

1.

From: licensing@rbkc.gov.uk <licensing@rbkc.gov.uk>

Sent: Saturday, April 13, 2024 8:12 PM

To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>;

Subject: Licensing - Website Objection:

Thank you for your representations, which have now been received.

Below is the record of your form submission

Objector Name: Georgia Coleridge RARA

Postal Address:

Royal Ave, London SW3

Email Address:

Case number: LICPR/24/339898/01

Premises address: 126 King's Road, LONDON

Application Type: Grant of premises (S17)

Representations:

UPDATED OBJECTION WITH CORRECT ADDRESS 124c & 126 King's Road, SW3 4TR.

Dear RBKC,

I am writing on behalf of the Royal Avenue Residents Association (RARA) to OBJECT to the application by the St George Cafe to serve alcohol until 10pm.

Unfortunately, Ixchel restaurant on the corner of Walpole St has shown what can happen when an alcohol licence is granted. Even if a sensible time is set in the evening, there can be a further stream of temporary event applications, until very late at night.

Some of our RARA residents (both in Royal Avenue House, and in the flats 3-15 Royal Ave) have been disturbed by people rolling noisily out of Ixchel late at night, chatting and smoking on the pavement etc. Why would the situation in St George Cafe be any different?

Unfortunately, Royal Avenue is rather an echo chamber and noise in the Kings Road tends to be amplified in the Avenue. We do not want to be disturbed late at night by people rolling noisily out of St George or chatting and smoking on the pavement. So Royal Avenue is happy to support the concerns of Wellington Square residents, who are even more likely to be affected by noise and public nuisance. Best wishes Georgia Coleridge Chair of RARA

2.

From: licensing@rbkc.gov.uk <licensing@rbkc.gov.uk>

Sent: Thursday, April 18, 2024 10:38 AM

To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>;

Subject: Licensing - Website Objection:

Thank you for your representations, which have now been received.

Below is the record of your form submission

Objector Name: Mitre House Residents Association

Postal Address:

Mitre House, Kings Road SW3

Email Address:

Case number: LICPR/24/339898/01

Premises address: 126 King's Road, LONDON

Application Type: Grant of premises (S17)

Representations:

From one of our local councillors: "we absolutely share your concern both about this application and the other properties this group own."

The Mitre House Residents' Association raise the following OBJECTIONS to the applicants application for a liquor licence, (ref. LICPR/24/339898/01), at St George Coffee 124a -126 Kings Road SW3 4TR (revised now to 124c - 126 Kings Road) which we note is only displayed as a notice in their front window as opposed to being properly notified by mail / email to all local residents and Association:

i) This is their THIRD application for exact same permission at exact same premises SAVE FOR ONE worrying DIFFERENCE... namely the premises have subsequently been extended by 33% resulting in a vastly larger area with resultant much larger footfall expected?

ii) The same applicant under different names is also applying for various other applications for their other owned properties within 50 yards of the present premises to also sell similar food and drink.

iii) One of the adjacent properties within 50 yards of the present application and owned by this same applicant is 138 Kings Road (previously SANTANDER BANK) which has been left vacant since purchased in 2021 and allowed to fall into very serious external disrepair BUT is planned to eventually become yet another food and drink outlet selling Pizzas etc

iv) Our OBJECTION is quite simply that if one application for a liquor licence is approved at St George Coffee 124c -126 Kings Road SW3 4TR, the exact same applicants will propose the exact same application for all their other properties within 50 yards of the present, greatly expanded St George Coffee at 124c-126 Kings Road SW3 4TR which would include 61 Kings Road and 138 Kings Road -

ALL INTENDING ON SERVING FOOD & DRINK

v) Quoting RBKC's Statement of Licensing Policy section 3.9:

"The Council has a duty under Article 8 of the European Convention on Human Rights to protect the rights of its residents to privacy and family life. The Council also acknowledges the rights of businesses in its area to operate, but this must be balanced against the rights of residents not to be disturbed by unreasonable noise and nuisance caused by licensed premises."

We would propose that the Council could not deny that once the far larger, extended premises of St George Coffee is permitted to sell alcohol then it would make refusals of same type applications for liquor licences for equally sized premises owned and operated by the same applicant within 50 yards of the present site to be nigh impossible.

The consequence of multiple venues all within 50 yards of each other all selling food and alcohol would by definition attract an unacceptably large amount of clients with obvious and predictable annoyance and nuisance to local residents forced to endure late night noise from both a greatly enlarged possibly intoxicated and inebriated footfall and attempted required parking in an already very restricted residents parking area, all of which would substantially add to the difficulties of our local Police's attempts to minimise crime and disorder and general public safety in SW3.

It is patently obvious that the operation of just one of these CEM Kings Road SAGL owned and operated premises, let alone the subsequent additional two premises also predicted to also be serving alcohol in the near future will create an unacceptably large mass of customers leaving en masse at around 10.30pm which has the potential to cause high levels of disturbance and nuisance to all local residents.

Our Email sent to the Managing Director of the applicants company Tocqueville Kings Ltd, Alfonso Sarracino,(...) dated 20 February as he requested people do in his letter to all local residents if they had any concerns or queries remains unacknowledged and ignored!

