

Licensing Sub-Committee

Monday 11 September 2017

10.00 am

Ground Floor Meeting Room G02C - 160 Tooley Street, London SE1 2QH

Membership

Councillor Renata Hamvas (Chair)
Councillor Sunny Lambe
Councillor Adele Morris

Reserves

Councillor David Hubber

INFORMATION FOR MEMBERS OF THE PUBLIC

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Contact

Andrew Weir on 020 7525 7222 or email: andrew.weir@southark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 1 September 2017



Licensing Sub-Committee

Monday 11 September 2017
10.00 am

Ground Floor Meeting Room G02C - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
PART A - OPEN BUSINESS		
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	LICENSING ACT 2003: WATLING STREET BREWERY, 19 PAGES WALK, LONDON SE1 4SB	1 - 38
6.	LICENSING ACT 2003: TONKOTSU, 133 RYE LANE, PECKHAM, LONDON SE15 4ST	39 - 81
ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT		

PART B - CLOSED BUSINESS

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the sub-committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

ANY OTHER CLOSED BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

Date: 1 September 2017

Agenda Item 5

Item No. 5.	Classification: Open	Date: 11 September 2017	Meeting Name: Licensing Sub-Committee
Report Title		Licensing Act 2003: Watling Street Brewery, 19 Pages Walk, London SE1 4SB	
Ward(s) of group(s) affected		Grange	
From		Strategic Director of Environment and Social Regeneration	

RECOMMENDATION

1. That the licensing sub-committee considers an application made by Watling Street Brewery Limited for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Watling Street Brewery, 19 Pages Walk, London SE1 4SB.
2. Notes:
 - a) This application forms a new application for a premises licence, submitted under Section 17 of the Licensing Act 2003. The application is subject to representations from responsible authorities and is therefore referred to the sub-committee for determination.
 - b) Paragraphs 8 to 10 of this report provide a summary of the application under consideration by the sub-committee. A copy of the full application is attached as appendix A.
 - c) Paragraphs 11 to 17 of this report deal with the representations submitted in respect of the application. Copies of the representations submitted responsible authorities are attached to this report in Appendix B. Representations from other persons are attached at Appendix C. A map showing the location of the premises is attached to this report as Appendix D.
 - d) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

BACKGROUND INFORMATION

The Licensing Act 2003

3. The Licensing Act 2003 provides a licensing regime for:
 - The sale of and supply of alcohol
 - The provision of regulated entertainment
 - The provision of late night refreshment.
4. Within Southwark, the licensing responsibility is wholly administered by this council.

5. The Act requires the licensing authority to carry out its functions under the Act with a view to promoting the four stated licensing objectives. These are:
 - The prevention of crime and disorder
 - The promotion of public safety
 - The prevention of nuisance
 - The protection of children from harm.

6. In carrying out its licensing functions, a licensing authority must also have regard to:
 - The Act itself
 - The guidance to the act issued under Section 182 of the Act
 - Secondary regulations issued under the Act
 - The licensing authority's own statement of licensing policy
 - The application, including the operating schedule submitted as part of the application
 - Relevant representations.

7. The premises licence application process involves the provision of all relevant information required under the Act to the licensing authority with copies provided by the applicant to the relevant responsible bodies under the Act. The application must also be advertised at the premises and in the local press. The responsible authorities and other persons within the local community may make representations on any part of the application where relevant to the four licensing objectives.

KEY ISSUES FOR CONSIDERATION

The premises licence application

8. On 18 July 2017 Watling Street Brewery Limited applied to this council for the grant of a premises licence in respect of Watling Street Brewery, 19 Pages Walk, London, SE1 4SB. The premises are described in the application simply as being: "*[A] Brewery Tap Room Bar.*"

9. The application and is summarised as follows:
 - The supply by retail of alcohol (both on and off sales)
 - Monday to Sunday from 10:00 to 23:00

 - The provision of regulated entertainment in the form of live and recorded music (indoors):
 - Monday to Sunday from 10:00 to 23:00

 - Opening hours
 - Monday to Sunday from 09:00 to 23:30

 - Non-standard timings have also been applied for:
 - From the standard start timing on 31 December to the standard start timing on 1 January.
 - From 10:00 to 03:00 (the following morning) on 31 October (Halloween).

 - The proposed designated premises supervisor of the premises is Reece Wood who has a personal licence with the London Borough of Islington.

