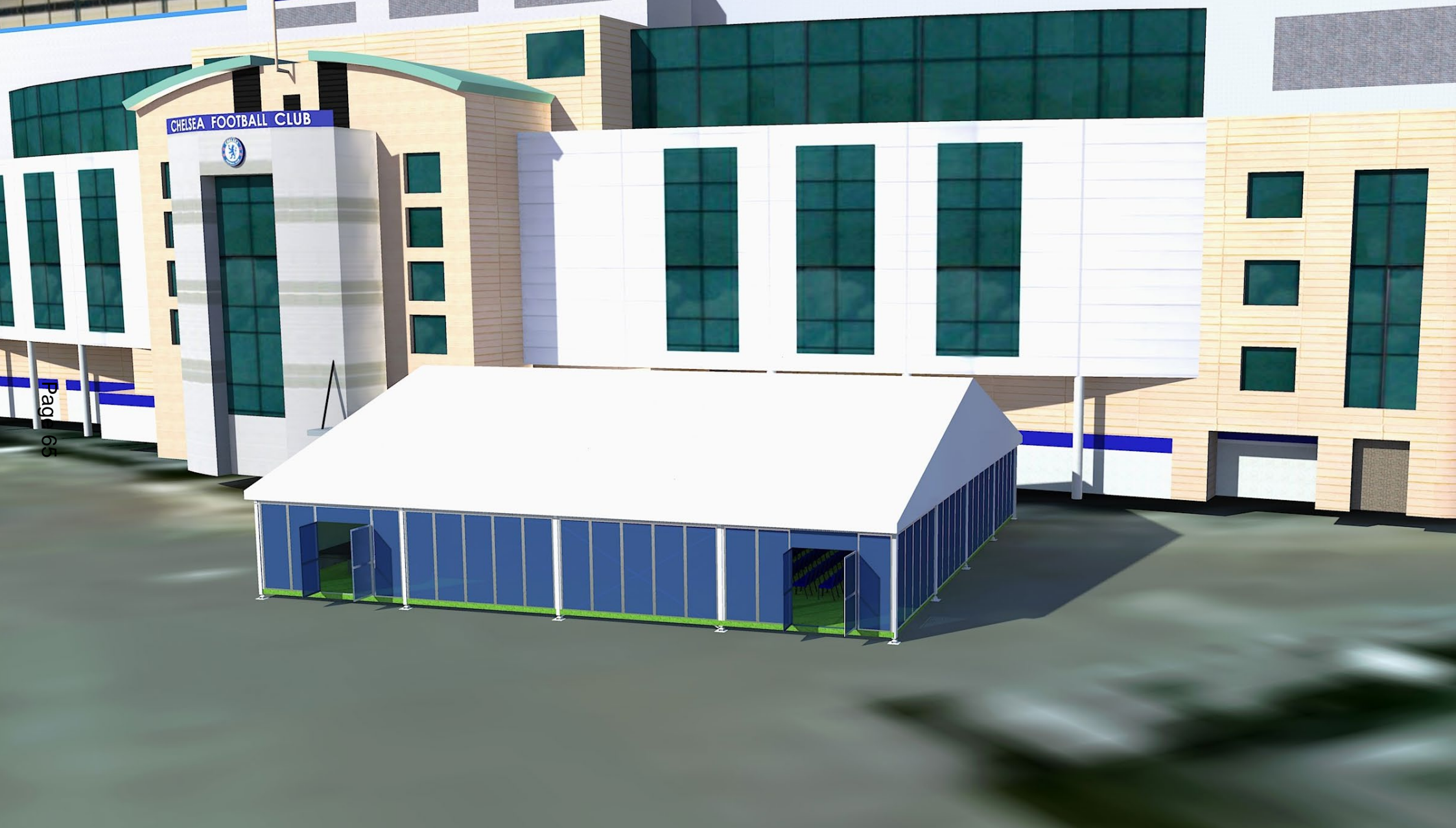
All health and safety measurements and Stamford Bridge security will also be in place.

\* Subject to floor plan/AV set and H&S approval

## THE DETAILS

- 20m x 20m Marquee
- The Theatre hosts 260 delegates
- The Reception hosts 400 delegates
- Tunnel connection to the Great Hall
- Heating and air con
- Windows allowing natural light
- Fire exits & fire extinguishers
- Giant view screens with surround sound
- Stamford Bridge security
- AV equipment available upon request
- Catering available upon request

Set up as per client requests.

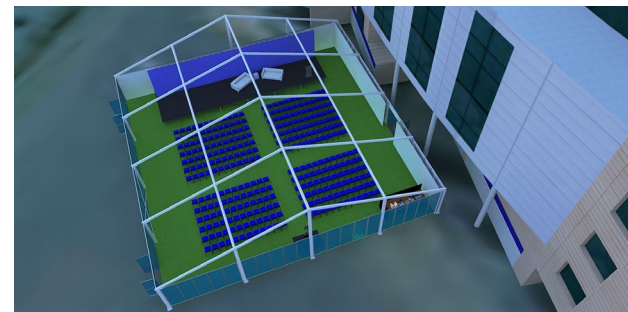
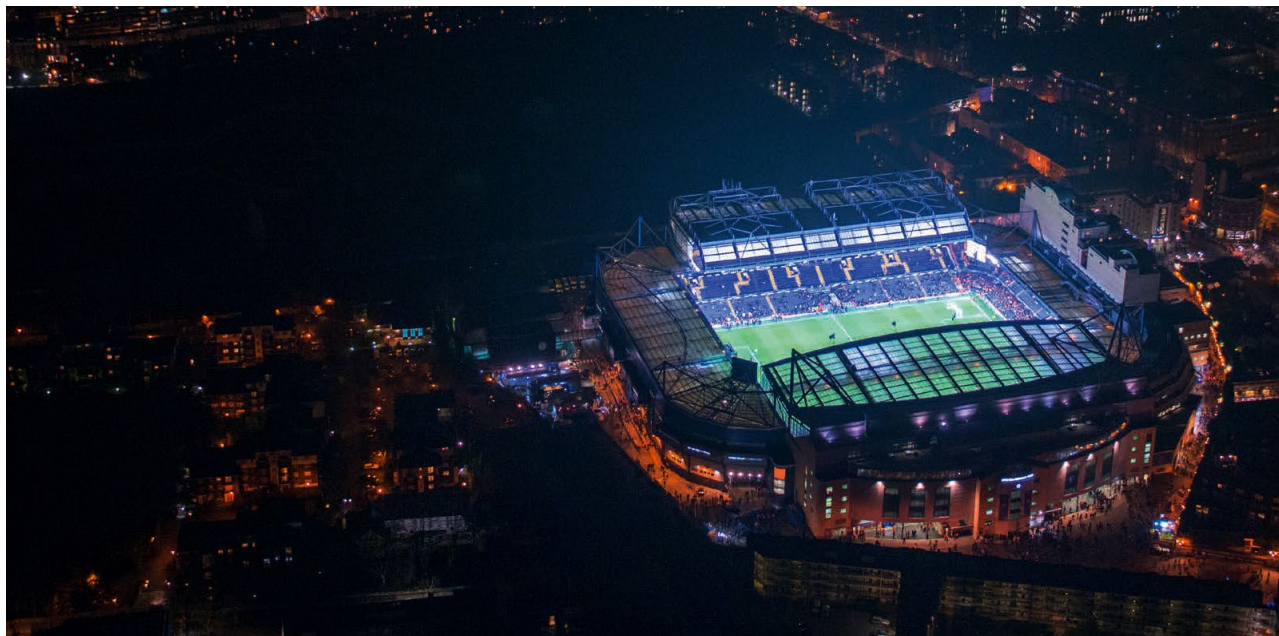