Representations:

This secondary valid OBJECTION is made subsequent to a meeting requested by concerned local residents and agreed by the applicant, Toqueville Kings Ltd, registered proprietor of St George Coffee and their attendant Managing Director, Alfonso Sarracino, also accompanied by the applicant's Solicitor Lisa Inzani and attended by many other interested local residents and RBKC Councillors Josh Rendall and Kim Taylor-Smith, held at St George Coffee's 124 extended area on Friday 22 March at 2.00pm, please note the following confirmations received from both Alfonso Sarracino and Lisa Inzani in response to resident attendees' queries, and can be confirmed by RBKC local councillors, Kim Taylor-Smith and Josh Rendall to whom residents are most grateful for their attendance;

a) it was confirmed by Solicitor Lisa Inzani that despite the RBKC online application details stating Alcohol would be served both ON and OFF the premises, Ms Inzani confirmed that was in error and Alcohol would only be available to seated patrons served by staff within both areas of the premises, the original 126 area and the extended 124 section.

b) it was EVENTUALLY confirmed by Solicitor Lisa Inzani that there is NO REQUIREMENT whatsoever for patrons to St George Coffee to purchase any food, let alone SUBSTANTIAL FOOD, to consume alcohol on site which includes both areas as described in (a) above.

c) this NON REQUIREMENT of consuming food to consume Alcohol raised concerns from all attending residents and councillors as indicating far more than just a Coffee shop as presently proposed in this application and far more of a Wine Bar premises.

d) as discussed, what therefore was the relevance or requirement of the stated availability of SUBSTANTIAL FOOD (confirmed ambiguously as sandwiches, stuzzichini, focaccia etc) prepared off site in Covent Garden and delivered daily as no kitchen facilities will exist at present site) or indeed was there any real difference from the various foods, croissants, cantuccini, taralli, arancini, grissini presently available to patrons at present to date?

e) due to the obvious installation of large music speakers attached to various ceiling areas in both areas (as defined in (a) above) it was confirmed by owner Alfonso Sarracino and attending Solicitor Lisa Inzani that all required SOUNDPROOFING has been installed to full BUILDING REGULATIONS and certified as such.

f) attending RBKC councillors can confirm this admission of SOUNDPROOFING was 100% confirmed TWICE in response to queries from residents and can also confirm their warning that RBKC can recall a licence if complaints are received claiming unacceptable noise and nuisance citing recent local examples.

g) somewhat worryingly, neither owner Alfonso Sarracino nor Solicitor Lisa Inzani could agree on the actual total COVERS in both areas, maintaining initially only 50, then once queried raised to 75, but was proved by attending residents to be well in excess and far nearer 100.

h) obvious concerns were raised over a mass of possibly inebriated patrons departing daily at 10.30pm onto a very narrow pavement on a busy Kings Road in a traditionally quiet residential area of more usual retail outlets.

i) all other concerns raised in previously posted objections from Mitre House Residents Association remain relevant and still to be satisfactorily resolved.

3.

From: Bob Wilson

Sent: Friday, April 5, 2024 8:33 AM

To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>

Subject: 124c & 126 King's Rd

I confirm that I want my original representation to stand.

At a meeting with the owners of 126 Kings Road we learned that their intention is to install a wine bar. They represent their plans as a coffee shop selling food, hot beverages and alcoholic drinks. They say alcohol will only be served at table to customers who are eating substantial food. If that is true why do they need a wine bar and a license to sell alcohol till 10:30? This plan is clearly ridiculous. What they plan is a late night bar. The consequences of that would be to render impossible the quiet enjoyment of their properties by local residents. Wine bar customers, spilling out at 10:45 waiting for taxis or chatting loudly with their friends, would not be able to resist the temptation to use the shrubs in Wellington Square, as a rowdy urinal, or reach over to pluck a flower, or climb the railings to enter our garden to do worse. These things already happen from the bars further down the Kings road, but the problem would increase by an order of magnitude. The owners have many other properties nearby, but, according to their UK director they have no plans for them. We are asked to believe that they have made these investments with no plan at all. It is clear to me that the King's Road has to change. I am aware that the old boutique retail destination that we bought into and loved, cannot survive. Hospitality is already, and will increasingly have to take over, if we are to avoid the spread of decay that we already see starting. We are in desperate need of a plan to bias this change to daytime hospitality as much as is feasible. I urge the committee to deny this application, or at least to restrict the licence to 5pm

[Wellington Square, SW3]

4.

From: licensing@rbkc.gov.uk <licensing@rbkc.gov.uk>

Sent: Tuesday, April 2, 2024 2:34 PM

To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>;

Subject: Licensing - Website Objection:

Thank you for your representations, which have now been received.

Below is the record of your form submission

Objector Name: Rusty Elvidge

Postal Address:

Rose and Crown Yard, SW1Y

Email Address:

Case number: LICPR/24/339898/01

Premises address: 126 King's Road, LONDON

Application Type: Grant of premises (S17)

Representations:

I object to this application on grounds of public nuisance.

I fear there will be alcohol induced drunk, noisy + disorderly behaviour after closing.

Regards

5.

From: Nicolas Smith

Sent: Saturday, April 6, 2024 10:28 AM

To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>

Subject: Re: New Grant- St George Coffee-339898-Objection to new licence

124c & 126 Kings Road SW3 4TR

I object to the granting of an alcohol licence on a number of grounds. Firstly, the proposed bar is within 20m of Wellington Square with the strong potential for noise and or anti-social behaviour and litter regularly associated with late evening drinkers. The pavement outside the premises is very narrow meaning that drinkers will likely cross the road to the square where there is more space either to smoke or wait for taxis.

As important is the owner's disregard for their buildings on the Kings Road. They show no interest in maintaining them to a good standard when all around them others do the opposite. 61 is a case in point'; it's a listed building standing empty for years and in a shocking state. St. George's Cafe is grubby and basic at best with no money invested to make the inside or outside remotely attractive or decorated to a good standard. What vision does this owner have for these outlets? When the owner recently held a meeting with residents the representatives were evasive and unable to deal with the most simple questions. If they show such disregard for their own premises and unable to articulate a vision for these outlets, how can they be relied on to adhere to the rules of the licence and respect the environment around them.

Kind regards,
Nicolas Smith
Wellington Square

6.

From: Kana Smith

Sent: Sunday, April 7, 2024 1:23 PM

To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>

Subject: St George's Cafe 126 Kings Road Objection

I am writing to object to 126 Kings Road alcohol license. It would be an intrusion to those close to the entrance of the square due to the noise of the proposed bar. The late closing makes it easy for anti-social behaviour and any noise at that time is echoed throughout the square. It's obvious to anyone who visits their buildings that this landlord doesn't care at all about the local environment as they leave it in such a state. I hope to take this into consideration.

Kana Smith, Wellington Square residence.

Kana

7.