10. The premises licence application form provides the applicant's operating schedule. Parts A, B, C, E, F, G, H, I, J, K, L, and M of the operating schedule set out the proposed licensable activities, operating hours and operating control measures in full, with reference to the four licensing objectives as stated in the Licensing Act 2003. Should a premises licence be issued in respect of the application the information provided in part M of the operating schedule will form the basis of conditions that will be attached to any licence granted subsequent to the application. A copy of the application is attached to this report in Appendix A.

Representations from responsible authorities

11. Representations have been submitted by the Metropolitan Police (Licensing Division), environmental protection team, trading standards and Licensing responsible authority. All representations from the responsible authorities are available in Appendix B.
12. The Metropolitan Police Service's representation is based upon the licensing objectives of the prevention of crime and disorder and the prevention of public nuisance. The author is concerned that the applicant's current operating schedule does not adequately address the potential for controlling these objectives. Whilst no specifically worded conditions have been requested, it is noted that they have asked the applicant to consider stronger wording to their CCTV condition.
13. The representation from environmental protection team raises concerns in relation to the proximity of the premises to residential properties. There are concerns in relation to the regulated entertainment part of the application that could lead to a nuisance.
14. The representation from trading standards has simply asked for additional conditions, specifically in relation to Challenge 25, namely:
- That a challenge 25 scheme shall be maintained at the premises requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. Valid photographic identification is composed of a driving licence, passport, UK armed services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card.
 - That all staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation at the premises. A record of such training shall be kept / be accessible at the premises at all times and be made immediately available for inspection at the premises to council or police officers on request. The training record shall include the trainee's name (in block capitals), the trainer's name (in block capitals), the signature of the trainee, the signature of the trainer, the date(s) of training and a declaration that the training has been received.
 - That clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.
 - That a register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept / be accessible at the premises at all times. On a monthly

basis, the Designated Premises Supervisor (DPS) shall check the register to ensure it is being properly completed. The DPS shall sign and date the register to that effect and where appropriate take corrective action in a timely manner if the register is not being completed correctly. The register shall be made immediately available for inspection at the premises to council or police officers on request;

- That any children must be accompanied and supervised by a responsible adult. There shall be no children on the premise after 20:00hrs.
15. The licensing authority have requested that the applicant reconsider the hours for regulated entertainment and also an additional condition, namely:
- That off-sales of alcohol shall be supplied in closed and sealed containers to be consumed away from the vicinity of the premises.

Representations from other persons

16. Representations have been received from six other persons, all residents local to the premises. The representations relate to all four of the licensing objectives. The concerns surround the proximity of the premises to residential properties and the potential for associated nuisance with a licensed premises, including noise. These representations are available in Appendix C.

Conciliation

17. The applicant's legal representative was sent copies of the submitted representations. At the time this report was composed, the applicant had not contacted the responsible authorities. From the representations of the local residents, it is clear that they simply do not want another licensed premises in the area therefore conciliation is unlikely.

Premises history

18. The premises has not previously been licensed, there is no licensing history associated with the premises and no complaints have been received.

Deregulation of entertainment

19. On 6 April 2015 entertainment became deregulated and as a result:
- Live unamplified music is deregulated between 08:00 and 23:00 on any premises.
 - Live amplified music is deregulated between 08.00 and 23.00 at on-licensed premises provided the audience does not exceed 500 people, however, live music can become licensable in on-licensed premises if the licensing authority removes the effect of the deregulation following a licence review ('licence review mechanism').

Map

20. A map showing the location of the premises is attached to this report as Appendix D. The following licensed premises are in the immediate vicinity of the premises application:

The Victoria, 68-70 Pages Walk, London SE1 4HL, licenced for:

- The sale of alcohol (both on and off sales):
 - Monday to Thursday from 10:00 to 01:00 (the following day)
 - Friday and Saturday from 10:00 to 01:30 (the following day)
 - Sunday from 12:00 (midday) to 01:00 (the following day)
- The provision of late night refreshment (indoors):
 - Sunday to Thursday from 23:00 to 01:00 (the following day)
 - Friday and Saturday from 23:00 to 01:30 (the following day)
- The provision of regulated entertainment in the form of live music, recorded music and performances of dance (all indoors)
 - Monday to Thursday from 10:00 to 01:00 (the following day)
 - Friday and Saturday from 10:00 to 01:30 (the following day)
 - Sunday from 12:00 (midday) to 01:00 (the following day).

