

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 09/03/2023 7:47 AM from [REDACTED].

Customer Details

Name: [REDACTED]

Email:

Address: [REDACTED]

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 09/03/2023 7:47 AM These proposals seek to drive a coach and horses through matters that were decided at the original licensing hearing. The numbers were discussed as were the hours. Also, by a what might be considered a "trick", the Building was somehow divided into two and the Studios got an allocation as did Sam's Brasserie ie the numbers were then increased.

The footpath is too small. Cyclists still cause mayhem. In addition to the lengthening of the hours and increase in numbers would impact adversely on neighbours especially noise during the proposed hours as well as during clear up.

If Riverside is granted permission Sam's will undoubtedly as for similar increases and yet have not as yet for instance done as promised ie built a sound proof enclosure.

So objections based on noise, crowding and reduction in amenity for especially pre-existing residential premises.

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 20/03/2023 7:24 PM from [REDACTED].

Customer Details

Name: [REDACTED]

Email:

Address: [REDACTED]

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 20/03/2023 7:24 PM The expansion of the outdoor cafe will create an access barrier to the existing three glass-faced exterior fire boxes that are positioned in the existing east brick wall of the cafe that provide a rapid fire hose connection to protect the upper floors of the flat complex of Queens Wharf and Riverside Studios. If approved, these floors will be at risk to fire damage. As such, the expansion of the cafe (including the existing smaller version) is contrary to the Fire Code. The fire brigade would have to move planters and furniture to make any hose connections and because of the blocked access, the fire brigade will have a difficult and lose time-consuming minutes just to gain access to the site.

Therefore, the Application for the revised Licence should be denied.

From: [REDACTED]

Sent: 21 March 2023 08:26

To: Licensing HF: H&F <licensing@lbhf.gov.uk>

Cc: Dimitriou Maria: H&F

Subject: Licensing Act - Premises Licence - Reference No 2023/00317/LAPR

Morning,

I am sending a mail regarding the variations requested by Riverside Studios on application no 2023/00317/LAPR. I have tried numerous times to submit my comments and keep getting a message back that there is a system error resulting in my comments not being submitted. I have therefore had to resort to mailing you my comments and as I don't have access to the email address for the case officer. I would be grateful if you could acknowledge receipt by return mail and confirm that my comments will be taken into account when considering this application.

My details as required from the comments page on the Hammersmith and Fulham council website are as follows :

[REDACTED]

I am the registered joint owner of [REDACTED]. I strenuously object to all the variations sought:

Condition 37 - for the number of seated persons permitted in the external bakery area and restaurant area increasing from a combined total of 68 to a total of 75. This was requested in a previous variation sought and rightly rejected as it would increase noise and encourage more anti-social behaviour to the detriment of residents living in apartments in both Queens Wharf and the adjacent blocks. The reasons for refusal have not changed - the numbers must be limited to those originally agreed.

Condition 46 - for the hours of all licensable activities in the hatched and cross hatched area to amend from ending at 20h30 each day with the area cleared of patrons/tables/chairs by 21h00 to ending all licensable activities at 21h30 each day and the area cleared of patrons and tables/chairs rendered unusable by 22h00. The licence holder does not currently adhere to the conditions of no vertical drinking outside and not serving alcohol unless it is ancillary to a meal. Vertical drinking in the area with no food served, with this often taking place beyond permitted hours has been observed on many occasions. Increasing licensable activities by an hour would exacerbate this and also be to the detriment of residents of Queens Wharf and neighbouring apartments. Noise levels/disturbance are already a problem and would increase, as would anti-social behaviour.

Condition 45 - variation that alcohol can be sold on the premises to anyone participating in or attending events/films/productions or exhibitions at the premises. This will allow for large scale vertical drinking inside in the restaurant/bakery area resulting in it becoming a glorified pub/drinking hole. The surrounding area is already well populated by several pubs and this variation would again negatively impact residents of Queens Wharf and adjacent apartments in terms of noise, disturbance, and anti-social behaviour.

When Riverside studios were redeveloped it was done so with the full knowledge that there would be apartments above the studios and that the needs of residents within Queens Wharf and those adjacent to it would need to be considered. As you are aware the license holder has attempted on various occasions to vary the license conditions – particularly conditions 37 and 46. Both have been

I look forward to your response.

Comments were submitted at 23/03/2023 11:53 AM from [REDACTED].

Name: _____

Email:

Address: [REDACTED]

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Comments: 23/03/2023 11:53 AM I am the joint owner of an apartment in the [REDACTED] [REDACTED] I wish to object to all of the variations sought by Riverside Studios.