From: Tracy Bennett

Sent: Tuesday, April 9, 2024 3:55 PM

To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>

Subject: 124c & 126 Kings Road SW3 4TR - Licence application

Re - Licence application

124c & 126 Kings Road SW3 4TR

The location of the said (two) premises applying for a late alcohol licence is situated on a narrow section of the King's Road opposite Wellington Square and has double-yellow lines and a very narrow pavement. This makes it a difficult and dangerous location for customers to congregate and for taxis etc to drop off/wait and pick up, causing obstructions to pedestrians including wheelchair access, public transport and other road users.

Wellington Square would become the preferred choice for the above causing noise and disturbance in the Square. As it's a no-through road, taxis would have to loop the Square to exit. Due to the double-sided Residents Parking bays on the west side of the Square, it is very difficult to navigate. Blockages are always occurring, making exit access for residents, emergency services etc impossible. Extra traffic will only add to this regular occurrence.

Revellers who frequent the said premises (due to the very small pavement) will migrate across the road to Wellington Square to smoke, carry on etc etc. This will obviously cause disturbance and nuisance late at night throughout the Square.

I am concerned and fear for my family, wife and daughter coming home, having to walk past late, late night revellers to gain access to their home.

All of the above will cause chaos, noise, littering and possibly danger which, as a Kensington & Chelsea rate-payer concerned about the effect this would have on the value of my property, I find this licencing application totally unreasonable and unacceptable.

Thank you.

Mr Tracy Bennett
Wellington Square, SW3

8.

From: Krystyna Deuss
Sent: Wednesday, April 10, 2024 9:59 AM
To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>
Subject: Re: New Grant- St George Coffee-339898

Dear Ms Rizik,

Thank you for your email. Y
Yes please, I would like all my comments to be part of my representation.

With thanks,
Kind Regards,
Krystyna Deuss

On 9 Apr 2024, at 11:20, Licensing RBKC: RBKC <Licensing@rbkc.gov.uk> wrote:

Dear Ms Deuss,

Thank you for your email.

I note that your comments relate to the application submitted in 2022 which only related to 126 King's Road. As those comments relate to another application (which as withdrawn), they cannot be considered for the current application relating to the 124c & 126 King's Road.

I have attached your comments relating to the previous application we received on 05 March 2024. Would you like the attached comments to be considered as part of your representation?

Regards,

Elizabeth Rizik
Licensing Team
Council Offices, Pembroke Road, W8 6PW

www.rbkc.gov.uk

Twitter [@rbkc](https://twitter.com/rbkc)

From: Krystyna Deuss
Sent: Saturday, April 6, 2024 10:50 AM
To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>
Subject: Re: New Grant- St George Coffee-339898

Dear Ms Rizik,

I enclose my original protest against St George's Cafe receiving a liqueur licence and my reply to the Council's strange response to my objection.

It's so strange that an applicant would not have the correct address of the organisation they are working for that I am beginning to wonder whether the whole thing is just a scam!!

Kind regards
Krystyna Deuss

From: Krystyna Deuss [REDACTED]
Sent: 26 August 2022 11:11
To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>
Subject: Objection to a licence application reference number: LICPR/22/308329

Dear Sirs,

I am a resident of Wellington Square and object to St.Georges Coffee being granted a liquor licence for the following reasons:

- as the only nearby parking is Wellington Square this will result in noise from car doors banging at night
- if young are people have been drinking, this usually means they have drunk too much and there will be all manners of anti-social behaviour in the Square, not least using the square garden as a toilet

I am extremely surprised that we, the residents of Wellington Square, who will be most affected by the granting of a liquor licence, were not informed of this application and only found out about it by accident. This is not the correct way for the Council to behave.

Yours faithfully,
Ms K.Deuss

From: Krystyna Deuss [REDACTED]
Sent: 27 August 2022 11:13
To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>
Subject: Re: Objection to a licence application reference number: LICPR/22/308329

Dear Ms Rizik

I am surprised that my pointing out that people who are intoxicated using our Square Garden as a public convenience it not considered as anti-social behaviour. And surely shouting, laughing loudly and slamming car doors noisily at night in a usually quiet residential square, where the majority of residents are older people who go to bed early, is also anti-social behaviour and a public nuisance.

Intoxication may also generate crime and irresponsible behaviour such as scratching cars, breaking car windows, not to mention the danger to the perpetrators themselves when they try to climb over the Square Garden railings.

All of the points raised above constitute a public nuisance and, therefore, I insist that my concerns are accepted as valid representation against granting the liquor licence. Surely, the Council has a duty to protect the older residents in their borough from disturbed nights and intimidating rowdy behaviour that usually accompanies excessive alcohol consumption by the young.

I look forward to a positive reply.

Yours sincerely
Krystyna Deuss

9.

From: Valentina Giacinti

Sent: Wednesday, April 10, 2024 5:58 PM

To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>

Subject: Representation for the new application @ 124c & 126 King's Road, SW3 4TR.

Please consider my previous representation for this new application with the correct address.

Regards,

Arch. Valentina Giacinti AADipl

Thank you for your representations, which have now been received.

Below is the record of your form submission

Objector Name: Valentina Giacinti

Postal Address: King's Road, SW3

Email Address:

Case number: LICPR/24/339898/01

Premises address: [126 King's Road, LONDON](#)

Application Type: Grant of premises (S17)

Representations:

As resident of [xx King's Rd](#) my family and I are most affected by this application.

I am here to raise my strong objections to this scheme and I wish to express my concerns regarding the potential negative impact it could have on our neighbourhood.

One of the main beauties of our neighbourhood is that it has the perfect balance between a buzzing retail life during the day and peace and quite to be enjoyed in the evening by the residents.

This stretch of the King's Rd, at the junction between the Chelsea Conservation Area and the Royal Hospital Conservation area, is not a nightlife hotspot and it shouldn't be turned into one.

This is a place for high-worth, prestigious and respectable residential dwellings, as well as mixed used premises with retail and residential portions.

