

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**

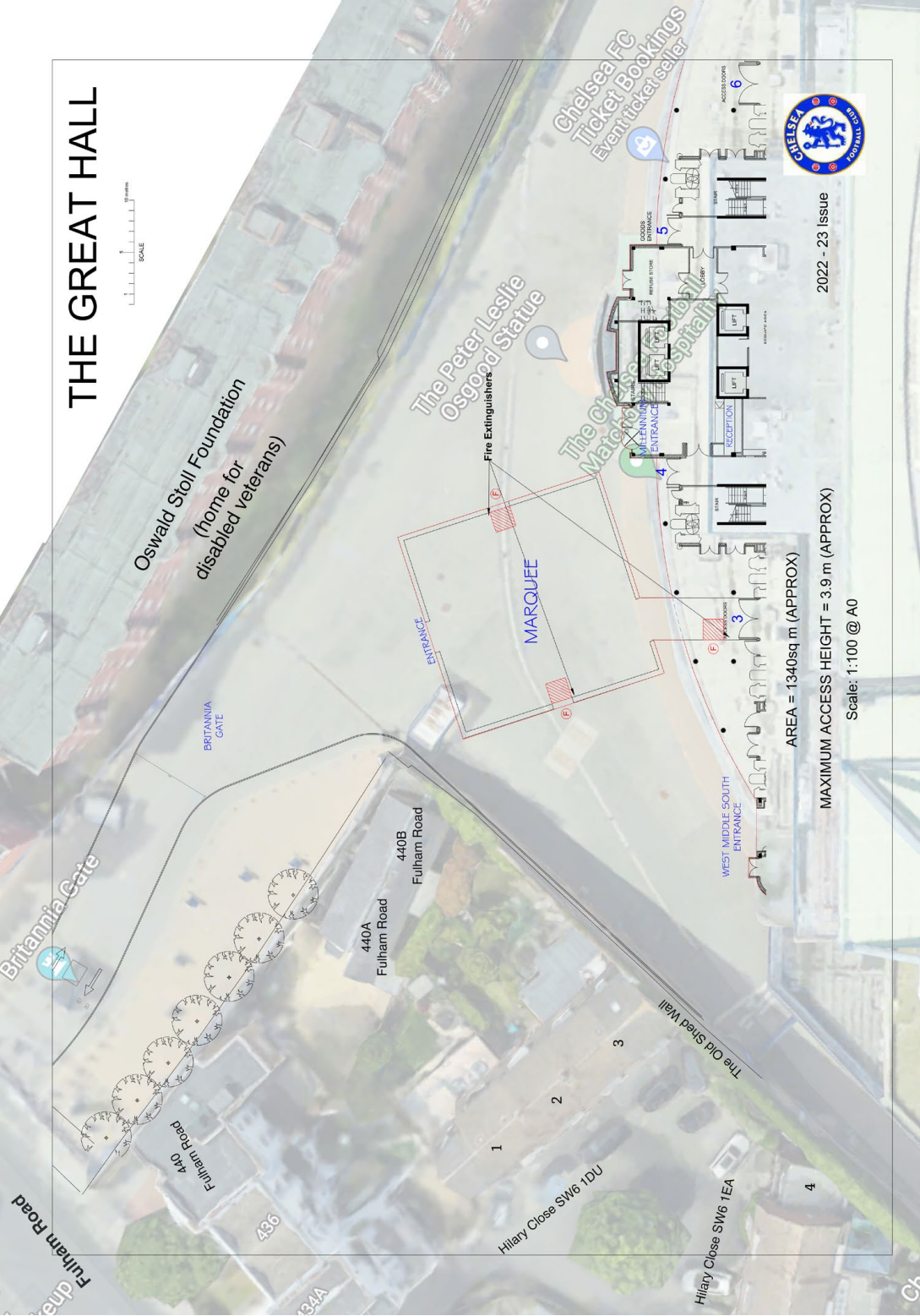
**Enclosed please on page 2 of this file find a map of the Plan attached to the Application, overlaid onto Google maps, with annotations useful to the Committee.**

**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@btinternet.com](mailto:r.hume-kendall@btinternet.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

Begin forwarded message:

From: Belinda Coats <

**Subject: Proposed licence for 365 days of music at CFC**

Date: January 31, 2023 at 11:43:29 AM GMT

To: " " <" >

Dear Mrs Reardon,

We 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 ourselves—we knew nothing about it until a day ago—we are writing to support your Representation and we are more than happy to be contacted if further representation is necessary.

The licensing act sets out four licensing objectives. My direct comments to these:

- 1) The prevention of crime & disorder - anti social behaviour that comes with drinking and partying in a residential area which we already have with the football matches. Litter. People urinating in private gardens. Noise. A risk of rising crime. More unnecessary work for an already overloaded police force.
- 2) Public safety - Very few night buses and unnecessary strain on public transport. Strain on residential parking. The area is already too congested to cope on football days let alone a potential influx of more people on a possible daily basis with no where to go other than an all day party. All the problems that are attached to overcrowding in a small area
- 3) Prevention of public nuisance - Risk of rise in theft. Overcrowding in Fulham Broadway particularly on underground platforms.
- 4) The protection of children from harm. - children coming home from school. Playgrounds and Parks especially Eelbrook Common being used by people visiting CFC. Parents concerned to allow children to walk alone. Fights and abusive language that can be exacerbated by too much alcohol plus a potential problem of drug misuse or selling of drugs.

We are heavily opposed to this application in an area that is residential, family minded and has a good neighbourhood watch. Many people in the immediate vicinity of CFC have lived here for many many years and are now elderly. The residents of the Oswald Stoll building and the Samuel Lewis Trust amongst others be will be severely impacted if this application is allowed to go through.

This has always been a popular area to live and it would be sad if it was a case where money is the driving force that wins out against people trying to live peacefully and neighbourly together to bring up future generations to believe in decent values.

Again please do contact us if any further measures need to be taken.

Yours sincerely  
Belinda and Nico Coats  
Kempson Road  
London SW6 4PU

**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@fulhamfc.com>

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@kempsonroad.com> 1>

**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

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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 517 000 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:**

Estate Management Office  
Greenhills Estate  
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Tel: 01252 705077/01252 701000  
Fax: 01252 700000

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Hammersmith & Fulham Council  
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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

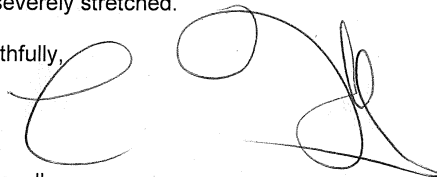
***TRUSTEES OF THE TREVELLYAN  
PENSION SCHEME***

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



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 310000

01223 310000

Begin forwarded message:

**From:** Nicholas Courtney <Stempson@gmail.com>  
**Date:** February 4, 2023 at 13:02:39 GMT  
**To:** 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.chelms@bt.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//