## THE SET UP

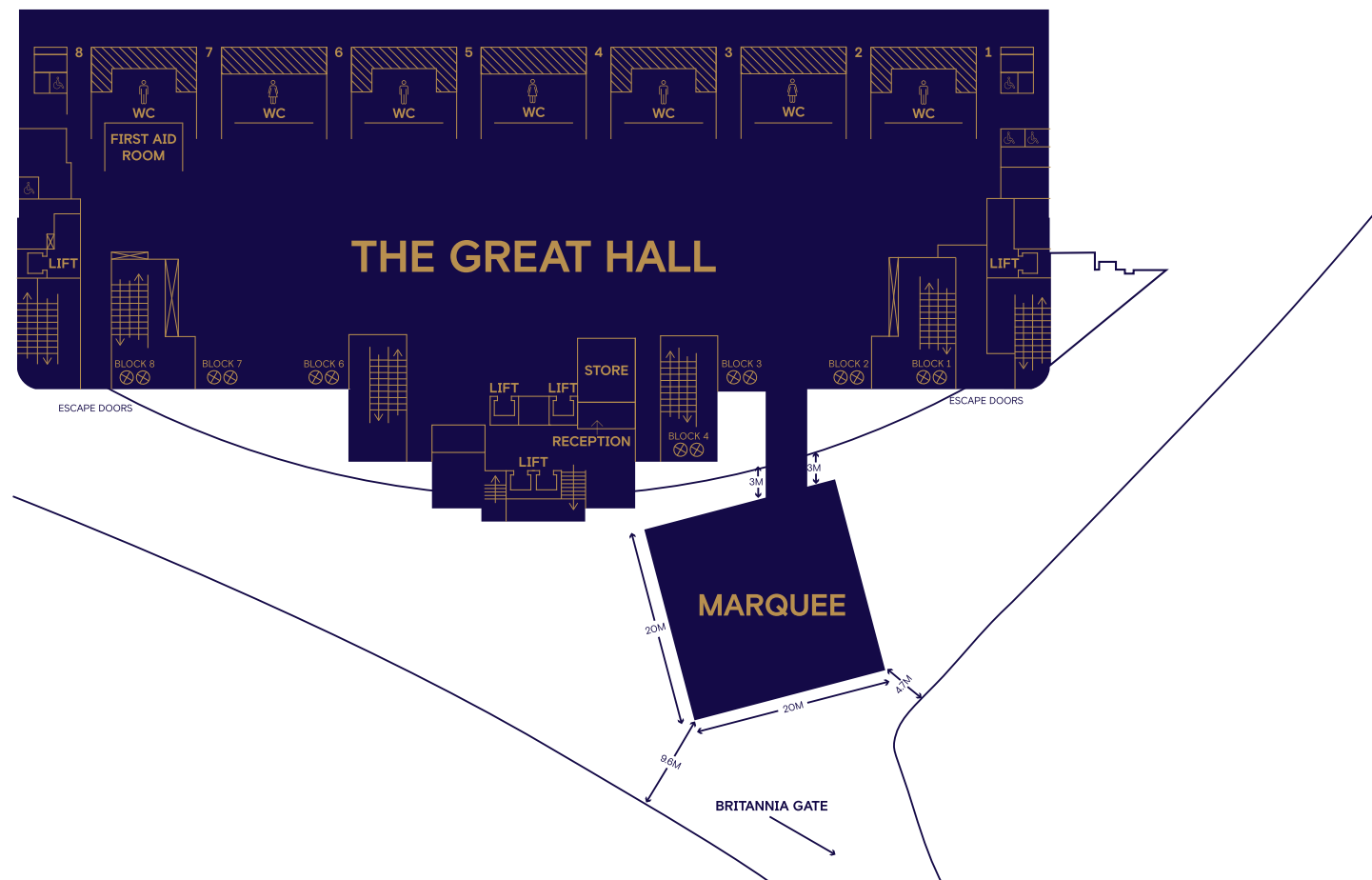




## THE SET UP

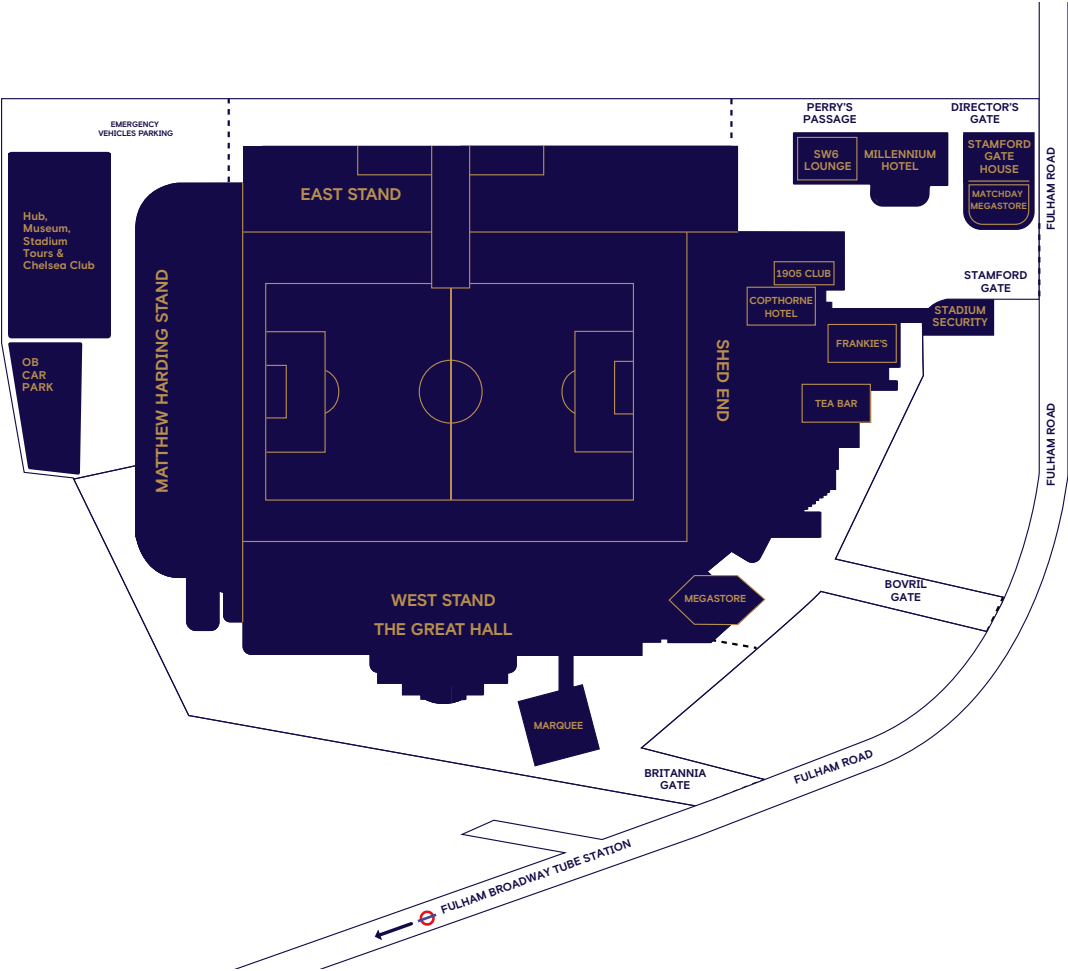


## MAP OF AVAILABLE HIRING SPACE





FULL SITE MAP



EVENTS  
AT  
CLUB  
CHELSEA



Thank you

THE MARQUEE, STAMFORD BRIDGE

To [licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)  
cc: [adrian.Overton@lbhf.gov.uk](mailto:adrian.Overton@lbhf.gov.uk)

**From: Kate Reardon, validated objector to LBHF Licensing Application 2022/01464/LAPR Marquee on outdoor Concourse CFC Britannia Gate SW6**

**Sunday 5th Feb 2023**

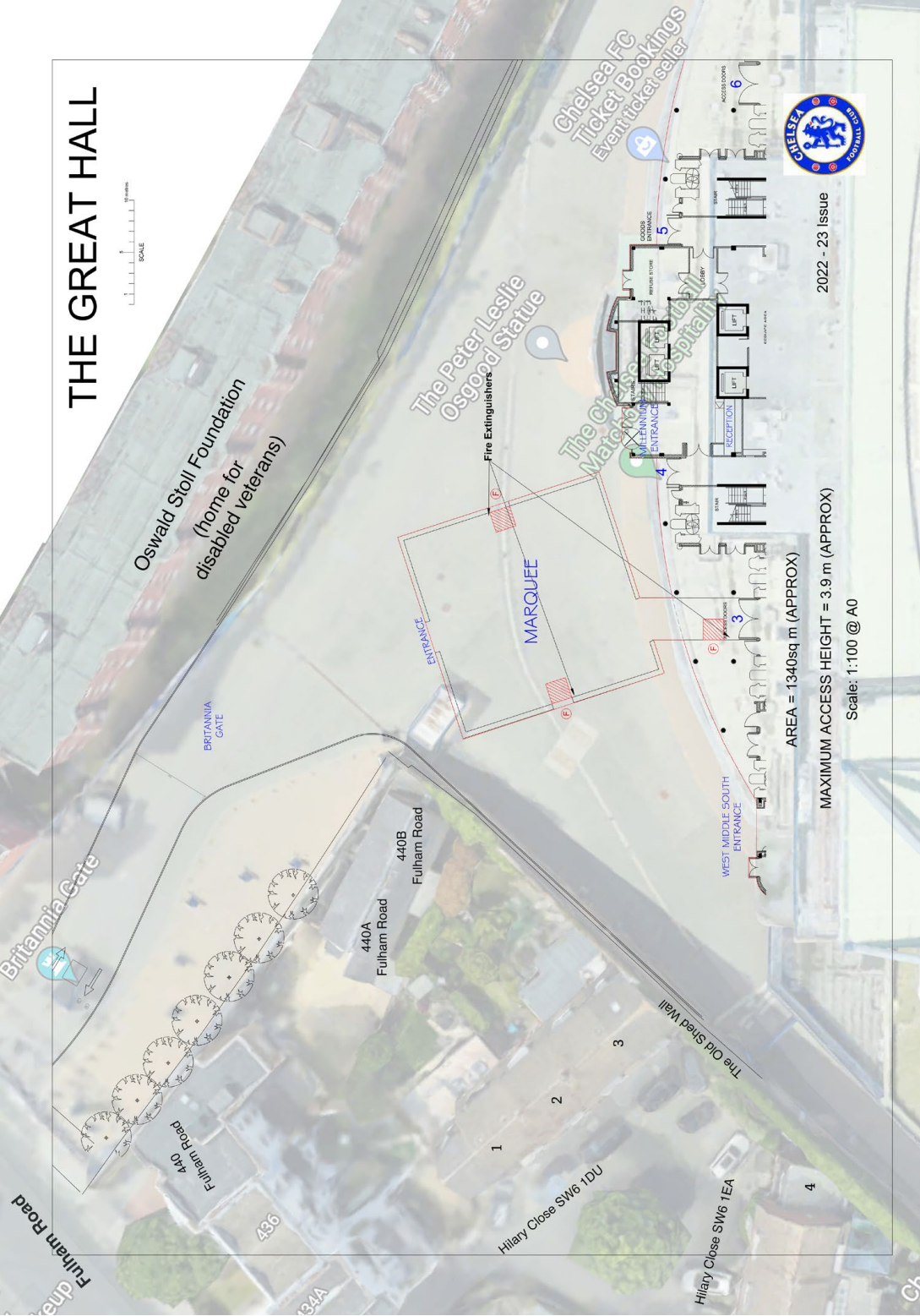
Enclosed please on page 2 of this file find a map of the Plan attached to the Application, overlaid onto Google maps, with annotations useful to the Committee.

Also, attached please find 45 further emails from my neighbours and residents close by. I submit them as further evidence in support of my objection to the application 2022/01464/LAPR for an approximately 1,350 x 1,350 m2 canvas-sided Marquee to be used on the outdoor Concourse as per the one-page Plan connected with that Application.

I have previously sent you several individual emails relating to the same matter. This document is 47 pages long.

Sincerely,  
Kate Reardon, objector

Licensing Application 2022/01464/LAPR for a Marquee. CFC Plan supplied by applicant, superimposed on Google Maps, with text annotations. Created Feb 5, 2023



**From:** Rupert Hume-Kendall <[r.hume-kendall@bt.com](mailto:r.hume-kendall@bt.com)>

**Subject:** Licensing Application 2022/01464/LAPR

**Date:** February 2, 2023 at 5:19:00 PM GMT

**To:**

Dear Kate

I have been informed you are receiving objections to the above application. as evidence of support for your Representation made within the deadline. I never saw a blue notice, whatever that is.

We have been long term residents and freehold owners in the vicinity of Stamford Bridge.

The house we currently occupy and own Kempson Road, is in a conservation area and very close to the Ground.

It is inconceivable that the licensing hours envisaged will be able to avoid disturbance locally.

We believe issues of noise, light, litter and human generated disturbance will be inevitable.

Also our experience relating to participants in entertainment at Stamford Bridge, when combined with late night alcohol consumption has, in the past, led to regrettable instances of violence and related noise and policing. It will be unavoidable, indeed encouraged, in the future if the application is accepted.

We think the application is unacceptable and should be refused.

Specifically the following four topics should be considered:

1. The proposal will encourage rather than be preventative of crime and disorder;
2. It will work against the security of public safety filling the streets late at night with partygoers;
3. It will encourage not prevent public nuisance for the same reasons; and
4. For the same reasons again it will do nothing in the interests of protecting or improving public health.

Finally there is little the application could do to protect children from harm, possibly the opposite.

Kind regards

Rupert Hume-Kendall  
Kempson Road  
SW6 4PU

**From:** \ [Kate Reardon](#) <[kate.reardon@fulhamfc.co.uk](mailto:kate.reardon@fulhamfc.co.uk)>  
**Subject:** **Objections for CFC licensing application**  
**Date:** February 2, 2023 at 5:05:01 PM GMT  
**To:** <[kate.reardon@fulhamfc.co.uk](mailto:kate.reardon@fulhamfc.co.uk)>

Dear Kate Reardon

I have heard about the CFC licensing application and was shocked by its likely impact on our neighbourhood.

Unfortunately I have missed the deadline for sending comments for the licensing application. Could you please add my objection to the representation?

Operating an all-day drinking and music venue in a marquee will be a major disturbance. Music will be heard from far away, all day until 1am – with no soundproofing. This is unacceptable and will be a serious public nuisance.

Licensing a drinking venue will create increased crime and seriously impact public safety.

As a woman, I am particularly concerned that there will be no protection for women or children living nearby or passing by from drunken behaviour from this open-door drinking establishment. There is no alternative route along Fulham Rd to bypass Britannia Gate bottleneck one can take - and remain safe.

During match days with increased police presence the area is kept safe. An all-day open-door drinking venue without police presence is clearly another matter. It will lead to serious increase in crime and endanger public safety. We cannot allow that to happen.

There are several pubs operating in the neighbourhood safely. Most of them are under capacity outside match days.

There is no conceivable reason for licensing a 365 days drinking venue - apart from financial gain for CFC. This should not be done through sacrificing the entire neighbourhood.

Thank you for your help to address these issues. I seriously hope that the licensing application will be turned down.

With best wishes,  
Dr Adrienn Tomor  
\ Kempson Rd, Fulham, SW64PX

Begin forwarded message:

**From:** Christian Kortlang <

>

**Subject:** Licensing Application - 2022/01464/LAPR

**Date:** February 2, 2023 at 4:39:15 PM GMT

**To:**

Dear Kate Reardon,

Licensing Application - 2022/01464/LAPR

Please can you include my objection to your representation.