My primary objection lies in the proposed operating hours of the establishment, which extend late into the evening and on Sundays. These hours are unacceptable and would undoubtedly lead to increased noise, traffic, and disturbances in the area, with people outside in the street talking and

smoking till late, jeopardising the peace and safety of residents like myself and my family.

The licence is requested for 126 but given that the coffee shop at 126 is now amalgamated with 124a the extent of the aggravation will be double than expected. The expanded premises would attract a larger crowd, exacerbating the disturbances and inconvenience faced by nearby residents by catering for a much larger crowd than what we are made to believe at present.

My door is right in between the two units and I will be dreading coming home in the evening, alone or with my child, and having to go through intoxicated people hoping not to get into any trouble and then going upstairs and having to endure the noise and the clamour whilst we are trying to sleep and lead a normal family life.

Furthermore, this is only the beginning of a bigger scheme that has to be nipped in its bud because it will otherwise have very grave consequences on our neighbourhood, our security and the value of our properties.

In the past few years this company CEM KINGS ROAD SAGL (aka BRANDY MELVILLE, aka GALT ONE, aka SAY ONE, aka CEM ST MARTIN, aka TOCQUEVILLE etc.etc.) has been buying freeholds around this area as if they were bananas at the farmer's market.

If at any point there would have been a proposed scheme that was going in the direction of regeneration and requalification of this area I would have been, gladly, the first person to support them 100%.

Sadly, since they have owned the premises around here (n°124, n°126, n°128, n°138, n°61, n°67, n°144, n°146 etc. etc.) the buildings have been left deserted, derelict and in a grave state of decay and disrepair, with grave damage to area, the residents community that has been dissipated and the image of our neighbourhood.

The licence at 124-126 is just the tip of the iceberg as then there will be a development at n°138 (former Santander) for probably more restaurant, pizzeria, bar with alcohol and food and more bar/coffee and what not at n°61.

Practically, this otherwise quiet and civilised corner of Chelsea, will be turned into the Bermuda triangle of nightlife, killing the resident community, the value of all our properties and making us all unsafe.

This liquor licence application is just the beginning of a larger scheme that threatens to undermine the character and safety of our neighbourhood. As future developments are planned for nearby properties, it is imperative that the authorities consider the cumulative impact on our community and take decisive action to protect our heritage and quality of life.

I encourage everyone at the RBKC from the politicians, to the planning, to the licencing department to look at the bigger picture of what is in the making and take into very serious consideration the protection of our heritage, conservation areas and local communities.

In faith,

Valentina Giacinti

10.

From: FRANCES DARTFORD

Sent: Monday, April 15, 2024 4:33 PM

To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>

Subject: Fwd: New Grant- St George Coffee-339898

Thank you for your notice below confirming the correct address of the premises as 124C and 126 Kings Road, SW3 4TR.

In turn, I confirm that we wish for our previous representation of 26th March 2024, still stands therefore record this objection and advise please.

With thanks

Frances Dartford

Wellington Square is a quiet residential square. Should this licence be granted for the close premises, it is likely to bring drunken disorder and possible crimes into the square. The pavements are narrow and large groups of customers spilling onto the pavements and likely the square will endanger public safety including children and buggies being forced onto the busy King's Road. It is likely that late night revellers from a wine bar will enter the square, including likely drug dealing, causing public nuisance. It seems that either of the applicant's properties could be included in their application. This would be an even worse scenario for Wellington Square. The owners of no 3 Wellington Square, being close to King's Road, adamantly object to any licence being granted for serving alcohol and operating as a wine bar. There are already enough such outlets in the area.

11.

From: Clodagh Beale

Sent: Tuesday, April 16, 2024 10:43 PM

To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>

Subject: Fw: New Grant- St George Coffee-339898

As noted in your mail of 4 April, please assign the following objection to the revised address below for case number LICPR/24/339898/01

Many thanks

Objector Name: Clodagh Beale

Postal Address:

Wellington Square, London SW3

Email Address:

Case number: LICPR/24/339898/01

Premises address: 124c & 126 King's Road, SW3 4TR

Application Type: Grant of premises (S17)

Representations:

I object on the grounds that there will be an increase in drunken/disorderly behaviour and noise, which could result in greater levels of crimes or disorder in the immediate area in evenings as well as public nuisance from increased noise in the evening in a residential area.

12.

From: t.ffytche

Sent: Thursday, April 18, 2024 2:55 PM

To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>

Subject: 124c & 126 Kings Road,

Dear Mrs Rizik

Re: 124c & 126 Kings Road, SW3 4TR. Ref: LICPR/24/339898

In August 2022 I registered my strong objections to the application by Tocqueville Kings Ltd for a Premises Licence to sell alcohol at 126 Kings Road and now that they have re-applied I wish to repeat my objections even more strongly. The reasons are similar but the situation has now significantly altered as the building has expanded to include 124c Kings Road as part of the St. George Coffee complex. After the application made earlier this year several local residents met with representatives of the applicants and were informed that the intention was to create a wine bar serving a small amount of food with extended opening hours.

The creation of such an enterprise, not obviously of any benefit to local residents, in the narrowest stretch of the Kings Road will have an impact on the privacy and family life of all of us who live in the vicinity, particularly the residents in Wellington Square where Tocqueville Kings Limited already has had an application agreed by the Council Applications Committee to convert 61 Kings Road (on the western corner of the Square) into a second St. George Coffee. There are therefore likely to be more delivery vans either at night or blocking the traffic in the day, increased parking and rubbish, together with the nuisance caused by customers discarding items of food and drink throughout opening hours and the noise of people congregating on the narrow pavement when leaving the premises at closing time.

I am sure that the Council will be aware that the nearby retail clothes shop **Brandy Melville**, which has recently received very uncomplimentary reviews in the national and international press is owned by the same company applying for this alcohol licence. The proximity of these two linked premises, one whose customers are almost exclusively teenage girls, the other whose business is to sell alcohol for consumption on site, is not a healthy one.

One also wonders at the Council's policy of allowing the director of this Company, not known for his philanthropy, to buy up and keep empty several properties in an area of the Kings Road already well-served with food outlets and coffee shops.