Embassy Café, 188 Grange Road, London SE1 3AA, licensed for:

- The sale of alcohol (on sales)
 - Monday to Saturday from 07:00 to 22:30
 - Sunday from 08:00 to 22:00.
- **Grange Road Off Licence, 170-176 Grange Road, London SE1 3BN**, licensed for:
 - The sale by retail of alcohol (off sales)
 - Monday to Sunday from 06:00 to 23:00.

Southwark council statement of licensing policy

21. Council assembly approved Southwark's statement of licensing policy 2016 - 2020 on 25 November 2015. The policy came into effect on 1 January 2016. Sections of the statement that are considered to be of particular relevance to the sub-committee's consideration are:
- Section 3 - Purpose and scope of the policy. This reinforces the four licensing objectives and the fundamental principles upon which this authority relies in determining licence applications.
 - Section 5 - Determining applications for premises licences and club premises certificates. This explains how the policy works and considers issues such as location; high standards of management; and the principles behind condition setting.
 - Section 6 - Local cumulative impact policies. This sets out this authority's approach to cumulative impact and defines the boundaries of the current special policy areas and the classifications of premises to which they apply. To be read in conjunction with Appendix B to the policy.
 - Section 7 - Hours of operation. This provides a guide to the hours of licensed operation that this authority might consider appropriate by type of premises and (planning) area classification.

- Section 8 - The prevention of crime and disorder. This provides general guidance on the promotion of the first licensing objective.
 - Section 9 - Public safety. This provides general guidance on the promotion of the second licensing objective.
 - Section 10 - The prevention of nuisance. This provides general guidance on the promotion of the third licensing objective.
 - Section 11 - The protection of children from harm. This provides general guidance on the promotion of the fourth licensing objective
22. The purpose of Southwark's statement of licensing policy is to make clear to applicants what considerations will be taken into account when determining applications and should act as a guide to the sub-committee when considering the applications. However, the sub-committee must always consider each application on its own merits and allow exceptions to the normal policy where these are justified by the circumstances of the application.
23. Within Southwark's statement of licensing policy, the premises are identified as being outside of a cumulative impact zone and as situated within a residential area. Relevant closing times recommended in the statement of licensing policy for licensed premises in residential areas are as follows:
- Public houses, wine bars or other drinking establishments:
 - Monday to Sunday: 23:00.

Resource implications

24. A fee of £315.00 has been paid by the applicant company in respect of this application being the statutory fee payable for premises within non-domestic rateable value bands D/E.

Consultation

25. Consultation has been carried out on this application in accordance with the provisions of the Licensing Act 2003. A public notice was published in a local newspaper and similar notices were exhibited outside of the premises for a period of 28 consecutive days.

Community impact statement

26. Each application is required by law to be considered upon its own individual merits with all relevant matters taken into account.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

27. The sub-committee is asked to determine the application for a premises licence under section 17 of the Licensing Act 2003.
28. The principles which sub-committee members must apply are set out below.

Principles for making the determination

29. The general principle is that applications for premises licence applications must be granted unless relevant representations are received. This is subject to the proviso that the applicant has complied with regulations in advertising and submitting the application.

30. Relevant representations are those which:
- Are about the likely effect of the granting of the application on the promotion of the licensing objectives
 - Are made by an interested party or responsible authority
 - Have not been withdrawn
 - Are not, in the opinion of the relevant licensing authority, frivolous or vexatious.
31. If relevant representations are received then the sub-committee must have regard to them, in determining whether it is necessary for the promotion of the licensing objectives to:
- To grant the licence subject to:
 - The conditions mentioned in section 18 (2)(a) modified to such extent as the licensing authority considers necessary for the promotion of the licensing objectives
 - Any condition which must under section 19, 20 or 21 be included in the licence
 - To exclude from the scope of the licence any of the licensable activities to which the application relates
 - To refuse to specify a person in the licence as the premises supervisor
 - To reject the application.

Conditions

32. The sub-committee's discretion is thus limited. It can only modify the conditions put forward by the applicant, or refuse the application, if it is necessary to do so. Conditions must be necessary and proportionate for the promotion of one of the four licensing objectives, and not for any other reason. Conditions must also be within the control of the licensee, and should be worded in a way which is clear, certain, consistent and enforceable.
33. The four licensing objectives are:
- The prevention of crime and disorder
 - Public safety
 - The prevention of nuisance
 - The protection of children from harm.
34. Members should note that each objective is of equal importance. There are no other licensing objectives, and the four objectives are paramount considerations at all times.
35. Conditions will not be necessary if they duplicate a statutory position. Conditions relating to night café and take away aspect of the license must relate to the night time operation of the premises and must not be used to impose conditions which could not be imposed on day time operators.
36. Members are also referred to the Home Office Revised Guidance issued under section 182 of the Licensing Act 2003 on conditions, specifically section 10.