The request by Chelsea F C Holdings for a late license for events within a marquee near the Britannia Road entrance to Chelsea Football ground are inappropriate for the predominantly residential area. As landowner of the four flats at Fulham Road, directly opposite, we have concern for the noise nuisance this will cause our tenants. Should this effect our tenant's enjoyment of their properties, it will have a detrimental effect on our business, should tenants leave their tenancy agreements.

We have concerns, the proposal will cause the following:-

- Increase in crime and disorder.
- A threat to public safety.
- Create a public nuisance.
- Disrupt children's sleep.

To my recollection, the neighbouring property is a nursery offering overnight childcare, and I have concern for the children's sleep.

Furthermore, the lack of public consultation by the applicant is unacceptable and we urge that any late license application for a temporary venue with no sound insulation within a residential area be refused.

Kind regards, Christian Kortland for Fulham Road

**From:** Emma Vickers [1](#)>  
**Subject:** Representation -CFC  
**Date:** January 31, 2023 at 10:04:10 AM GMT  
**To:**

Dear Kate,

I have heard that there has been a Licensing Application 2022/01464/LAPR to erect a 1350 x 1350 square metre marquee in the concourse of Chelsea Football Club and for a license to sell alcohol with amplified music till 1am. I am writing to support your representation on this matter.

I believe this will increase crime and disorder in this residential area, that it will be detrimental to public safety, that it will cause public nuisance - particularly in terms of affecting children's and adults' sleep of those in the vicinity.

As neighbours, we already have to cope with the influx of thousands of people on match days, which impacts transport, shopping and noise. This new proposal of music until after midnight is simply not fair to those in the neighbourhood. There are many families nearby who will suffer.

My details are:  
Emma Vickers  
Kempson Road  
London SW6 4PU

Best wishes,  
Emma Vickers



To: " " " " " "

**From:** Kitty Jenks <[redacted]>  
**Subject:** Licensing Application CFC - Kitty Wrey  
**Date:** January 31, 2023 at 4:16:48 PM GMT  
**To:** "Kitty Jenks" <[redacted]>

Hi Kate,

I have just had an email from Jo G explaining the recent licensing application for 2022/01464/LAPR and the marquee they are going to put up and to hold events in.

I would like to add my name to support your representation against this. The plans will likely change the area, bringing noise, crime and traffic to Fulham.

My email is [redacted]  
My address is [redacted] Novello Street, SW64JB

Thanks so much and hope you are well,  
Kitty

Begin forwarded message:

**From:** Ysenda Maxtone Graham <ysenda@maxtone.co.uk>  
**Subject:** proposals for Stamford Bridge 2022/01464/LAPR  
**Date:** February 1, 2023 at 10:30:24 AM GMT  
**To:** Kate Reardon <kate@reardon.co.uk>

Dear Kate Reardon,

My name: Ysenda Maxtone-Smith  
Address: Avalon Road, London SW6 2EX

I have recently become aware of the Licensing Application 2022/01464 to erect a huge marquee in the concourse of Chelsea Football Club, to allow for the sale of alcohol with amplified music from 10 am till 1 am with closing at 1.30 for 365 days a year. Because it is too late to make a Representation myself, I am writing to support your Representation.

As a long-term (since 1984) resident of this area of Fulham (I'm a quarter of a mile away but within earshot of Stamford Bridge), I object strongly to this plan. It is utterly inconsiderate to the thousands of very nearby residents to allow the influx of huge crowds, alcohol and loud music in the evenings. I accept of course that as a football stadium, these crowds and alcohol happen during the daytime and in the early part of the evenings on match days. But this is only occasional. The licence for music and alcohol consumption going on late into the night, till after the tube has closed, thus unleashing crowds on to the streets at 1.30 am, possibly the worse for drink, is a crazy idea, and does not take seriously local residents' rights to a peaceful existence. The noise pollution of the music would be an unacceptable invasion of privacy.

Crime and disorder caused by people roaming the streets in the middle of the night; public safety; the protection and safety of children; all of these are put at risk by this mad plan. I strongly oppose it and hope it is rejected.

Please feel free to share this email of mine to you with the Licensing Authority.

I am happy for you to hold on to my details and keep me posted on this.

Yours sincerely  
Ysenda Maxtone-Smith

Begin forwarded message:

**From:** Carol Davis KC <

**Subject:** **Licensing Application 2022/01464/LAPR for a Marquee and alcohol, live music and recorded music 10:00 to 01:00, closing at 01:30**

**Date:** January 31, 2023 at 9:59:02 PM GMT

**To:** "I live very close to CFC and am concerned about the noise levels of live music or recorded music from this Marquee." < > m>

From: Carol Begley, Moore Park Road, SW6 2HH

Dear Kate Reardon,

Having recently been made aware of the Licensing Application 2022/01464/LAPR, I am writing to support your Representation having discovered that I am too late to make my own representation.

**Prevention of noise, nuisance and anti-social behaviour**

I live very close to CFC and am concerned about the noise levels of live music or recorded music from this Marquee. There is noise and nuisance on match days. If live or recorded music is played from a Marquee that offers no sound proofing, it is inevitable that noise will increase and be bothersome repeatedly during the week and at night. It is concerning that there appears to be no decibel level restrictions in the Conditions. I am particularly concerned given that I have school aged children who are already disturbed at night as drunken CFC fans stagger around the streets making noise and creating disturbance long into the night. There is regularly drunken chanting and arguments to be heard, late into the night on match days.

Match days are almost intolerable due to anti-social behaviour. I do not feel safe to walk the streets on match days and nor do I feel it safe for my children to walk the streets. The volume of people on the streets is intimidating. Parked cars are frequently vandalised and litter is thrown into properties by passing CFC/visiting fans who swarm the pavements and roads. It is intolerable to think that this will be increased and not confined to match days.

On match days, the local streets find themselves turned into car parks for hovering uber drivers and other professional drivers. The drivers leave the cars idling, creating noise and pollution. It is not uncommon for the drivers to deposit their rubbish on the pavement. The volume of traffic in the area on match days is a real safety risk and it is not uncommon to see cyclists knocked off their bicycles and parked cars damaged. Further, road rage incidents are a regular occurrence as drivers trying to park for the match, or move through the area, become frustrated. This leads to a cacophony of beeping horns and offensive and aggressive conduct between drivers. I

assume that this will all only increase if the licence is granted given that the tube closes at midnight.

As a resident, I am not aware of any studies being undertaken on the impact to the environment, public safety and quality of life in general if the licence is granted. It beggars belief that a licence should be considered without such studies being undertaken and shared with residents. The Application and CFC appear to overlook that the ground is located in a very large residential area. The football ground was added long after the residences were built in the 1800s. The surrounding area is simply too small and the infrastructure inadequate for what is proposed. What is proposed will dramatically change the nature of the residential area and runs the risk of increasing noise pollution, air pollution, anti-social behaviour and the mental health and well-being of the residents of the area.

I am informed that the LBHF licensing policy suggests a closing time of 23:00 for restaurants in residential areas.

Thank you for showing me on a map that CFC is not in Town Centre Fulham, so the proposed 01:30 as a closing time would be inappropriate and inconsistent with the Council's Policy.

The proposal also seems entirely at odds with the Council's stated intention to promote safer streets and to control drinking in the Fulham Broadway area.

As a woman I feel unsafe walking the streets of Fulham Broadway at night, particularly on Friday and Saturday nights. The Application will mean that I feel unsafe walking the streets near my home more often. This is profoundly stressful.

I support your desire to either have this Application rejected or at least to add Conditions that will not allow live or recorded music, and to limit the hours to an earlier closing time.

I would ask that you please share this email with the Licensing Authority.

Yours sincerely,

Carol Begley  
1 Moore Park Road  
London SW6 2HH

On Jan 31, 2023, at 6:24 PM, Nicholas Courtney < [redacted] > wrote:  
Dear Kate Reardon,

While I do not wish to curtail anyone's enjoyment, not indeed to ruin a business, I most strongly object to the above application by the Chelsea Football Club.

What is being proposed is totally unacceptable for many valid, and practical reasons.

I have lived in the shadow of Stamford Bridge for over 40 years and during that time Chelsea Football Club (CFC) during the season has been an inconvenience rather than a nuisance ... parking, road closure, crowds, etc. This is acceptable when pitted against the enjoyment it gives to so many. The present proposal within the above licence application goes far, far beyond those mere irritations.

We live in a conservation area and as such we, and presumably the LBHF as well, are at odds to keep it as such. Operating a venue in a marquee is totally against such careful preservation.

Logistically it is unacceptable. With all modes of London Transport closed at that time of night, there is no means for the revellers to return home by bus or tube. At present residents' parking finishes at 8 pm. As this is a late-night venue, many will come by car and park in our streets. This will mean that the resident's spaces will be taken and not vacated until 1 - 1.30 in the morning making a mockery of the paid privilege of parking close to one's home - or even at all if the numbers are that great if returning late evening.

The alternative transport, back cabs, Uber and minicabs in large numbers will produce unacceptable amounts of pollution, and disturbance (slamming car doors, shouting etc.) at a time of night .

Further pollutions include noise and light. I know from experience that any music played in the proposed venue will be heard over a very wide area.

There is the problem of litter - post a CFC home match the black tarmac is barely visible from the strewn rubbish.

Apart from rare incidences, the CFC crowds are now somewhat well behaved, largely through the timescale and the reduced consumption of alcohol. With unrestricted sale of alcohol it is inevitable that drink-related fights and attacks will occur, rendering the neighbourhood unsafe for its residents. It will also put a burden on our police who are already overstretched in their bid to keep the residents safe.

This is an ill-thought out plan and the LBHF should turn the application down in favour of their loyal, rate-paying residents.

Most sincerely yours,

Nicholas Courtney

Nicholas Courtney Ph.D.  
Kempson Road  
London SW6 4PX

Harwood Road  
London SW6 4PY  
To: Kate Reardon & Charlotte Dexter-Murray  
by email

1 February 2023

Dear Kate

Re: Licensing Application 2022/01464/LAPR

I have recently become aware of the Licensing Application 2022/01464/LAPR to erect a very large marquee at the Chelsea Football Club to facilitate the sale of alcohol – with live music and recorded music till 1am, and not closing until 1.30pm.

Because it's now too late to make a representation myself I am writing to support your representation.

I live very close to CFC and am concerned about the noise levels of live music or recorded music from this marquee for all of us in the area.

Adding anywhere from a few hundred to a thousand people coming to the area for an event at this marquee, especially in the evening, could add to the problems that we already have with noise, traffic, parking issues, anti-social behaviour and nuisance directly on the Fulham Road as well as in our residential roads.

This is likely to cause huge issues with parking in our area as many people will be coming to the events by car arriving after the restrictions end at 8pm, meaning us residents who pay to park here will often not be able to (which is what happens when there are matches on a Sunday...). Noise, not only from the live and recorded music, and from the guests leaving the venue could be very problematic.

I support your desire to either have this application rejected or at least to add Conditions that will not allow live or recorded music, and to limit the hours to an earlier closing time. Ours is a very large residential area with a football ground added long after the residences were built in the 1800s.

I am informed that the LBHF licensing policy suggests a closing time of 23:00 for restaurants in residential areas. CFC is not in Town Centre Fulham, so the proposed 1:30am as a closing time would be inappropriate and inconsistent with the Council's Policy.

Please do share this letter with the Licensing Authority.

Thank you very much indeed.