Yours sincerely,

Timothy ffytche LVO, FRCS, FRCOphth.

Wellington Square, London, SW3

13.

From: Frank Cordes

Sent: Friday, April 19, 2024 4:13 PM

To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>

Subject: Re: St George Coffee- 126 King's Road- 339898

****Re: Premises Licensing for St George Coffee, 126 King's Road, LONDON, SW3 4TR, Case Number: LICPR/24/339898/01****

Dear Elizabeth -

I am writing to resubmit my representation regarding the application for a premises license by St George Coffee. I appreciate the feedback provided on my previous submission and have revised my concerns to align directly with the Licensing Act 2003 objectives.

****1. Prevention of Crime and Disorder:**** The introduction of a bar serving alcohol until late in the evening is likely to lead to an increase in crime and disorder. This area has historically been a quiet square, and the introduction of alcohol and late-night activity may lead to increased instances of public intoxication, potential altercations, and disturbances. Such activities can deteriorate the safety and orderliness of our neighborhood.

****2. Public Safety:**** The operation of a bar, particularly with the extended hours proposed (until 10:30 PM on weekdays and 9:30 PM on Sundays), poses significant public safety risks. The egress of potentially intoxicated patrons late at night will likely increase the risk of accidents and injuries, both from vehicular traffic and pedestrian congestion. This concern is exacerbated by the proximity of the bar to residential areas, including homes of families with children.

****3. Prevention of Public Nuisance:**** The noise, increased foot traffic, and general upheaval associated with a bar environment will significantly impact the residential quality of life in Wellington Square. The noise pollution from patrons, music, and crowd management activities are likely to disrupt the peaceful enjoyment of our homes, especially during late evening hours.

****4. Protection of Children from Harm:**** The proximity of the proposed bar to family residences and the likely exposure of children to alcohol consumption and intoxicated behaviors is deeply concerning. The presence of an alcohol-serving venue within such close proximity to homes and potentially visible to children could have a negative impact on their safety and general well-being.

Given these points, I strongly urge the Licensing Committee to consider the potential adverse impacts of granting this license on our community and especially on the vulnerable populations such as children. It is imperative that these concerns be addressed to ensure that the licensing objectives are upheld.

I trust that this representation meets the necessary criteria and provides substantial grounds to reconsider the application in light of the serious concerns raised by myself and other residents.

****Kind Regards,****

Frank Cordes

Wellington Square , SW3

14.

From: licensing@rbkc.gov.uk <licensing@rbkc.gov.uk>

Sent: Friday, April 19, 2024 4:19 PM

To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>;

Subject: Licensing - Website Objection:

Thank you for your representations, which have now been received.

Below is the record of your form submission

Objector Name: Geraint Hughes

Postal Address:

Wellington Square, SW3

Email Address:

Case number: LICPR/24/339898/01

Premises address: 126 King's Road, LONDON

Application Type: Grant of premises (S17)

Representations:

I object to the proposed grant of licence as I consider that the addition of a further premises selling alcohol in this area will contribute to further:

crime and disorder - including potential crimes against the person and drug taking;

public safety - for the above reasons and given the narrowness of the pavement outside the premises;

the prevention of public nuisance - through potential noise and unruly behaviour; and

issues affecting the protection of children from harm disturbance and public nuisance in an area with a significant number of residents.

15.

From: John Richardson

Sent: Thursday, April 25, 2024 4:46 PM

To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>

Subject: New Grant- St George Coffee-339898 124C Kings Rd, SW3

I am objecting to this liquor licensing application.

There has been for some years a continuing erosion of the Kings Road commercial retailer mix of supermarkets, food stores, clothes retailers .chemists etc. This residential area is now saturated with coffee shops and sandwich bars not to mention McDonalds. This latest application now adds the dangerous possibilities of alcohol consumption on the pretext of selling coffee. I see that this application is the first from this Company who also own a number of other coffee shops !! So is this the first application of many if successful.

There are already too many coffee shops in the Wellington Square area sharing space with pedestrians on narrow pavements. This has created Crowding particularly at weekends with pedestrians being forced to use the Kings Rd as a walkway to avoid the inevitable crowds drinking coffee and chatting outside the cafes.

The Council has an obligation under its bye laws to safeguard the interests of residents when considering liquor licensing applications. These interests will be prejudiced by:

Increased parking demands particularly in Wellington Square, Markham Square, Bywater St and Smith St where there is frequent illegal parking and not enough parking for the residents. I annoyingly have to rent a garage for my vehicle as parking can be impossible for residents at certain times.

There will also be more intoxicated patrons trying to exit through the Square late at night unaware that it is a cul de sac. No one ever sees the sign ! These people are noisy and sometimes aggressive.

The prospect of drug dealers frequenting the immediate area a la Paultons Square which is adjacent to licensed premises is a huge concern.

Wellington Square is already under a great deal of pressure from pedestrians who try to use residents entrance steps as places to consume McDonalds/sandwiches/Joe & The Juice drinks, and cars that park up then throw their food cartons, wrappers half eaten hamburgers and sauce capsules etc on to the road or even in the basements . I am one of many Square residents that clean up almost daily. The Council does a good job of cleaning the Square but simply cannot cope 24/7.

Deliveroo/Uber eats bikers now use the bottom of the Square to park whilst they pick up food collections and leave their rubbish next to the florist shop.

All in all Wellington Square is treated as a rubbish tip by the careless attitude of passers by. This application will further prejudice our diminishing quality of life in the Square. Please also note that we are Grade 2 listed and as such are only allowed single glazing thus contributing to the noise levels of extra footfall, car noise and bottle noise from waste disposal late at night.

16.

From: Unni Stene-Spiller

Sent: Saturday, April 27, 2024 5:25 PM

To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>

Subject: Fwd: Licensing - Website Objection:

As requested I am writing to confirm that I should like this objection to stand for 124C & 126 Kings Road SW3

Thank you for your representations, which have now been received.

