

**From:** Craig Baylis

**Sent:** 02 August 2022 13:23

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

**Cc:** Overton Adrian: H&F

**Subject:** LBHF application for licence review for 562 Kings Road London SW6 2DZ - 2022/01110/LAPRR

We are instructed on behalf of a number of residents of Holmead Road who wish to support the application by the Licensing Authority to review this premises licence.

Please see attached a list of the residents whom we represent and a number of written representations which are supported by all of those whom we represent.

We also attach a number of photos of a serious incident at the premises this year attended by Police and the ambulance service when the premises were operating a "Bottomless brunch". We attach a video taken by one of the residents which is indicative of the constant disturbance caused by drunken patrons of these premises when they leave. The video was taken at 01.35 hours.

We shall be submitting further videos in support of the residents' contention that the application by the Licensing Authority does not go far enough in seeking to curb the excessive problems caused by these premises.

For many years the residents lived with these premises when they were operated properly without any difficulty whatsoever. The residents are not naïve. In living close to licensed premises they expect a certain amount of noise and disturbance that is associated with licensed premises.

However, the operators of these premises seem to disregard any concerns for the feelings of local residents.

To that extent, the residents that I represent, whilst supporting the additional conditions sought by the Licensing Authority, would also wish to see a reduction in hours permitted for licensable activity as follows

- Monday to Thursday 23.00
- Friday and Saturday midnight
- Sunday 22.30

Craig Baylis

Legal Counsel

**Kingsley Napley LLP**

**Residents supporting review application for Chelsea Lodge**

David & Jenna Hardcastle Holmead Road

Alex Watkins Holmead Road

Michael & Sarah Smith Holmead Road

Giovanni Revedin Holmead Road

Michael & Jena Quinn Holmead Road

Guillaume & Calantha Bonnissent Holmead Road

Hamish & Vlasta McCombie Holmead Road

Amina & Michael Dempsey Holmead Road

Stefano & Margherita Anselmetti Holmead Road

Valerie Dennis Holmead Road

Dickie & Susan Bannenberg Holmead Road

Andrius Isciukas Holmead Road

Christopher & Sara Moser Holmead Road

Verne & Andrea Grinstead Holmead Road

Rupert & Steph Merton Holmead Road

Shelley, Countess of Cromer Holmead Road

Mark & Lucy Melford Holmead Road

Mark & Joanna Palmer Holmead Road

Name Dickie & Susan Bannenberg

Address Holmead Road

**Reasons for supporting the council's review of the premises licence for The Chelsea Lodge**

We strongly support the review of the premises licence for Chelsea Lodge for the following reasons :

- I. For many years there has been considerable disturbance in our street in the early hours of Saturday and Sunday mornings when patrons leave the premises around 230am. Disorder and nuisance includes drunken shouting and singing, sometimes fighting, vomiting and urinating in Holmead Road.
- II. Disorder and public nuisance is not limited to the late license, with many instances of extremely drunk patrons in mid afternoon, including the now notorious events of 25 March which involved the attendance of all three emergency services. These seem to us as prime examples of disorder, public nuisance and public safety.
- III. Chelsea Lodge appear to have no interest in acting as responsible neighbours with rubbish, including food waste and empty bottles, frequently left in overflowing bins and bags at the rear of the premises and on the pavement itself. It is standard practice for the premises to have their empty bottles collected – with considerable noise of mechanical loading and smashing – at 4am on a Monday morning.

Name Shelley, Countess of Cromer

Address Holmead Road

**Reasons for supporting the council's review of the premises licence for The Chelsea Lodge**

I support the council's review of the license for Chelsea Lodge on the grounds that as a resident of Holmead Road I have been subjected to repeated noise and disorder, and public nuisance, for the past three years.

There is frequent late night noise and disturbance from patrons leaving the premises, and rubbish is often piled up outside the premises in overflowing bins, and on the pavement itself.

Name David and Jenna Hardcastle

Address Holmead Road

**Reasons for supporting the council's review of the premises licence for The Chelsea Lodge**

We moved into Holmead Road in April 2005. Over the last 2 or 3 years the venue has become a source of constant frustration. In our opinion the operators use of the venue to promote 'bottomless brunches' and 'free flowing' club nights has resulted in inebriated patrons falling out of the club both during the day and into the early hours. We have witnessed multiple fights, vandalism (men walking over car roofs) and general antisocial behaviour emanating from the venue.