Amabel Ealovega

Harwood Road, London SW6 4PY

On Wed, 1 Feb 2023 at 19:53, Lucy Valpy < > wrote:

Dear Kate,

Through your correspondence, the following licensing application has been brought to our attention.

**2022/01464/LAPR Marquee.**

We have a property at Lucas House, Kings Chelsea, opposite the grounds and we were not aware of this application. Nonetheless, the situation is what it is and we would therefore like you to share our concerns at the hearing and express our objections as follows:

- 1) Noise and sound pollution: sound from the crowds gathering at the marquee/event area is likely to travel into residential areas meaning that residents will need to keep their windows closed to minimize the impact. The threat of sound could run late as 1.30 am, thereby disturbing sleep. A marquee is not a soundproof structure.
- 2) Light pollution: it would be impossible to host events without adequately lighting the area. This could cause unwelcome light pollution.
- 3) Traffic concerns: More vehicles entering the area will be very unwelcome. Traffic is already gridlocked on match days and with the closure of Hammersmith Bridge, then inviting extra traffic to a vulnerable route seems to run contrary to setting net-zero targets.
- 4) Air pollution concerns: obviously, an issue if extra traffic is welcomed into the area, especially if people arrive via coaches which is possible for large indoor events that might be hosted in the marquee.
- 5) Safety concerns: we have narrow pavements next to the main road. Extra pedestrian traffic would be a concern.
- 6) Antisocial behavior/crime concerns: always a risk with a licensed drinking venue.

Good luck with the hearing on 8th Feb and we thank you for representing us. Do let us know if you require any further information.

Kind regards,  
Lucy & Edward Valpy  
Harwood Road  
London SW6 4PY



Begin forwarded message:

**From:** Malika Amlung <malika@kempson.co.uk>

**Subject:** 2022/01464/LAPR

**Date:** February 1, 2023 at 8:39:07 PM GMT

**To:** Kate Reardon

Dear Kate,

The following licensing application **2022/01464/LAPR** has been brought to my attention by a neighbour as I was not aware of this second application.

I would like to add my voice to yours and register my disapproval to the proposed licence.

I object to the proposed licence above for the following reasons:

1) Noise and sound pollution: sound from the crowds gathering at the marquee/event area is likely to travel into residential areas meaning that residents will need to keep their windows closed to minimize the impact. The threat of sound could run late as 1.30 am, thereby disturbing sleep. A marquee is not a soundproof structure.

2) Light pollution: it would be impossible to host events without adequately lighting the area. This could cause unwelcome light pollution.

3) Traffic concerns: More vehicles entering the area will be very unwelcome. Traffic is already gridlocked on match days and with the closure of Hammersmith Bridge, then inviting extra traffic to a vulnerable route seems to run contrary to setting net-zero targets.

4) Air pollution concerns: obviously, an issue if extra traffic is welcomed into the area, especially if people arrive via coaches which is possible for large indoor events that might be hosted in the marquee.

5) Safety concerns: we have narrow pavements next to the main road. Extra pedestrian traffic would be a concern.

6) Antisocial behavior/crime concerns: always a risk with a licensed drinking venue in a residential area with school children and pensioners. As there will be no tube at 1:30am, it is most likely that visitors, possibly inebriated, will tend to cause additional disturbance while wandering around or waiting for taxis or night buses.

Thank you for representing us and best of luck with the meeting.

Kind regards,

Malika Amlung  
Kempson Road  
London SW6 4PX

**From:** Sarah Hardy <[redacted]>  
**Subject:** Licensing Application: 2022/01464/LAPR  
**Date:** February 1, 2023 at 10:32:33 PM GMT  
**To:** '[redacted]' <[redacted]>

Dear Kate,

I would be very grateful if you could represent my objections to the above licensing application.

I am extremely concerned about the application to erect a marquee which can serve alcohol and play music up until 1.00am.

As a local resident, and having lived here for nearly 30 years, I am very aware of the tightrope that we walk everytime there is a game at the stadium. As a local, particularly as a female local, there are adaptations we have to make to our lives to co-exist with Chelsea Football Club. Roads are closed, plans have to be made to avoid the crowds pouring through the area, parking is nearly impossible and the restaurants and bars are full of football fans. To add in an additional venue, licensed far later than normal licensing hours potentially is going to exacerbate the issues we face as local residents.

I am sure that some would say that the Stamford Bridge ground has been around longer than I have lived in the area and that I have to accept that I feel very nervous and uncomfortable travelling home on the underground on a football night, that I keep my Labrador very close to me when I have to take him out on a football night and that I shouldn't complain about not being able to get up the Kings Road to visit my 94 year old mother on a football night.

I don't accept any of that but certainly the residents living on Britannia Road didn't move into their houses/flats knowing that a marquee could be erected at the end of their road serving alcohol and playing music until 1.00am. The disruption, noise, the extra traffic, the drunk people wending their way home at 1.30am. Even if they aren't drunk they will still be wending their way home at 1.30am closing. All making life unpleasant, difficult, and potentially less safe for those residents. Residents who have children. Children who should be able to go to and from their homes safely. A marquee is not a sound-proofed venue so highly likely that those same children will be kept awake by the noise.

There are already many venues for eating/drinking further down into Fulham Broadway. They need support - not further competition. I cannot see that an additional venue is needed or warranted. Certainly not across from the end of a residential street, in the form of a marquee with a late license.

Thank you Kate  
Sarah Hardy  
[redacted] Musgrave Crescent  
London SW6 4PT

Begin forwarded message:

**From:** Kate Reardon <[redacted]>

**Subject:** Fwd: CFC planning application

**Date:** February 2, 2023 at 4:01:06 PM GMT

Begin forwarded message:

**From:** Deirdre Cooper <[redacted]>

**Subject:** CFC planning application

**Date:** February 2, 2023 at 7:06:43 AM GMT

**To:** <[redacted]>

Dear Kate,

I live at number [redacted], Hilary Close. I only recently became aware of Licensing application 2022/01464/LAPR, which proposes a Marquee to be erected outside the West Stand towards Britannia Gate and potentially allows various events to take place. Because Hilary Close shares a wall with the southern perimeter of Stamford Bridge, this application could have a significant impact on my life. I am writing to add my concerns and to support the Representation you made against this application.

The application itself is vague and does not specify what the Marquee is intended for, nor any conditions attached to its use. The Marquee could bring with it an increase in footfall, along with more congestion, noise, and the need to be vigilant. If the Marquee is to be used for events, it could also potentially become a noise and nuisance issue. We already suffer greatly on match days from petty crime. I understand from having dealt with previous planning applications that we live in a conservation area and any application, whether planning or licensing, should be considered with the area's appearance and character in mind.

Please could you share this letter with the Licensing Committee as further evidence to support your Representation.

Thank you,  
Deirdre and Paul Brosnan  
Hilary Close  
Fulham Road  
SW6 1EA

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

**From:** Caroline Marston <[redacted]>  
**Subject:** Licensing Application 2022/01464/LAPR  
**Date:** February 2, 2023 at 9:48:10 AM GMT  
**To:** " [redacted] "

Dear Kate Reardon  
Licensing Application 2022/01464/LAPR

The request by Chelsea F C Holdings for a late license for events within a marquee near the West End stand and the Britannia Road entrance to Chelsea Football ground are quite inappropriate for the area and completely at odds with the needs of the nearest neighbours.

1. Pippa Poppins – a 24/7 child care nursery is only a few meters away from the proposed venue . How can the nursery possible guarantee a peaceful nights sleep for it's charges with the noise from the marquee and resultant disturbance of taxi doors slamming and people leaving the venue way in to the small hours. This will not only affect the children cared for by the nursery but could seriously harm the business .
2. The Oswald Stoll buildings are immediately adjacent to the area designated for the marquee . The occupants are generally elderly and infirm and it is deeply disrespectful of Chelsea F C Holdings to have paid no heed to the needs of their neighbours quiet enjoyment in applying for a late license.
3. Applying for a late license for a marquee venue within a densely populated residential area is bound to cause a public noise nuisance. Chelsea F C Holdings already own appropriate buildings on the site far more suitable for late licensing – including a night club and large rooms for hire, none of which could currently claim to be over used.
4. Whilst I don't live immediately adjacent to the grounds the noise on match days does carry to Kempson Road and Eel Brook Common and surrounding roads. The area is relatively quiet during the night so it is highly likely that even neighbours some roads away from the Chelsea Grounds will hear the noise from the marquee assuming amplified and live music will accompany the sale of alcohol.

We urge that any late license application for a temporary venue with no sound insulation within a residential area be refused. Clearly there was no consultation by the applicant with neighbours as so many Fulham Broadway residents were only alerted yesterday, the 1<sup>st</sup> February . This too is unacceptable, but predictable for a license application so likely to cause a public nuisance.

With kind regards  
Caroline Marston  
Kempson Road Fulham SW6 4PX

Begin forwarded message:

**From:** Sarah Long

**Subject: Objection to Chelsea Football Club licensing application ref 2022/01464/LAPR**

**Date:** February 2, 2023 at 10:14:54 AM GMT

**To:**

**Cc:** "

Dear Jose

Thank you for working on our behalf to oppose Chelsea Football Club's recent application to become a late night music venue. 2022/01464/LAPR Marquee.

I have just learned that they are trying to sneak another one through, hoping to obtain a license for late night events in a marquee for which they do not require planning permission. As usual, there has been no consultation with neighbours and I wish to register my strong objection.

We all accept the inconvenience and disruption caused by the home matches, however this is limited to occasional afternoons and early evenings. To turn the club into a late night venue would create:

- Noise, disruption and litter - three small words, we all know the effects would be overwhelming. Marquees are not soundproofed so the noise factor would be even worse.
- Parking nightmare for residents (when there is a home match on free parking Sundays, we cannot find a parking space in our own streets. With all parking restrictions lifted at 8pm, this would become the norm if late night events were permitted.)
- Public safety concerns, and the likelihood of public nuisance
- Threat to child safety with an influx of large crowds.
- We live in a conservation area, any alterations to our homes must be approved by the council and considerate of our neighbours. CFC are showing flagrant disregard for this by finding a loophole to throw up a large marquee.
- Spare a thought for existing hospitality businesses in the area who will be threatened by the competition of pop-up events.

I am copying this email to Kate Reardon who I understand is spearheading neighbourhood opposition to this unacceptable proposal.

Best wishes  
Sarah Hunter  
Musgrave Crescent  
London SW6 4PT

Begin forwarded message:

**From:** <[redacted]>  
**Subject: Objections for CFC licensing application**  
**Date:** February 2, 2023 at 10:15:03 AM GMT  
**To:** <[redacted]>  
**Cc:** "Nicholas Courtney" <[redacted]>

Dear Kate Reardon

I have heard about the CFC licensing application 2022/01464/LAPR and was shocked by its likely impact on our neighbourhood. Please add my concerns to the Representation you made. I never heard about this licensing application until today.

Operating an all-day drinking and music venue in a marquee will be a major disturbance. Music will be heard from far away, all day until 1am – with no soundproofing. This is unacceptable and will be a serious public nuisance.

Licensing a drinking venue will create increased crime and seriously impact public safety.

As a woman, I am particularly concerned that there will be no protection for women or children living nearby or passing by from drunken behaviour from this open-door drinking establishment. There is no alternative route along Fulham Rd to bypass Britannia Gate bottleneck one can take - and remain safe. During match days with increased police presence the area is kept safe. An all-day open-door drinking venue without police presence is clearly another matter. It will lead to serious increase in crime and endanger public safety. We cannot allow that to happen.

There are several pubs operating in the neighbourhood safely. Most of them are under capacity outside match days.

