

We are local residents and we object to the Application for a premises licence for number 53 Stoats Nest Road Coulsdon CR5 2JJ for the following reasons: -

1. Crime and disorder

We are concerned that this Application to sell alcohol will attract criminals to what is a residential area. Once burglars start to suspect that alcohol is on the premises, which is a suburban house – the middle house in a terrace of three houses – the property will inevitably become a target for burglars. The Application says that any incidents of a criminal nature will be reported to police ie after the event. This is hardly reassuring and an increase in crime statistics for the area will adversely affect the value of neighbouring properties.

Crime is already a problem in the area. For example, on 20 April 2020 Coulsdon police reported: "At the end of March there were numerous break ins of garden sheds on Caterham Drive. Unfortunately, there have been more over the weekend on Chaldon Way."

The Application states that the Licensee will install comprehensive CCTV coverage at the premises. Cameras must be sited to observe the entrance and exit doors both inside and outside but to a burglar, who hides his/her identity behind a mask with head covered by a hood, this is not sufficient deterrent.

The Application states that the Licensee must display signage to advise that CCTV is in operation. The establishment of a business at number 53 will inevitably lead to signage, which neighbours find objectionable. By signage, we mean signs warning that you are being recorded by CCTV and signs which are advertisements for the business. This signage will increase the awareness of criminals that there is alcohol in that property.

The rear of the property backs onto allotments. The allotments are obviously not illuminated and at night, under cover of darkness, provide an ideal escape route for criminals.

As well as advertising by signage, we are also concerned by advertising in the form of labels and packaging. According to the advertisement in the local newspaper the name of the premises is Ceren Vermouth. I note a Facebook post for Ceren Vermouth on 17 April that "new labels have arrived for our sweet Rooibos vermouth." There is already a website: www.ceren.co.uk. We are concerned that the advertising will attract crime and disorder to the address of the premises.

We would advise the Applicant to rent a warehouse unit on a secure site, such as an industrial estate. There are many such sites currently on the market in the Croydon area.

2. Public nuisance

The applicant is proposing to use his house for business purposes in what is a residential area. We live at ■ Stoats Nest Road and ■ Stoats Nest Road and the title deeds for our properties (as well as the title deeds held at The Land Registry for no. 53) state that: "No house erected on the land shall be used for any purpose other than that of a private residence. No house shall be let out in flats nor shall any trade or business be carried on on the said land nor shall anything be done thereon that shall become a nuisance or annoyance to the adjoining owners." The business of making and selling alcohol is a clear breach of the restrictive covenants.

This vermouth business will increase traffic in the area. There will be more visitors to the property and, although parking exists, it is only available on one side of Stoats Nest Road and parking there is already congested. Note: outside number [REDACTED] one of the adjoining properties, is a disabled parking bay.

Section 15 of the Application sets out the standard days and timings for the supply of alcohol. Monday to Sunday from 9:00 to 17:30 is completely unreasonable and conflicts with the neighbours' right to quiet enjoyment of their property.

3. Public safety

Alcohol is flammable. London Fire Brigade attends numerous alcohol-related fires every year. Number 53 Stoats Nest Road is the middle house in a terrace. In an emergency, a fire engine would have difficulty accessing the rear of the property. The lane which provides access to the rear of the property is too narrow for a fire engine.

The premises have no emergency exit. At the rear of the property is a lane but there is a padlocked gate at the entrance to the lane.

4. The protection of children from harm

The Applicant has two young children and we are concerned that they may not be old enough to understand the warnings of Drink Aware and Alcohol Concern.

Yours faithfully

[REDACTED]

[REDACTED]

Freeholders of [REDACTED] Stoats Nest Road

[REDACTED]

Freeholders of [REDACTED] Stoats Nest Road

We consent to our details being passed on to the Applicant.