It is a miracle none has been killed on the Kings Road. The venue just cannot cope safely with the number of clients on any club night. The pavement is constantly blocked with pedestrians forced into the road in order to pass.

We welcome the Councils review and hope measures are put in place to curtail the license and install measures that may help the venue respect its neighbours.

Name Guillaume and Calantha Bonnissent

Address Holmead Road, London SW6 2JE

**Reasons for supporting the council's review of the premises licence for The Chelsea Lodge**

We have several reasons, including:

1. As the parents of three young children, aged 4 to 9, we are worried by the amount of crime and disorder coming from The Chelsea Lodge our children have unfortunately witnessed on several Saturday afternoons, from violent fights to drunken behaviour, including young patrons passed out on the street.
2. The excessive noise from patrons entering or leaving the premises late at night has also caused our children and us to wake up in the middle of the night.
3. We are worried that the rubbish left outside the premises will attract rodents and other vermin to our house, as we are relatively close to the premises

Stefano and Margherita Anselmetti

Holmead Road

**Reasons for supporting the council's review of the premises licence for The Chelsea Lodge**

1 Noise : The level of noise generated by the clients of the Chelsea Lodge is not in keeping with a residential area. Every week end we unfailingly get woken up by shouting and lewd behaviour, which at times has turned into violence.

2 Stress: This past year I (Margherita) have had a number a number of very invasive cancer surgeries and would have liked to recuperate in my home in peace, whilst I repeatedly had to endure the noise and aggravation of the Chelsea Lodge customers every week end as well as very loud weekly 4am refuse pick ups , amongst other very stressful issues.

3 Pollution: we have had a number of problems with the rubbish and general upkeep of the premises, we have a constant view on the street to their bin/refusal area as the doors are kept wide open.

Andrius Isciukas and Milda Seiliute

Holmead Road

**Reasons for supporting the council's review of the premises licence for The Chelsea Lodge**

We have been residents of Holmead road for over a year now and consider The Chelsea Lodge to be a major nuisance. We have witnessed numerous antisocial behaviour incidents including urinating on Holmead road in public and private spaces, verbal attacks by intoxicated attendees of the venue as well as threats received from departing guests of the venue well after midnight. The type of events hosted at the venue contribute to the outcomes residents face on a regular basis.



Name            Alex Watkins

Address        Holmead Road

**Reasons for supporting the council's review of the premises licence for The Chelsea Lodge**

Detrimental impact on our quality of life through disturbance, littering and behaviour of drunken customers. Should be a residential street with no late licenses nearby.

Amina Ricciardi Dempsey, Michael Dempsey, Titus Dempsey

Holmead Road, London. SW6 2JD

**Reasons for supporting the council's review of the premises licence for The Chelsea Lodge**

We are firmly of the belief The Chelsea Lodge fails in every valid area to be considered as a suitable licensed venue.

Along with other residents of Holmead Road, we have witnessed late night and early morning fights, public urination and discarded litter associated with this venue – a trail of discarded nitrous oxide canisters being a common feature around the premises.

It is far from a comfortable experience returning home at night when this venue is operating due to the general intimidating nature of the clientele.

Additionally, in the summer it is impossible to sleep with open windows due to the excessive noise of clients leaving The Chelsea Lodge in the early hours of the morning.

It is clear that any licensed venue of this nature in this location is detrimental to the reasonable well being of what is predominantly a residential neighbourhood.

Name: Mr V Grinstead

Address: Holmead Road London SW6 2JD

**Reasons for supporting the council's review of the premises licence for The Chelsea Lodge**

Thank you for taking into consideration our views, having lived in 32 Holmead Road for approximately 20 years.

It is very clear that on certain nights of the week there can be considerable noise and, at times, shouting, sometimes late at night and occasionally continuing into the early hours of the next day. Given that Holmead Road is a residential street, these disturbances affect a number of the houses including those with children and babies living in them.