There is no conceivable reason for licensing a 365 days drinking venue - apart from financial gain for CFC. This should not be done through sacrificing the entire neighbourhood.

Thank you for your help to address these issues. I seriously hope that the licensing application will be turned down.

With best wishes,  
Dr Adrienn Tomor  
Kempson Rd, Fulham, SW64PX

Begin forwarded message:

**From:** Michael Ridley <[m.ridley@musgravecrescent.co.uk](mailto:m.ridley@musgravecrescent.co.uk)>  
**Subject:** Reference Licensing Application 2022/01464/LAPR  
**Date:** February 2, 2023 at 11:03:03 AM GMT  
**To:** [kate.reardon@london.gov.uk](mailto:kate.reardon@london.gov.uk)

From: Michael Ridley  
7 Musgrave Crescent  
London SW6 4QE

Dear Kate Reardon,

I wish to support your objection to the above application.

Although Musgrave Crescent is a few hundred yards from the Chelsea Football ground, the stands are visible from the windows on our garden side and the sounds of the supporters in the ground during a match are clearly audible. Parking on our street is also affected by events at the ground.

The application seeks approval for the service of alcohol in a marquee adjacent to the ground every day of the year from 10a.m. until 1a.m. the following morning; for playing live or recorded music during those hours and for the service of late night refreshment from 11p.m. to 1 a.m. the following morning.

My grounds for objection include:

1. Unrestricted consumption of alcohol leads to crime and disorder. The license is not limited to periods immediately before or after a football match in the stadium. Service of alcohol during extended hours amounting to 15 in total invites disruptive behaviour.
2. Public safety would be threatened by groups of people discharging onto the streets at any hours but especially in the early hours of the morning when public transport is limited and the underground is no longer running. The points made in para 1 apply also.
3. Public nuisance is likely to be caused by the consumption of alcohol as in paragraphs 1 and 2, and the noise of music coming from a marquee which is not soundproofed will be a nuisance to the surrounding area at any time and especially after 10p.m.
4. There is no stated age limit on those permitted to attend any event. Children and young people could be placed at risk if at the venue, and from the behaviour of those leaving it who have consumed an excess of alcohol. Prevention of purchase of alcohol by young people would be an inadequate protection.

On more general grounds I would object to the extension of the use of the site of a football ground into an area of general and unrelated entertainment.

Yours sincerely,

Michael Ridley  
7 Musgrave Crescent  
London SW6 4QE

Begin forwarded message:

**From:** Rupert Hume-Kendall <[rupert.hume-kendall@bt.com](mailto:rupert.hume-kendall@bt.com)>  
**Subject:** Licensing Application 2022/01464/LAPR  
**Date:** February 2, 2023 at 2:25:46 PM GMT  
**To:** [kate.reardon@bt.com](mailto:kate.reardon@bt.com) <[kate.reardon@bt.com](mailto:kate.reardon@bt.com)>

Dear Kate

I have been informed you are receiving objections to the above application as evidence to the Representation you made before the deadline.

We have been long term residents and freehold owners in the vicinity of Stamford Bridge.

The house we currently occupy and own, Kempson Road, is in a conservation area and very close to the Ground.

It is inconceivable that the licensing hours envisaged will be able to avoid disturbance locally.

We believe issues of noise, light, litter and human generated disturbance will be inevitable.

Also our experience relating to participants in entertainment at Stamford Bridge, when combined with late night alcohol consumption has, in the past, led to regrettable instances of violence and related noise and policing. It will be unavoidable, indeed encouraged, in the future if the application is accepted.

We think the application is unacceptable and should be refused.

Kind regards,

Rupert Hume-Kendall  
Kempson Road  
SW6 4PU



Begin forwarded message:

**From:** Sarah Long <[redacted]>

**Subject: Objection to Chelsea Football Club licensing application ref 2022//01464/LAPR**

**Date:** February 2, 2023 at 4:38:15 PM GMT

**To:** [redacted]

Dear Kate

Please could you add my objection to the above application to your representation, as I understand the deadline has passed.

Whilst of course we accept the inconvenience caused by the regular football matches, the intention to put up a marquee with a license for late night events would be very detrimental to the neighbourhood. Leaving aside the parking problems this would create, my objections are based on the following concerns:

- Preventing crime and disorder. The police have enough to do without having to deal with the inevitable fall out from large late night crowds enjoying unlimited drinks.
- Securing public safety. As above
- Preventing public nuisance. Litter, people noisily leaving after the tubes have stopped running
- Protecting and Improving public health. The impact of noise from a marquee which cannot be soundproofed would be massive and disruptive to sleep.
- Protecting children from harm. Children would be particularly vulnerable to the unwelcome effects of large crowds descending on our relatively quiet, family friendly, conservation area.

Thank you for your hard work ensuring that the character of our neighbourhood is not destroyed by unwarranted commercial exploitation

Best wishes

Sarah Hunter  
Musgrave Crescent  
London SW6 4PT

Begin forwarded message:

**From:** Kate Reardon <[redacted]>

**Subject:** Fwd: Licensing Application 2022/01464/LAPR for a Marquee and alcohol, live music and recorded music 10:00 to 01:00, closing at 01:30

**Date:** February 2, 2023 at 5:04:18 PM GMT

**To:** Charlotte Dexter <[redacted]>, Gareth Hughes <[redacted]>

Another

Begin forwarded message:

**From:** Martin <[redacted]>

**Subject:** Licensing Application 2022/01464/LAPR for a Marquee and alcohol, live music and recorded music 10:00 to 01:00, closing at 01:30

**Date:** February 2, 2023 at 5:00:20 PM GMT

**To:** [redacted]

Dear Kate Reardon,

I am the owner of a property in Hilary Close, Fulham Road, SW6 and want to share with you my serious concern about the Chelsea Football ('CFC') licensing application 2022/01464/LAPR and to support the representations being made by yourself.

Hilary Close shares a boundary wall with CFC at the southern end of the ground and is therefore in very close proximity to the proposed location of the marquee.

The operation of the marquee with live or recorded music would be likely to generate considerable noise levels given the probable absence of sound proofing and there would be likely to be additional noise caused by the movement of patrons to and from the venue. The proposed closing at 1.30am is well beyond the usual 11pm closing time in residential areas and a potential cause of significant disruption late at night.

I would urge that the application should not be considered in the absence of studies having been undertaken on the impact to the environment, public safety and the quality of life of local residents.

If the application is to be approved, there should be decibel level restrictions imposed at a level that ensures that local residents can continue to live peacefully and without additional noise pollution, together with a closing time of 11pm.

Regards,  
Martin Rudge  
Hilary Close  
Fulham

Begin forwarded message:

**From:** Kate Reardon <[redacted]>

**Subject:** Fwd: Chelsea licensing

**Date:** February 3, 2023 at 11:54:38 AM GMT

Begin forwarded message:

**From:** thaddeus beczak <[redacted]>

**Subject:** Chelsea licensing

**Date:** February 2, 2023 at 7:32:37 PM GMT

**To:** <[redacted]>

Dear Kate

I am opposed to the application Chelsea Football Club has made for a Marquee 2022/01464/  
LAPR for the following reasons

- Health and Safety. The roads and infrastructure are already tested. Adding more people on a regular basis will make travel around Fulham Broadway, Fulham Road, the Moore Park Estate and other areas congested resulting in delays. It will become more dangerous with constant crowds.
- The pressure on police will be extraordinary in this time of stress on public assets. We worry about drunken behaviour and drug usage.
- Noise. Need I say more. This is a largely residential area. This application stands against existing licensing understanding.

Thank you

Thaddeus Beczak  
、 Britannia Road  
London SW6 2RJ

Begin forwarded message:

**From:** Kate Reardon <[redacted]>

**Subject:** Fwd: Licensing application 2022/01464/LAPR objection from 5 Hilary close

**Date:** February 3, 2023 at 11:59:47 AM GMT

**To:** Charlotte Dexter <[redacted]>, Gareth Hughes <[redacted]>

Another

Begin forwarded message:

**From:** Luo Aaron <[redacted]>

**Subject:** Licensing application 2022/01464/LAPR objection from 5 Hilary close

**Date:** February 2, 2023 at 11:30:32 PM GMT

**To:** ' [redacted] <[redacted]>

**Cc:** Maria Malas <[redacted]>

Dear Kate,

I live in Hilary Close, which share the Shed Wall. I only recently became aware of Licensing application 2022/01464/LAPR, which proposes a Marquee to be erected outside the West Stand towards Britannia Gate. Because Hilary Close shares a wall with the southern perimeter of Stamford Bridge, this application could have a significant impact on my household. I am writing to add my concerns and to support the Representation you made against this application.

The application itself is vague and does not specify what the Marquee is intended for, nor any conditions attached to its use (hours of operation etc...). Given our proximity to the Stadium, this could have a detrimental impact on our life, especially as my two young children often play outside in the front and back gardens. The Marquee could bring with it an increase in footfall, along with more congestion, excessive noise, and the need to be vigilant. If the Marquee is to be used for events, it could also potentially become a noise and nuisance issue, especially for those of us in Hilary Close (including myself) that work from home.

I understand from having dealt with previous planning applications that we live in a conservation area and any application, whether planning or licensing, should be considered with the area's appearance and character in mind.

The lights from the stadium are already having a huge impact to our normal life as my bedrooms are facing toward the stadium, with the stadium lights on during the night, it is impossible for us to sleep as it is like daylight coming through the windows. We have to get blackout curtains to cover all the windows very tightly. Specially in the summer, we cannot open the windows and curtains in hot weather, making our life much harder.

Please could you share this letter with the Licensing Committee as further evidence to support your Representation.

Thank you,  
Aaron Luo

[redacted] Hilary Close  
Fulham Road  
SW6 1EA

Sent from my iPhone

Begin forwarded message:

**From:** Kate Thornton <[redacted]>  
**Subject:** Licensing Application 2022/01464/LAPR  
**Date:** February 3, 2023 at 12:05:55 PM GMT  
**To:** [redacted]

Dear Ms. Reardon,

I have recently been made aware of the Licensing Application 2022/01464/LAPR to erect a very large 1,350 x 1,350 sq mt Marquee and allow for alcohol, live music and recorded music till 01:00 with closing at 01:30. Because it is too late to make a representation myself, I am writing to support your Representation. Please use it as further evidence to yours.

I live close to CFC and am concerned about the noise levels of live music or recorded music from this Marquee.

I am not aware of any any decibel level restrictions in the Conditions. As neighbours we will all be disturbed by the live or recorded music from a Marquee that promises no sound proofing.

I see from the CFC website that the Great Hall is 1,400 x 1,400 and is approved for use—1,000 for stand up receptions and 650 for seated meals.

Adding anywhere from a few hundred to 1,000 people coming to the area for an event at this Marquee, especially in the evening, could add to the problems that we already have with Anti-Social Behaviour and nuisance directly on the Fulham Road as well as in our residential roads, just as we experience on Match Days.

The tube closes around midnight, so a lot of cabs will be hovering in our roads to wait for a request, as they do on match days. I'm sure there will also be hundreds of people attempting to travel by tube but it won't be open!

We already have crowds walking in the middle of the roads on match days as they make their way to the stadium. This will become an even more regular event.

I support your desire to either have this Application rejected or at least to add Conditions that will not allow live or recorded music, and to limit the hours to an earlier closing time.

Ours is a very large residential area with a football ground added long after the residences were built in the 1800's. I am informed that the LBHF licensing policy suggests a closing time of 23:00 for restaurants in residential areas. Thank you for showing me on a map that CFC is not in Town Centre Fulham, so the proposed 01:30 as a closing time would be inappropriate and inconsistent with the Council's Policy.