Below is the record of your form submission

Objector Name: Unni Stene-Spiller

Postal Address:

Woodfall Street, SW3

Email Address:

Case number: LICPR/24/339898/01

Premises address: 126 King's Road, LONDON

Application Type: Grant of premises (S17)

Representations:

I object to this licence because being able to serve alcohol 7 days a week until late will inevitably make the area less safe and increase public nuisance. I have 2 grandchildren and establishments where alcohol is served and where customers can drink outside definitely creates a threatening noisy environment which is frightening for youngsters.

It's completely inappropriate for this very public part of the Kings Road.

17.

From: [David Spiller]

Sent: Saturday, April 27, 2024 5:27 PM

To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>

Subject: Re: St George Coffee- 126 King's Road- 339898

I am writing to confirm that I would like my previous objection to stand.

Kind regards

Postal Address:

Wellington Square, SW3

Representations:

Yet another coffee shop really isn't a positive development for this part of the Kings Road. More importantly the premises shouldn't be granted a license as it will be noisy for residents and encourage antisocial behaviour. We already have issues with noise. Why do you want to turn a nice residential area into yet another soulless noisy high street and thereby drive out residents. It's a mistake and the full implications haven't been properly considered.

18.

From: licensing@rbkc.gov.uk <licensing@rbkc.gov.uk>

Sent: Sunday, April 28, 2024 4:16 PM

To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>;

Subject: Licensing - Website Objection:

Thank you for your representations, which have now been received.

Below is the record of your form submission

Objector Name: Aalexander Cahursky

Postal Address:

Wellington square

Email Address:

Case number: LICPR/24/339898/01

Premises address: 126 King's Road, LONDON

Application Type: Grant of premises (S17)

Representations:

The drinking whole is to big for this part of Kings road
in front two residential and beautiful square pavments are to narrow traffic is very havy hot
wheather they will be on the other side of the road noise broken glasses dangeros for dogs
Clogg parking spaces

Place to big pavment to narrow traffic very havy crossing the street and drinking on the other side
making noise in residantional area noise and broken glasses very few parking spaces

19.

From: licensing@rbkc.gov.uk <licensing@rbkc.gov.uk>

Sent: Sunday, April 28, 2024 7:30 PM

To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>;

Subject: Licensing - Website Objection:

Thank you for your representations, which have now been received.

Below is the record of your form submission

Objector Name: Paul McWilliam

Postal Address:

Wellington Square, SW3

Email Address:

Case number: LICPR/24/339898/01

Premises address: 126 King's Road, LONDON

Application Type: Grant of premises (S17)

Representations:

As a resident with teenage daughters who lives close to the subject premises, I strongly object to this premises licence application on the grounds that it contravenes all four statutory licensing objectives due to the nature of the applicant, the location of the premises and the proposed DPS, as follows:

The Protection of Children from Harm

The granting of this licence would create a foreseeable and substantial risk of harm to children.

St George Coffee is part of the clothes brand Brandy Melville which is popular with pre-teen/teenage girls and 'St George' branded merchandise are offered for sale on the Brandy Melville website (<https://uk.brandymelville.com/products/katherine-st-george-cap-4>). Brandy Melville products and marketing merchandise are also currently displayed in the coffee shop. This connection is formally evidenced by the records held by Companies House which show that the two non-corporate directors of Brandy Melville UK Ltd, Alfonso Sarracino and Maude Kermabon, are respectively the sole director and the ultimate owner of the applicant, Tocqueville Kings Ltd.

Given the close association between the Brandy Melville pre-teen clothes brand and the St George coffee shop, it is highly likely that pre-teen/teenage girls are and will be particularly attracted to the St George coffee shop as a 'cool' venue to partake of food and soft drinks. The granting of this licence would therefore have the foreseeable result of children of any age, and pre-teen girls in particular, sitting alongside alcohol drinking adults potentially until 10:30pm, resulting in a high risk of harm to such children (who have innocently visited the venue to enjoy a soft drink). In addition,

the granting of this licence to a Brandy Melville group company would encourage Brandy Melville's pre-teen/teen clientele to see alcohol drinking as 'cool' given that alcohol drinking would now be associated with one of their favourite clothes brands. Given the premises are already well known to be closely associated with the Brandy Melville brand, it is impossible for this application to meet the 'Protecting Children from Harm' licensing objective. If the sub-committee were to grant this licence, then it would clearly have the appearance that RBKC councillors are endorsing and encouraging alcohol drinking by pre-teen girls, which I imagine are not the type of headlines that the licensing sub-committee would like to generate or to have to defend.

Even if access to the premises was limited to 18+ only patrons, the granting of this licence would still create the impression that alcohol drinking is 'cool' in the eyes of Brandy Melville's young and impressionable clientele.

Public Safety

The premises are located on a busy road with only a narrow pavement available at the exit from the premises. Consequently, it is impossible for a large number of (inebriated) patrons to simultaneously disperse from the venue without spilling onto the road and into the path of the passing traffic. It is foreseeable and inevitable that the granting of this licence would eventually result in the death of, or injury to, patrons as they leave the venue en masse at closing time due to collisions with passing traffic.

Given the location of the premises and the narrowness of the adjacent pavement, there would appear to be no mitigating steps that could be taken by the applicant that would ensure that the patrons could habitually disperse safely from the venue. In particular, on busy evenings, it will be impossible for the applicant to satisfy their proposed condition 2 (all patrons shall be off the Premises, no later than 30 minutes after the end of the permitted hours ...) without large numbers of patrons filling the pavement outside the premises and forcing passers-by/dispersing patrons to step off the pavement and into the path of the passing traffic.

The Prevention of Public Nuisance

There are many private residences located above and opposite the premises and the granting of this licence would result in significant noise and nuisance to the residents of these properties. The residents of the flats in 126 King's Road and Mitre House, which lie immediately above the premises, will be very directly disturbed by the noise of the patrons and music throughout each evening and in particular as the patrons disperse at 10:30-11pm (and later on temporary event dates), whereas currently the coffee shop operates only until 6pm.