Yours faithfully,

V Grinstead

PName

H and V McCombie

Address

Holmead Rd

**Reasons for supporting the council's review of the premises licence for The Chelsea Lodge**

We support the council's review for the following reasons:

- Each weekend, we are kept awake or are woken up between 11pm and 2.30am by patrons of Chelsea Lodge as they arrive and leave the premises. They are heard shouting, fighting, swearing and on occasion - taunting residents. Our children are often kept awake during these hours.
- We (and our children) have witnessed multiple fights/brawls between patrons. They have taken place both day and night spilling onto Holmead Rd. It has been unpleasant and disturbing to watch. It has also felt very unsafe.
- Police have had to visit the premises on numerous occasions which has been unsettling.
- We have witnessed patrons urinating and being sick on residents' cars and property and often wake up to the mess outside our home.
- The music from the premises can be heard until 2.30am with management largely ignoring noise nuisance concerns voiced by residents during council led meetings.
- Waste management and general cleanliness has been a long standing issue with more vermin evident.
- Our quality of life has deteriorated significantly on this street over the last couple of years as a result of the above.

2 August 2022

Christopher & Sara Moser  
Holmead Road  
SW6 2JD  
London  
United Kingdom

## Chelsea Lodge

We moved to Holmead Road in 2017. We did know from the moment we purchased our house that there was a night club at the corner with Kings Road. In the past we have lived in the vicinity of clubs and never had any issues. We are also neighbours of Stamford Bridge and therefor not foreign to crowds coming to enjoy Chelsea FC.

Chelsea Lodge has no control over the revellers they attract. We've witnessed all sorts of noise in the early morning hours including partygoers throwing up or fully passing out in front of our house. We reached out to the Council on 6 December 2020 for help after the Police broke up another party at Chelsea Lodge - this one concluded with a fight in our street.

Since, we've attended numerous official meetings hosted by the Council's Environment Department with the venue operators present to find a path forward. So far the only thing we got back from Chelsea Lodge is a lack of acknowledgement, no sense of accountability or urgency and certainly no actions to remedy this situation.

We'd encourage you to come and visit our street any Saturday or Sunday morning. You'll find all sorts of litter: Cigarette buds, broken bottles of alcohol, food leftovers or empty laughing gas containers are, unfortunately, the norm.

Our two boys aged 4 and 10 have been woken them up in the middle of their night sleep too many times. We welcome the Councils review and hope much tighter measures are put in place to prevent such behaviours in the future.

Best regards,

Christopher & Sara Moser

Name : Val Dennis

Address : Holmead rd, London SW6 2JD

#### REASONS FOR SUPPORTING THE COUNCILS REVIEW OF THE PREMISES LICENCE FOR THE CHELSEA LODGE

The club nights and some all you can drink promotional brunches have often been noisy affairs because of the young age group attending, the amount of alcohol consumed and despite the presence of the security guards there is a often lot of noise/shouting as revellers wait to go in and/or leave the club and continue partying /congregating outside residents homes on Holmead rd, sometimes leaving bottles and cans on our walls and I have seen men urinating in full view against walls.

Many of us are aware of drug dealers operating in this road and I have seen a drug deal take place on my wall on an evening the club was open as I am able to discreetly look down from a roof terrace 3 floors up.

My objections are to the noise of the clubbers as they can be drunk and disorderly and can be heard shouting/singing/arguing or seen congregating on Holmead rd and even urinating in full view of residents windows. I also object to the increased crime in the area to include the presence of drug dealers and increased number of car break ins.

V. Dennis  
2/8/22

Name Michael & Jena Quinn

Address Holmead Road

**Reasons for supporting the council's review of the premises licence for The Chelsea Lodge**

General disturbance, noise and rubbish left in front of house when exiting the night club. Sitting in front of our house and on rubbish bin store talking loudly, singing and often hurling abuse at others in the early hours of the morning. Having to leave one's bedroom to tell them leave and receiving abuse and often walking towards our open door. Then continuing often with greater noise and aggression leaving no choice really to respond. Collection of empty bottle at around 4 or 5 in the morning; waking everyone including our two teenage daughters. Violent skirmishes at times when our teenage daughters are returning home in both the late afternoon and evenings. Lack of safety in our doorstep with vulgar behaviour and aggression from those leaving the premises. Never anyone monitoring despite claims from the owners.

From: Craig Baylis  
Sent: 10 August 2022 14:59  
To: Licensing HF: H&F  
Subject: Chelsea Lodge

Further pictures showing build up of rubbish outside Chelsea Lodge as a public nuisance to residents

Craig Baylis  
Legal Counsel  
Kingsley Napley LLP