I would like to oppose this application in the strongest terms.  
Please share this email of mine to you with the Licensing Authority.

Yours sincerely,  
Kate Thornton  
Kempson Road, London SW6 4PU

Begin forwarded message:

**From:** Jo Gidden <[redacted]>  
**Subject:** Licensing Application 2022/01464/LAPR t  
**Date:** February 3, 2023 at 10:08:59 AM GMT  
**To:** Kate Reardon <[redacted]>

Dear Kate Reardon,

I have only very recently got to hear about the Licensing Application 2022/01464/LAPR to erect a very large Marquee in the concourse of Chelsea Football Club by the Britannia Gate, opposite Britannia Rd

I see it is to potentially allow for the sale of alcohol, with both amplified live and recorded music from 10 am till the following 01:00 and closing it is hoped by 01:30. This is for 365 days a year.

Because it is too late to make a Representation myself, I am writing to support your Representation.

Here are my comments:

**Generally**, the application is extremely vague and the scope extraordinarily wide reaching. There seem virtually no conditions of any meaning or restrictions that would help ameliorate the massive potential impact on local residents. The Police and Council Environmental Dept have not engaged with concerned residents directly at all to understand their concerns as far as I am aware.

The ticking of 'indoors' on the form seems very incongruous as a Marquee, unless erected inside a bricks and mortar building, is clearly an outdoor venue, with canvass offering no barrier at all to noise or disturbance.

#### 1) The prevention of crime & disorder

The Police are highly stretched, especially at the later parts of evenings. The crowds attracted to the area could potential be huge.

The relative open access to the Britannia Gate concourse makes controls hard. Low level temporary barriers would form no resistance if there was intent to breach the Licenced perimeter. Think the recent Brixton two crushing deaths stamped disaster 17th December 2022 a popular band were playing and social media used to attract several thousand within a short span of time.

Britannia gate is meant to be barriered from 10 pm currently by this method.

The marquee clearly can easily become a large stage venue and canvas, as said, will give no protection regarding noise.

The major focus on very extended alcohol hours is clearly going to attract a young naturally much more exuberant crowd. Once drunk, this age or any group can become disorderly very fast.

The concourse adjacent to the Marquee will allow overspill space out of the Marquee area for this type of event, especially if the marquee just becomes a cover for a large live music stage, which this application in its current form would allow.

Music events will attract many new and different people from out of the area - introducing a much greater chance of opportunistic crime to those (hopefully v few) so inclined, particularly given the relative affluence of the residential area opposite in the Conservation area and generally for pick pocketing etc. We have had our car broken into three times from purely opportunist passers by.

I can't see how this can all be adequately policed for the large number of hours, 365 days a year.

Disorderly behaviour which is totally reasonable to assume could happen, could readily spill out onto the Fulham road and into moving traffic. Disorderly groups may well be on pavements blocking the movement of other people. Policing the public transport system on

top of the local area may be harder as the licence encourages over 12 hours of drinking with minimal /no food provision in the case of this application.

Litter is a huge issue on match days, but there is at least a (usually fairly inadequate), but organised clean up . Litter will no doubt be a huge issue with music events. What extra budget for clean up is planned?

## 2) Public safety

Crowd control that is safe is not possible without huge numbers of security and police as on match days because of the way the open areas are laid out and are so close to a main fast moving main traffic road. Drunk and in the case of music venues, commonly drug affected people, are very vulnerable to poor judgment and are too close to fast moving traffic who would be unaware of them spilling out of the venue. Very dangerous and unsafe.

The Fulham Road is closed on match days exactly for this reason. Public Safety.

Crowds could readily just grow and grow if for example social media word gets out a good band is playing. Very dangerous. Think Brixton.

The music noise would travel beyond the concourse so non paying people will just come and gather to listen outside and block the streets and roads around.

Drunk rowdy crowds can intimidate - particular women passers by.

Normal residential life is literally right outside.

The quite extraordinarily late proposed finish time is an hour and a half after last trains and tubes have gone.

How on earth are the possibly huge crowds going to get home safely ?!

Where is a safe route especially so late for women. Walking that late is not safe.

Pollution from idling engines from waiting taxis affects public safety especially if asthmatic. I know asthmatic people and children living in the Britannia Rd.

## 3) Prevention of public nuisance

This is one of the biggest issue in terms of the numbers of people it will affect. Most local people don't know about this application. But if this goes ahead they certainly will.

There will be innumerable constant complaints to the Environment Dept, am sure no doubt stretching Council resources.

Given the public can call environmental health and noise control - even the police, for just one party with amplified music (considered unreasonable) in a residential area, these services will be very stretched when residents find out and hear the huge impact this will have were this to go ahead.

Amplified music, even at supposedly low levels, carries very far a field especially on summer evenings. The low base throbbing will drive residents to distraction, just by the nature because of what musical beat is - it's relentless.

A marquee party event of 150 people commonly causes complaints locally (know this from personal experience)

This Conservation residential area directly opposite is pin drop quiet most of the time in the evenings so any change or increase noise at all is not fair and is unreasonable. It is (however) directly on the Heathrow flight path, but the planes stop often re route in the afternoon/ evenings. This is a factor accepted when people move here.

However...It wakes most people at around 4.45-5 am

We, and I know for example our neighbours above, work our day around this with leaving for work very early as one is always woken/awake.

It will be untenable to be kept awake beyond about 9-10pm when we normally go to bed on work nights.

It is reasonable for anyone to get hopefully 6-7 hours of essential peace to sleep before work or even more importantly before school ( see below) .

It is also untenable not to be able to open windows in the summer for some fresh air because of a throbbing noise preventing one sleeping.

Britannia road is a residential area. It is not a town centre.

The crowds arriving and leaving will walk down the road as it is line with the gate. It is a taxi drop off point and the quickest way to Imperial Wharf. Noise from general chatter especially drunk noise will most certainly wake people.

Our hedge and wall is constantly used as a urinal and rubbish dumped in our garden and bin which we have to pick out as it's not bagged. Am sure this would be no different.

A very occasional one off event is one thing (which would be accommodated under TENS and those cannot be restricted I understand) - all year around totally another and totally unacceptable and unreasonable.

One accepted in moving here that there will be the football crowds from the relatively few fixtures which are *in sociable hours*. This proposal is completely different and is a public nuisance on an extraordinary scale.

There is no music event in or near a residential area that I can find that is licensed to play beyond 11 pm. Why on earth and with what possible justification would 1-1.30am ever be allowed?, let alone a license for 365 days a year. Fulham Palace Events is under Hammersmith and Fulham Councils' jurisdiction and is further away from residential housing. All people have to be gone from the premises by midnight. NO amplified music is allowed outside AT ALL. This is the licensing committee's learned opinion of what is reasonably acceptable in a similar residential area very close by, and they licensed accordingly. What is the difference?! Only difference is our houses are massively closer! Wimbledon, also in a residential area has strict rules for the movement of crowds by 11 and there is no music involved and it's accepted locally as it's only for two weeks.

Public nuisance from cars is another key issue. Britannia road is a dead end. We have no road noise.

We always get residents parking outside. When it's a match day all the roads around are blocked with taxis and cars waiting for or doing pick ups. We can't get anywhere near our flat or park. This would now be potentially all the time. Unacceptable and totally unreasonable.

If Ubers and taxis are the only remaining option (with no public transport) - the traffic chaos would be appalling with the waiting and hanging around. There would have to be hundreds of taxis descending on the area - as public transport is closed. This would take a long while to actually work through until the last people are picked up, extending the hours of disturbance to probably way past 2am. It gets blocked in by cars very quickly. Already on match days there are loud street altercations as drivers can't move and cars get blocked in during pick up times. This would be worse as people will be tired and drunk.

#### 4) The protection of children from harm.

The biggest issue is noise and disturbed sleep for everyone. This is extremely serious issue for children generally, of which there are many in the street.

This is preventable.

There is simply NO justification for Chelsea Football Club, which purports to support young people, to knowingly be complicit in detrimentally affecting the education of children. The Oratory School nearby will probably be affected too.

It is simply not appropriate at all to have ANY remotely audible amplified music in a residential area, or large crowd noise apart from rare occasions. Particular given the plane noise issue for children (and other residents) too.

If the tone of the area is brought down by this generally - children may be more exposed to risk either from people attending who have been given the access to excessive alcohol and possibly more readily available drug taking. Or it may attract underage children to try and get into events with more popular bands which may prove hard to police if numbers are big as expected. It would be a less safe environment for children on these event days.

In conclusion

Stringent conditions need to be applied to this application:



**TREVELLYAN DEVELOPMENTS LTD**

Correspondence address:  
Greenhills Estate  
Tilford Road  
Tilford, Surrey  
GU10 2DZ

**Private and Confidential**

By First Class Post & Email: [licensing@lbhf.gov.uk](mailto:licensing@lbhf.gov.uk)

Hammersmith & Fulham Council  
Licensing Team  
Town Hall  
King Street  
London  
W6 9JU

3<sup>rd</sup> February 2023

Dear Licensing Committee Member,

**Ref: 2022/01464/LAPR**

**Applicant: Chelsea Football Club Holdings Limited**

We write to oppose the above application for a Premise Licence.

We also write in support of Kate Reardon's representations and objections to this application.

Our grounds for opposing the application are as follows:

- I. We own 517 500 Fulham Road, SW6 1HD which is an office building within the Conservation Area recently granted consent for medical use. The building is well within the zone for audible noise emitting from Chelsea Football Club activities. Noise from match days and other event activities are well above ambient noise levels and is tolerated and accepted due to the nature of sporting events. However, we strongly object to the licensing of activities and playing of music (either live or recorded) after 10.30pm any night of the week. Our reasons are as follows:
  - a. We are very concerned at the prospect of loud music and the likelihood of merry revellers exiting the proposed events from 10.30pm to after 1.00am, not just week days but also at weekends. Typically, the audience will need to arrange transport home and taxi's, vehicles, mini buses and coaches will need to pick up passengers in the side streets or the main road. Medical users operating from our building will be alarmed at the prospect of excess traffic and pedestrian noise where patients will be retiring or leaving the building. Worse still the experiences of public disorder and incidence of a few members of the

ESTATE MANAGERS:

**TREVELLYAN DEVELOPMENTS LTD**

- public using the areas behind parked vehicles, gardens and alleyways as public toilets will only increase.
- b. Uppermost in our minds is the enhanced risk of crime and disorder and the need to maintain public safety. The sheer weight of additional numbers of people, very merry or potentially drunk and disorderly, on the streets searching for toilets and transport at very unsociable hours after 10.30pm into the early hours of the following day can only be a recipe for disaster for our conservation areas ambience, cleanliness and safety levels.

To add weight to this objection I ask you to consider that I am either directly or indirectly responsible or connected to Alcohol Licences for nine petrol stations and one West End restaurant. I am very concerned that licensing hours for what is proposed will dramatically change public order, safety and hygiene levels within our conservation area and the inevitable level of complaints will place a very significant burden on our environmental health and policing resources in the borough, resources which are already severely stretched.

Yours faithfully,

  
Lance Trevellyan  
For and on behalf of Trevellyan Developments Limited

ESTATE MANAGERS:

If any event occurs, even under TENS, the hours need to be reduced to midnight for

everyone to be gone from the premises - just like the Fulham Palace licence.  
Amplified music if ever present must ONLY be streamed silently through blue tooth headphones to paying attendees (well established)

All noise needs to be clearly defined in terms of actual decibel measurements acceptable to the nearest neighbours (Hilary close area and the poor veterans for starters) - which are constantly monitored throughout the events and severe penalties incurred if breached. The definition of acceptable decibel noise includes drunk crowd noise and needs to be reached by independent experts.