The premises were previously a clothes shop and hair salon and the frontage consists wholly of glass panels and glass doors which obviously provides absolutely no noise insulation. Consequently, the noise of voices and music from inside the venue will be clearly heard by myself and other residents of the private houses in Wellington Square which lies opposite, as well as in the flats above the bar. In addition, each time either of the doors to the premises are opened the noise will carry outside unimpeded, since there are no internal lobbies at either entrance.

As highlighted above, the pavement outside the premises is very narrow and at closing time there will not be sufficient room for the dispersing patrons to congregate solely on this (North) side of the King's Road. Consequently, the dispersing patrons will inevitably congregate in large numbers at the top of Wellington Square opposite, while they say their goodbyes and order taxis to take themselves home. This will result in the residents of Wellington Square being plagued with the noise of drunken banter and car doors being slammed until 11pm and beyond on most nights. In addition, many of

these taxis will no doubt also drive around the Wellington Square cul-de-sac rather than U-turn in the King's Road, creating further late-night disturbance to the residents of Wellington Square. Similarly, given the narrowness of the pavement outside the premises, the smokers from the venue will, no doubt, congregate throughout the evening on Wellington Square, and perhaps even sit on the doorsteps of my house, while also leaving their cigarette waste behind them.

In a more extreme scenario, if the inexperienced DPS/management results in the anti-drug taking policy at the premises being poorly enforced this could result in drug dealers loitering in the darker corners of Wellington Square to service the patrons of the bar. I understand Paulton Square has suffered from such problems in the past due to its proximity to Raffles on the King's Road.

In summary, the location of the premises being below and opposite many private residences means that the granting of the licence would result in a significant public nuisance in contravention of this statutory licensing objective.

Prevention of Crime and Disorder

The designated premises supervisor (DPS) named in the application, Luca Centaro, according to his apparent LinkedIn profile, is currently a Senior Manager at the clothes retailer Brandy Melville and has no prior experience of managing a bar. The lack of bar management experience of the DPS clearly increases significantly the risk of crime and disorder at the premises. Consequently, the licensing objective of prevention of crime and disorder cannot be met with such a novice DPS.

In addition to the statutory licensing objectives discussed above, the RBKC Statement of Licensing Policy states at section 3.9:

"The Council has a duty under Article 8 of the European Convention on Human Rights to protect the rights of its residents to privacy and family life. The Council also acknowledges the rights of businesses in its area to operate, but this must be balanced against the rights of residents not to be disturbed by unreasonable noise and nuisance caused by licensed premises."

The granting of this premises licence would clearly contravene the Council's duty under Article 8 since the operation of these premises as a bar closing at 10:30pm (or later on temporary event days) would have a substantial adverse impact on myself and other local resident's privacy and family life on a near daily basis, as described in detail under the Prevention of Public Nuisance heading above.

Finally, the plan which accompanies the application clearly shows a bar area being created at the premises and the applicant's solicitor stated at a meeting with the deputy leader of the Council and residents on 22nd March 2024 that patrons would be able to purchase alcoholic drinks without food at the premises if the licence is granted. (The applicant's proposed condition that alcohol will only be served by waitresses to seated patrons will be impossible for the Licensing Authority to monitor and enforce on a day-to-day basis). The sole director of the applicant, Alfonso Sarracino, is also one of the two directors of CEM Kings Road SAGL which was granted planning permission on 15th March 2024 to convert the shop premises at 61 King's Road (opposite St George Coffee) into a coffee shop with signage of 'St George' (CA/23/05427). It would therefore appear that the applicant intends to relocate the St George Coffee Shop to the premises at 61 King's Road and operate the premises at 124c and 126 King's Road solely as a bar.

In summary, this application appears to be a deceptive attempt by the applicant to obtain a licence for a large bar adjacent to a residential enclave, under the pretext that it is just an extension of the current operation of a coffee shop, which will then be relocated, leaving the premises to operate solely as a bar.

In this context, I would ask that the licensing sub-committee take into consideration that any grant of this premises licence would result in a change of use of the premises from the current Class E (b) use 'Sale of food and drink for consumption (mostly) on the premises' to a drinking-led establishment with the Sui Generis use class of 'Drinking establishments with expanded food provision', which would require planning permission. If the committee is minded to ignore the strong arguments against granting this application outlined above, then I would request that any licence approval includes a condition that planning permission is obtained for the change of use before the licenced activity commences (or confirmation is obtained from the Director of Planning that no change of use approval is required).

In conclusion, I would strongly urge the licensing committee to refuse this application given that it contravenes each and every statutory licensing objective, as described in great detail above, and exposes the sub-committee to being seen as promoting alcohol drinking by pre-teen/teenage girls.

20.

From: licensing@rbkc.gov.uk <licensing@rbkc.gov.uk>

Sent: Monday, April 29, 2024 1:27 PM

To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>;

Subject: Licensing - Website Objection:

Thank you for your representations, which have now been received.

Objector Name: Wilailuk Okanurak

Representations:

Please consider my previous representations below in relation to the Premise Licence application for 124c and 126 King's Road, London SW3 4TR with reference LICPR/24/339898/1

Below is the record of your form submission

Postal Address:

29 Wellington Square, SW3 4NR

Representations:

Granting the approval to this application will cause a number of issues to the surrounding areas including Wellington Square which has been maintained in great condition to be a great square on King's Road. Allowing the applicant to open a bar will unavoidably create public nuisance and safety issue to residents in nearby areas. Given that there are a lot of families living in the area with small and young children, having a bar in the middle of King's Road area will change the culture of living area of the King's Road. I have a lot of concerns on negative impacts and results from granting a licence for this application and find it very difficult to justify that licensing objectives can be satisfied.

21.