It must be remembered that, first and foremost, the Riverside Studios development was established to provide a home for the performing arts and make this accessible to a diverse community. The provision of food and beverage activities is therefore of secondary importance and ancillary to the business.

The noise and disturbance emanating from Riverside Studios is already problematic, particularly as patrons and customers arrive and exit the premises before and after performances. We therefore object to any variations that would simply exacerbate the problem.

Any variation to condition 45 as regards alcohol consumption in conjunction with food will simply mean that Riverside Studios will be yet another pub in an area that is already extremely well catered for in this respect.

I would suggest that the existing licence conditions as regards vertical drinking are currently openly flouted, as are the requirements that alcohol is only supplied with food. We have frequently witnessed this - with alcohol also being openly consumed along the railings of the Thames Path.

Riverside Studios were obviously aware from the outset that the complex of Queens Wharf is an important residential development and I believe that the interest of the residents must take precedence over providing greater numbers of people more time and more opportunity to eat and drink.

I therefore urge the Council to reject all of the variations sought.
Thank you

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 27/03/2023 11:54 AM from [REDACTED].

Customer Details

Name: [REDACTED]

Email:

Address: [REDACTED]

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 27/03/2023 11:54 AM My objections are
1. increase in hours requested by Riverside Studios. Increasing the hours of service outside will cause noise, disturbance and unrest to the residents of Queen's Wharf and Queen Caroline Estate.
Currently in spring & summer months, the noise from patrons can be so bad that we have to close our windows in order to be able to work

or take calls. School children have already been impacted by the Covid effect on their learning & will now be at risk of not being able to get to sleep. I see no valid reason why RS should increase their hours other than to make more money but I feel strongly that this would be to the detriment of residents' peaceful enjoyment and right to rest.

2. No increase in number of patrons: for the reasons above.

3. No vertical drinking: RS offer a guarantee that no vertical drinking would be allowed or that they would not serve beyond their demise. (variation 45) However we know this condition - already part of their licence and so not a concession at all - has been frequently breached in the last 2 years. I therefore have no confidence that they will be any better at conforming to this condition than they have been before. Photos available if required.

3. Breaches to current conditions: In addition to above, RS also frequently breach other conditions

a. Mandatory Condition 25

"No smells generated from the cooking processes at the Premises shall give rise to nuisance to occupiers of neighbouring properties": Regular and frequent smell of fried food in Block A, roof, flat 2 and others, Concierge area and internal hallway and staircase. RS carry out only the minimum checks to their extractor which are clearly insufficient in spite of regular reports of smells to RS team. These have recently been ignored.

b. Mandatory Condition 24 (noise and vibration): also ignored.

I have no confidence RS will consider the residents nearby or manage their staff training any better than they do currently to avoid breaches

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 27/03/2023 8:10 PM from [REDACTED].

Customer Details

Name:

[REDACTED]

Email:

Address:

[REDACTED]

Comments Details

Commenter Type:

Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 27/03/2023 8:10 PM PROPOSED VARIATION:
46. In the cross hatched areas on the licensing plan, all licensable activities will end at 21:30 each day and the area shall be cleared of patrons, and the tables and chairs rendered unusable by 22:00.

My comment: There is no justification for this change and any increase in hours will cause a disturbance to the many neighbours above the outside area including young families. This was evidenced previously when Riverside Studios broke the terms of their licence in the past.

RATIONALE:
The proposed additional hour would make our licence consistent with that which is allowed to other similar businesses in the vicinity, such as Sam's; The Gate and Chancellors. The extra hour of trade will make a substantial difference to our viability, particularly in the summer trading period.

My comment: I support any increase in activities inside the building where there is considerable space. There is no need to increase the hours outside especially given the capacity that they have inside.

(c) CURRENT CONDITION:
45. Alcohol shall not be sold on the Premises otherwise than to persons taking table meals there and for consumption by such a person as an ancillary to his meal.

PROPOSED VARIATION:
45. Alcohol shall not be sold on the Premises otherwise than to persons taking table meals there or to persons participating in or attending events, films, productions or exhibitions at the Premises. No vertical drinking shall be permitted in the external restaurant area.

My comment: Vertical drinking was actively encouraged in the past by the Riverside Studios despite this not being allowed. It is hard to police this but they were not even trying. Any extension to the licencing activities outside the building are bound to lead to this as their policing has been almost non-existent in the past.