Restriction to people only being allowed to be present if fitting comfortably and safely within the marquee space and staying there should be integral. Even the odd people smoking outside and talking would disturb very nearby residents.

The number of days needs to be limited to the TENS allowance only. ( i.e the licence is rejected) or extremely rare other occurrences which are clearly notified well in advance to residents, and should only be on a Saturday night to minimise the affect on work or education or just the general legal human rights to peace and quiet to enjoy ones private home.

Ideally this licence should not be granted at all. Given the weight of argument against it and the profound environmental effect to the local area, granting it purely for the financial and commercial gain of one organisation/group of individuals seems totally unjustifiable.

MRS JOANNE GIDDEN  
Resident  
21A Britannia Rd Sw6 2JR

**SPINCREST LIMITED**

Greenhills Estate  
Tilford Road  
Tilford  
Surrey, GU10 2DZ

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Hammersmith & Fulham Council  
Licensing Team  
Town Hall  
King Street  
London  
W6 9JU

3<sup>rd</sup> February 2023

Dear Licensing Committee Member,

**Ref: 2022/01464/LAPR**

**Applicant: Chelsea Football Club Holdings Limited**

We write to oppose the above application for a Premise Licence.

We also write in support of Kate Reardon's representations and objections to this application.

Our grounds for opposing the application are as follows:

- I. We ..... Maxwell Road, SW6 2HT which is a residential building within the Conservation Area. The dwelling is well within the zone for audible noise emitting from Chelsea Football Club activities. Noise on match days and other event activity days are well above ambient noise levels which is tolerated and accepted due to the nature of sporting events. However, we strongly object to the proposed licencing of activities and playing of music (either fixed or recorded) after 10.30pm any night of the week. Our reasons are as follows:
  - a. We are very concerned at the prospect of loud music and the likelihood of merry or drunken revellers exiting the proposed events from 10.30pm to after 1:00am, not just week days but also at weekends. Typically, the audience will need to arrange transport home and taxi's, vehicles, mini buses and coaches will need to pick up passengers in the side streets or the main road. We are alarmed at the prospect of excess traffic and pedestrian noise leaving the proposed event. Worse still the experiences of public disorder and incidence of a few members of the

Directors: L. Trevellyan A. Trevellyan LD Trevellyan S.A. Bradbury Registered No: 01467107  
Registered Office: Estate Management Office, Greenhills Estate, Tilford Road, Tilford, Surrey, GU10 2DZ

**SPINCREST LIMITED**

public using the areas behind parked vehicles, gardens and alleyways as public toilets will only increase.

- b. Uppermost in our minds is the enhanced risk of crime and disorder and the need to maintain public safety. The sheer weight of additional numbers of people, very merry or potentially drunk and disorderly, on the streets searching for toilets and transport at very unsociable hours after 10.30pm into the early hours of the following day can only be a recipe for disaster for our conservation areas ambience, cleanliness and safety levels.

To add weight to this objection I ask you to consider that I am either directly or indirectly responsible or connected to Alcohol Licences for nine petrol stations and one West End restaurant. I am very concerned that licencing hours for what is proposed will dramatically change public order, safety and hygiene levels within our conservation area and the inevitable level of complaints will place a very significant burden on our environmental health and policing resources in the borough, resources which are already severely stretched.

Yours faithfully,

Lance Trevellyan  
For and on behalf of Spincrest Limited

Directors: L. Trevellyan A. Trevellyan LD Trevellyan Registered No: 01467107  
Registered Office: Estate Management Office, Greenhills Estate, Tilford Road, Tilford, Surrey, GU10 2DZ



***TRUSTEES OF THE TREVELLIAN  
PENSION SCHEME***

**Correspondence address:**

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W6 9JU

3<sup>rd</sup> February 2023

Dear Licensing Committee Member,

**Ref: 2022/01464/LAPR**

**Applicant: Chelsea Football Club Holdings Limited**

We write to oppose the above application for a Premise Licence.

We also write in support of Kate Reardon's representations and objections to this application.

Our grounds for opposing the application are as follows:

- I. We own Maxwell Mews, SW6 2HR which is a secure garage facility within the Conservation Area. The garage mews is occupied by 42 local residents and is well within the zone for audible noise emitting from Chelsea Football Club activities. Noise on match days and other event activities we are well above ambient noise levels which is tolerated and accepted due to the nature of sporting events. However, we strongly object to the licencing of activities and playing of music (either fixed or recorded) after 10.30pm any night of the week. Our reasons are as follows:
  - a. We are very concerned at the prospect of loud music and the likelihood of merry revellers exiting the proposed events from 10.30pm to after 1:00am, not just week days but also at weekends. Typically, the audience will need to arrange transport home and taxi's, vehicles, mini buses and council's will need to pick up passengers in the streets or off

Registered Office: Estate Management Office, Greenhills Estate, Tilford Road, Tilford, Surrey, GU10 2DZ

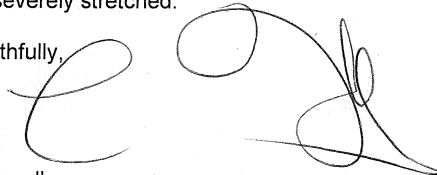
***TRUSTEES OF THE TREVELLYAN  
PENSION SCHEME***

the main road. Garage owners will be alarmed at the prospect of excess traffic and pedestrian noise leaving the events. Worse still the experiences of public disorder and incidence of a few members of the public using the areas behind parked vehicles, gardens and alleyways as public toilets will only increase.

- b. Although access to the Mews is gated, we frequently find the pedestrian and vehicle gates have been jammed open on match days allowing supporters free access to the Mews, which is well obscured from the road but overlooked by around 100 houses and flats. In the past we have had to deal with all sorts of public fouling and occasional drug use detritus.

To add weight to this objection I ask you to consider that I am either directly or indirectly responsible or connected to Alcohol Licences for nine petrol stations and one West End restaurant. I am very concerned that licencing hours for what is proposed will dramatically change public order, safety and hygiene levels within our conservation area and the inevitable level of complaints will place a very significant burden on our environmental health and policing resources in the borough, resources which are already severely stretched.

Yours faithfully,



Lance Trevellyan  
For and on behalf of Trustees of the Trevellyan Pension Scheme

**From:** Eileen Marchbanks <[eileen.marchbanks@btinternet.com](mailto:eileen.marchbanks@btinternet.com)>  
**Subject:** Chelsea Football Ground Licensing Application  
**Date:** February 3, 2023 at 7:45:44 AM GMT  
**To:** [kate.reardon@psa.com](mailto:kate.reardon@psa.com)

Dear Kate

We have only very recently got to hear about the Licensing Application 2022/01464/LAPR to erect a very large Marquee in the concourse of Chelsea Football Club by the Britannia Gate, opposite Britannia Rd.

We see it is to potentially allow for the sale of alcohol, with both amplified live and recorded music from 10 am till the following 01:00 and closing it is hoped by 01:30. This is for 365 days a year. Because it is too late to make a Representation we are writing to support your Representation.

We believe that an objection withheld will NOT :-

- Prevent crime and disorder
- Secure public safety
- Prevent public nuisance
- Protect children from harm

James and Eileen Marchbanks  
( Britannia Road  
SW62JR

Begin forwarded message:

**From:** thaddeus beczak <[ttabbk@yahoo.com](mailto:ttabbk@yahoo.com)>

**Subject: Licensing application. 2022/01464/LAPR**

**Date:** February 3, 2023 at 7:35:20 PM GMT

To: " " " "

Could you please add my objection to your representation concerning Chelsea Football's application as noted above.

- Protecting children from harm

The area around Chelsea Football Stadium at Stamford Bridge is a residential area. We are concerned our grandchildren who visit regularly and other children will be exposed to greater physical risks as drunken and unruly people increase. It is hard enough for children in Central London growing up. This license if granted will add another dimension to the problem. We see no justification for more events, bars and nightclubs in a village type environment . And there are schools nearby.

- Preventing crime and disorder

Clearly more events, more bars bring more risks and problems. We remember how bad crowds were in the 1980's . Even today, there is an aggression when games and crowds assemble in a relatively small, closed area. Fights and drunken revelry is already common. There is no question a new license will lead to more drunken behaviour, drugs/narcotic distributions, pickpocketing and scams. Policing will need to increase dramatically and be a constant presence. We do not want the area to become a police state.

- Preventing public nuisance

More people, more noise. More drunken people, even more noise. Walking on Fulham Road, Hillary Close , the Moore Park estate, Fulham Broadway etc will become more difficult and more crowds will bring more inconvenience and struggles for both young and old people. As you know, there are many older people living in the area. The noise and rubbish generated will obviously increase. A existing clean, tranquil area will be damaged . We already see more garbage, litter, bottles and cigarette butts on the streets after football games. There are already enough bars, restaurants and clubs in the area.

- Securing public safety

More people, more risk. The public will be threatened by increased traffic on the roads , public transportation and sidewalks. This will lead to blocked roads and a deterioration of safety conditions. We already face such issues during football matches. This happens once a week....now our safety could be challenged daily. We do not believe there are the resources to combat this challenge. Fulham Broadway tube station has limited access. Bus stops are roadside very close to the area in question . Already roads near by are jammed by Uber drivers when events are on . Parking is already an issue with area residents. Access to homes and apartments is restricted during events.

Please do not approve any new license application. Thank you

Thaddeus T. Beczak

Britannia Road

Fulham SW6 2RJ



3rd February 2023

Dear Kate,

I own a property in Hilary Close.

I have been made aware of a proposal for a Marquee to be erected outside the West Stand towards Britannia Gate. I can't foresee this having a positive impact on the street as a whole - the application doesn't specify enough details as to why the Marquee is essential or even its intended use.

As such I am writing to add my concerns to support the Representation you have made against the application.

Whilst I am a property owner within Hilary Close, I personally do not reside there. I rent my property out, currently long term to a lovely family, and feel as though they, and any future tenants, would be negatively impacted. Higher volumes of congestion and footfall will undoubtedly create problems for those residing in the street, especially if used for events. We are unsure of what kind of events this may be used for, and as such cannot predict the crowd levels and types of crowds it will ensue. This could potentially be a safety risk for the properties and as such, the families on Hilary Close.

Hilary Close is a conservation area, and this needs to be taken into careful consideration for any planning that may occur to protect the area's current appearance and upstanding.

Many thanks,



Rebecca Coady

01223 311111  
01223 311111

Begin forwarded message:

**From:** Nicholas Courtney <Stempson@gmail.com>  
**Date:** February 4, 2023 at 13:02:39 GMT  
**To:** [kate.reardon@wma.com](mailto:kate.reardon@wma.com)  
**Subject:** Chelsea Football Club marquee

Dear Kate

Licensing application 2022/01464/ LAPR

Could I please add my voice to yours in the monstrous application of CFC to erect a marquee in their concourse.

Such a proposal would seriously affect our community with the influx of outside people who would pose a threat to the residents not only the unacceptable level of noise they will cause, but the possible crime, especially alcohol-related, that it will bring. Being a late night venue transport will be a problem and I fear for the safety of women and children.

What is the point of having a conservation area if it can be flaunted with applications such as this?

I wish you well in the eradication of this menace in our midst

With best wishes

Yours sincerely

Vanessa Courtney

Kempson Road  
SW6 4PX  
Sent from my iPhone

Begin forwarded message:

**From:** Rosalind Beczak  
**Date:** February 4, 2023 at 10:47:57 GMT  
**To:** I [redacted]  
**Cc:** Tad Beczak [redacted]  
**Subject:** Licensing Application 2202/01464/LAPR

.Please could you add my objections as evidence to your representation concerning Chelsea Football Clubs above application.