From: julien bahurel

Sent: Monday, April 29, 2024 5:53 PM

To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>

Subject: 124c & 126 King's Road, SW3 4TR

Hi Elizabeth,

my previous representation still applies
Best

julien bahurel

Postal Address:

Wellington Square, London SW3

Case number: LICPR/24/339898/01

Premises address: 126 King's Road, LONDON

Application Type: Grant of premises (S17)

Representations:

This is a residential neighborhood and as much as we understand they can operate during the normal business hours we see clear risks of nuisance, poor behavior, safety risks as alcohol will be served until late "The Council has a duty under Article 8 of the European Convention on Human Rights to protect the rights of its residents to privacy and family life. The Council also acknowledges the rights of businesses in its area to operate, but this must be balanced against the rights of residents not to be disturbed by unreasonable noise and nuisance caused by licensed premises."

i strongly object personally and as the association for wellington square residents

Best Regards

22.

From: licensing@rbkc.gov.uk <licensing@rbkc.gov.uk>

Sent: Monday, April 29, 2024 10:31 PM

To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>;

Subject: Licensing - Website Objection:

Thank you for your representations, which have now been received.

Below is the record of your form submission

Objector Name: Niels C Kirk

Postal Address:

Wellington Square, SW3

Case number: LICPR/24/339898/01

Premises address: 126 King's Road, LONDON

Representations:

Objection as:

1) we simply do not need another coffee shop/wine bar on the King's Road. We already suffer from increased footfall/spillover into Wellington Square due to existing beverage/food establishments (King's Road has become more of less a food/beverage court). We have seen an increase in antisocial behaviour and litter. The addition of a late night wine bar would further amplify these issues, especially after closing times;

2) As above, we have already experienced an increase in antisocial behaviour; litter; and general loitering around our houses from existing food/beverage establishments. Further late night food and beverage establishments will only increase the potential for greater disorder and jeopardise the safety of residents, especially later in the evening. Plus we seriously doubt the envisaged 25 year old age check "policy";

3) any further food and beverage establishments in this section of the King's Road will only increase the burden on infrastructure (litter; parking; blocking roads by double parking of delivery vans King's Road and Wellington Square); as well as increase noise pollution/disruption at a time when residents/households, including those with children, appreciate tranquility as the case today without an late night alcohol serving establishment nearby; and

4) there are a number of children inhabiting Wellington Square and surrounding neighbourhoods. The applicant seeks a license to serve alcohol, which in no way is beneficial to children - in fact not only will we see an increase in antisocial behaviour and issues as above, we will no doubt see increased traffic from taxis, Ubers, and private vehicles in the area making it dangerous for children as well as all pedestrians at all hours.

23.

From: Anand Sambasivan

Sent: Tuesday, April 30, 2024 8:32 AM

To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>

Subject: Fwd: Licensing - Website Objection:

Hello. I'd like to sustain my previous objection (below) to 124c and 126 Kings Road. Please can you confirm receipt. Thanks ! Anand

Postal Address:

Wellington Square, SW3

Representations:

Dear Sir / Madam

I live at xx Wellington Square, directly opposite the venue, about 100 ft away.

I am with my wife and 5 year old daughter. My daughter's bedroom is closest to the proposed bar, closing at 10:30pm. Given her early bed times, the noise would make it especially difficult to sleep.

Granting this alcohol license would have a very serious detrimental impact to my family life and privacy. I please request that it isn't granted.

Thanking you

Anand Sambasivan

24.

From: Yvonne Stone

Sent: Tuesday, April 30, 2024 1:13 PM

To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>

Subject: Fwd: Licensing - Website Objection:

Please consider my previous representation below in relation to the Premise Licence application for 124c and 126 Kings Road London SW34TR with reference LICPR/24/339898/1.

In addition, having attended the meeting held last month with the applicant and his lawyers I was perturbed to learn that he has no experience of operating bars and managing the associated potential for drug taking or disorderly behaviour.

In addition I am concerned about the management of patrons who will loiter on the pavement outside the premises in terms of noise late at night and possible traffic accidents.

I am not confident that the applicant will prevent a public nuisance when patrons congregate in Wellington square at closing time.

After 6 pm this residential area is peaceful and the opening of bars will be absolutely detrimental to the residents to enjoy our homes without noise and disruption.

I observed during the meeting that the applicant was disengaged with the process and appeared to be bored with the whole procedure which no doubt is a box ticking exercise for him. He has no connection with our community and is not concerned about our peace and well being but purely in his commercial gain.

I strongly object to this application.

Kind regards.

Yvonne Stone

Sent from my iPhone

Representations:

As the premises are opposite our Square which is a quiet residential space the potential for noise and drunken behaviour would be unacceptable.

This establishment applying for a liquor licence, is in a primarily residential area which we residents share with small businesses, mostly in harmonious balance. However, the granting of a licence to serve alcohol will change the delicate relationship bringing noise, potentially aggressive behaviour and possibly increased crime to our neighbourhood. The pressure on parking will be increased as will the number of people using the already crowded pavement space. Many of us are pet owners who enjoy walking our dogs on the pavements in the evenings without the added pressure of people spilling out onto the pavement from the bar as they inevitably will. There are plenty of pubs in the neighbourhood to cater for all needs - how about we support them?!

25.

From: licensing@rbkc.gov.uk <licensing@rbkc.gov.uk>

Sent: Monday, April 29, 2024 4:54 PM

To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>;

Subject: Licensing - Website Objection:

Thank you for your representations, which have now been received.

Below is the record of your form submission

Objector Name: Mélanie Young

Postal Address:

Wellington Square, SW3

Email Address:

Case number: LICPR/24/339898/01

Premises address: 126 King's Road, LONDON

Application Type: Grant of premises (S17)

Representations:

This establishment applying for a liquor licence, is in a primarily residential area which we residents share with small businesses, mostly in harmonious balance. However, the granting of a licence to serve alcohol will change the delicate relationship bringing noise, potentially aggressive behaviour and possibly increased crime to our neighbourhood. The pressure on parking will be increased as will the number of people using the already crowded pavement space. Many of us are pet owners who enjoy walking our dogs on the pavements in the evenings without the added pressure of people spilling out onto the pavement from the bar as they inevitably will. There are plenty of pubs in the neighbourhood to cater for all needs - how about we support them?!