#### PREVENTING PUBLIC NUISANCE

The noise pollution from music played at the venue and dispersing crowds will cause major sleep disturbances to residents along the Fulham Road between Fulham Broadway and at least as far as Edith Grove, Hillary Close, The Billings and the entire Moore Park Estate and beyond. There will also be major light pollution where it never existed before. Alcohol consumption causes people to talk loudly, have disagreements and generally lose their inhibitions allowing them to engage in unsociable behaviour such as increased noise and rubbish pollution. Local residents already experience this when Chelsea plays at home.

#### CRIME AND DISORDER

With several weekly events and allowing the venue to be open 24/7 will cause an obvious increase in public nuisance and disorder that will lead to drunken disorder. Where there are large crowds gathering with alcohol being served the opportunity for scams, pickpocketing, drug taking and distribution and prostituting becomes more prevalent.

#### PROTECTING CHILDREN FROM HARM

As mentioned under the above two categories, the kind of disturbances caused by crowds leads to concerns for children and young people's safety. They should not be exposed to noise until late into the nights nor unruly crowds that could lead to aggressive behaviour on the streets.

I hope you will consider these points which will have a major negative impact on local residents who have and still do enjoy a friendly, safe and quiet environment.

Sincerely,  
Rosalind Beczak  
Britannia Road  
SW6 2JR  
Sent from my iPad

Begin forwarded message:

**From:** Ellie Gidden <[Ellie.Gidden@bt.com](mailto:Ellie.Gidden@bt.com)>  
**Subject:** Licensing Application 2022/01464/LAPR  
**Date:** February 4, 2023 at 1:50:52 PM GMT  
**To:** "[kate.reardon@bt.com](mailto:kate.reardon@bt.com)" <[kate.reardon@bt.com](mailto:kate.reardon@bt.com)>

Dear Kate Reardon,

I have recently become aware of the Licensing Application 2022/01464/LAPR to erect a very large 1,350 x 1,350 sq mt Marquee in the concourse of Chelsea Football Club by the Britannia Gate, to allow for the sale of alcohol, with amplified live music and recorded music from 10 am till 01:00 with closing at 01:30 for 365 days a year. Because it is too late to make a Representation myself, I am writing to support your Representation as evidence against the application.

I am Ms Eleanor Gidden  
61A Britannia Rd SW6 2JR

I have owned and lived at 61A Britannia rd previously for two years recently and now come and visit and STAY with my parents who own it now on a VERY regular basis so this will affect me

1) The prevention of crime & disorder

There is likely to be an increase in crime and certainly disorder given the numbers and hours that alcohol can be consumed plus the very late finish - more crime happens late at night

2) Public safety

I am a young lady in my late twenties. I want to feel safe on the streets. A disproportionate number of drunk and probably disorderly people/crowds late at night when I may be leaving or even when arriving will not make me feel safe.

3) Prevention of public nuisance

The noise created will be awful. The sound will carry so much - especially on summer evenings when we often want to enjoy the back garden and all eat outside for example. The hours for music to be played are ridiculous. Far too late. Hundreds if not thousands of people will be affected by this. Their sleep will be affected and the planes start so early here. Nor fair and very unreasonable.

4) The protection of children from harm.

Children need to sleep for school and learning. There may be more creepy people attracted to the area and around too.

I ask you to ask the Committee— do not let this go ahead.

Begin forwarded message:

**From:** mariana mejia [mailto:[mariana@chelsea.com](mailto:mariana@chelsea.com)]  
**Subject:** Licensing Application 2022/01464/LAPR  
**Date:** February 4, 2023 at 5:10:38 PM GMT  
**To:** "kate.reardon@ma.com" <kate.reardon@ma.com>

Dear Kate Reardon

I have heard, very belatedly, about the Licensing Application 2022/01464/LAPR with its plan to erect a Marquee in the concourse of Chelsea Football Club opposite Britannia Road, by the Britannia Gate. I understand that it is too late to make a Representation myself hence I am writing to support yours.

I am extremely worried about the potential impact that this application would have. Specifically:

- It opens the possibility of the sale of alcohol late at night
- It allows for both live and recorded music from 10am till the following 01:00- with dispersal of crowds by 01:30am.
- This would be the case for 365 days a year
- 

Having lived in Britannia Road with young children since 2007, and having experienced first hand the antisocial behaviour on match days and the challenges of having a football club in such close proximity, I am extremely concerned about the ramifications of this application.

The application seems to ignore the fact that Britannia Road, Hilary Close, Moore Park Road, and the neighbouring streets are primarily residential areas.

Marquee and Music:

What controls will there be in place to check the decibel level of this music - nothing is listed in this application - and what sound protection could possibly be afforded by a marquee which, by its very nature, cannot possibly provide adequate sound protection? Furthermore, the application seeks to allow music to be played until 1am!!

Dispersal:

With the tube closing an hour before the putative 1am closing time, how will the revellers be able to disperse quickly from the area? There are not sufficient travel options for any large groups of people who will no doubt spill out in the neighbouring streets to wait for ubers / taxis thus creating more noise and disturbance late at night.

Antisocial Behaviour

Again, we already experience this on Match Days - before and after the games. Inevitably late night events where alcohol is served will bring further challenges which again, will spill into and directly affect the neighbouring streets.

I am therefore extremely concerned about the potential ramifications and would ask you to share this email with the Licensing Authority.

Yours sincerely

Mariana Mejia  
Britannia Road  
London SW6 2JR

*Begin forwarded message:*

*From: Charlotte Gidden <charlotte.gidden@bt.com>  
Subject: Licensing Application 2022/01464/LAPR Chelsea Football Club  
Date: February 4, 2023 at 4:46:47 PM GMT  
To: "Kate Reardon" <kate.reardon@bt.com>*

*Dear Kate Reardon,*

*I have only very recently heard about the Licensing Application 2022/01464/LAPR for a very large Marquee in the concourse of Chelsea Football Club by the Britannia Gate, opposite Britannia Rd I see it is to potentially allow for the sale of alcohol, with both amplified live and recorded music from 10 am till the following 01:00 and closing it is hoped by 01:30. This is for 365 days a year. Because it is too late to make a Representation myself, I am writing to support your Representation to reject the Application.*

*Preventing crime and disorder;*

*The crowds attracted to the area could potential be very big. Pick pocketing and disorderly drunk behaviour will increase. Litter will be a huge issue. Who will be clearing this up? Policing & transport is going to be a huge issue the tubes and trains aren't running at this time!*

*Securing public safety*

*Crowd control will be hard and drunk people who are so close to a main fast moving main traffic road absolutely not safe for attendees as members of the public. People crowding pavements may be intimidating for especially women. I am a slight woman in my 20s. I wouldn't like to pass this potentially very intimidating area at all!*

*Preventing public nuisance:*

*This is a residential area. The music and size of crowds during these late hours is completely unnecessary for just pure monetary gain, because the noise created and the impact on the local residents is so very bad this cannot possibly be justified.*

*It's all SO late too!*

*Light population late at night is bad for sleep. The noise till so late is terrible.*

*People have to work and function and its bad enough with the planes!*

*Protecting children from harm:*

*Mainly noise and disturbed sleep for everyone. This is an extremely serious issue for children generally, of which there are many in the street.*

*Charlotte Gidden*

*1 Britannia Road, Sw6 2JR*

*Sent from my iPhone*

Begin forwarded message:

**From:** RICHARD GIDDEN <[richard.gidden@fulhamfc.com](mailto:richard.gidden@fulhamfc.com)>

**Subject:** Licensing Application 2022/01464/LAPR with name included.

**Date:** February 5, 2023 at 3:29:57 PM GMT

**To:** [kate.reardon@fulhamfc.com](mailto:kate.reardon@fulhamfc.com)

**Subject: Licensing Application 2022/01464/LAPR**

Richard Gidden

100 Britannia Rd

Resident

Dear Kate Reardon,

I have only very recently got to hear about the Licensing Application 2022/01464/LAPR to erect a very large Marquee in the concourse of Chelsea Football Club by the Britannia Gate, opposite Britannia Rd.

I see it is to potentially allow for the sale of alcohol, with both amplified live and recorded music from 10 am till the following 01:00 and closing it is hoped by 01:30. This is for 365 days a year.

Because it is too late to make a representation myself, I am writing to support your Representation.

- **Preventing crime and disorder**

Late night large crowds especially those who have been drinking will cause increased crime and disorder.

Police resource is limited to counter this impact on the local community

- **Securing public safety**

The Fulham Road is a Main Road.

There is constant fast moving traffic

Drunk people in crowded groups will have less/impaired judgement and will be at increased risk of a road traffic accident

People walking by have increased risk of harassment and intimidation especially as it's so late.

- **Preventing public nuisance;**

The scope of this application is completely unacceptable in a residential area. There are houses, residents of Oswald Stoll and families just a few metres away let alone the thousands of normal (currently mainly oblivious) local residents who would also be in earshot of potentially very loud amplified music and large crowds.

It is completely anti social and unacceptable

>>>No local resident would be allowed to play amplified music on a regular basis in their garden till 1 am and party crowd noise is equally antisocial not allowed, and neighbours would naturally complain about this too. Their complaints would be upheld. There is no justification whatsoever for CFC to be able to ride roughshod over local residents ruining their quality of life for just financial gain.

I trust the council will represent their tax paying constituents (who just want to live in peace and quiet enjoyment of their private properties), appropriately - and turn down this application completely.

There are no examples I know of in residential areas having extended amplified music being allowed after 11pm.

Fulham Palace as an event venue is allowed NO amplified music allowed outside AT ALL

The residential houses there are much further away. This is the same borough and same situation. The whole area is cleared by midnight after events. The same rules must surely apply in the same borough and same licensing committee with houses dramatically closer.

### **Preventing harm to children**

Children need sleep

The oratory school will hear this and local nursery school

Drunk large crowds must be a greater risk to children

Please turn down this totally impractical, totally inappropriate application outright.

// //



Begin forwarded message:

**From:** jean salmon - [redacted]  
**Subject:** Fwd: Licensing Application 2022/01464/LAPR  
**Date:** February 5, 2023 at 6:02:55 PM GMT  
**To:** [redacted]

Dear Kate Reardon,

I have only very recently heard about the Licensing Application 2022/01464/LAPR for a very large Marquee in the concourse of Chelsea Football Club by the Britannia Gate, opposite Britannia Rd

I see it is to potentially allow for the sale of alcohol, with both amplified live and recorded music from 10 am till the following 01:00 and closing it is hoped by 01:30. This is for 365 days a year. Because it is too late to make a Representation myself, I am writing to support your Representation.

Preventing crime and disorder;

The crowds attracted to the area could potential be very big. The 365 days is far too broad Pick pocketing and disorderly drunk behaviour may will increase.

Increased litter will be an issue.

Issues are more likely to arise after midnight with the finish times as tubes and trains have stopped

Securing public safety

People crowding pavements may be intimidating. Crowds who may be drunk are more likely to get run over as they are very close to a main road

Preventing public nuisance:

This is a residential area. The music in a non sound proofed marquee and the and size of crowds during these ridiculously late hours will disturb the peace

I have lived here for over 35 years

It is a quiet neighbourhood and this is too much, too late, too often

People have to work and function and are entitled to peace and quiet in your own home.

We would not be allowed to make this noise.

Protecting children

Children need sleep and quiet in a safe environment. This proposal will impact both.

Thank you.

Jean Salmon

Britannia Rd SW6 2JR

Resident

//end of 47 pages//