Reasons

37. If the sub-committee determines that it is necessary to modify the conditions, or to refuse the application for a premises licence application, it must give reasons for its decision.

Hearing procedures

38. Subject to the licensing hearing regulations, the licensing committee may determine its own procedures. Key elements of the regulations are that:
- The hearing shall take the form of a discussion led by the authority. Cross examination shall not be permitted unless the authority considered that it is required for it to consider the representations.
 - Members of the authority are free to ask any question of any party or other person appearing at the hearing.
 - The committee must allow the parties an equal maximum period of time in which to exercise their rights to:
 - Address the authority
 - If given permission by the committee, question any other party.
 - In response to a point which the authority has given notice it will require clarification, give further information in support of their application.
 - The committee shall disregard any information given by a party which is not relevant to the particular application before the committee and the licensing objectives.
 - The hearing shall be in public, although the committee may exclude the public from all or part of a hearing where it considers that the public interest in doing so outweighs the public interest in the hearing, or that part of the hearing, taking place in private.
 - In considering any representations or notice made by a party the authority may take into account documentary or other information produced by a party in support of their application, representations or notice (as applicable) either before the hearing or, with the consent of all the other parties, at the hearing.
39. This matter relates to the determination of an application for a premises licence under section 17 of the Licensing Act 2003. Regulation 26(1) (a) requires the sub-committee to make its determination at the conclusion of the hearing.

Council's multiple roles and the role of the licensing sub-committee

40. Sub-committee members will note that, in relation to this application, the council has multiple roles. Council officers from various departments have been asked to consider the application from the perspective of the council as authority responsible respectively for environmental health, trading standards, health and safety and as the planning authority.
41. Members should note that the licensing sub-committee is meeting on this occasion solely to perform the role of licensing authority. The sub-committee sits in quasi-judicial capacity, and must act impartially. It must offer a fair and unbiased hearing of the application. In this case, members should disregard the council's broader policy objectives and role as statutory authority in other contexts. Members must direct themselves to making a determination solely based upon the licensing law, guidance and the council's statement of licensing policy.
42. As a quasi-judicial body the licensing sub-committee is required to consider the application on its merits. The sub-committee must take into account only relevant factors, and ignore irrelevant factors. The decision must be based on evidence, that is to say material, which tends logically to show the existence or non-existence of relevant facts, or the likelihood or unlikelihood of the occurrence of some future event, the occurrence of which would be

relevant. The licensing sub-committee must give fair consideration to the contentions of all persons entitled to make representations to them.

43. The licensing sub-committee is entitled to consider events outside of the premises if they are relevant, i.e. are properly attributable to the premises being open. The proprietors do not have to be personally responsible for the incidents for the same to be relevant. However, if such events are not properly attributable to the premises being open, then the evidence is not relevant and should be excluded. Guidance is that the licensing authority will primarily focus on the direct impact of the activities taking place at the licensed premises on members of the public, living, working or engaged in normal activity in the area concerned.
44. Members will be aware of the council's code of conduct which requires them to declare personal and prejudicial interests. The code applies to members when considering licensing applications. In addition, as a quasi-judicial body, members are required to avoid both actual bias, and the appearance of bias.

The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Other persons must live in the vicinity of the premises. This will be decided on a case to case basis.

45. Under the Human Rights Act 1998, the sub-committee needs to consider the balance between the rights of the applicant and those making representations to the application when making their decision. The sub-committee has a duty under section 17 Crime and Disorder Act 1998 when making its decision to do all it can to prevent crime and disorder in the borough.
46. Other persons, responsible authorities and the applicant have the right to appeal the decision of the sub-committee to the magistrates' court within a period of 21 days beginning with the day on which the applicant was notified by the licensing authority of the decision to be appealed against.

Guidance

47. Members are required to have regard to the Home Office Revised Guidance in carrying out the functions of licensing authority. However, guidance does not cover every possible situation, so long as the guidance has been properly and carefully understood, members may depart from it if they have reason to do so. Full reasons must be given if this is the case.

Strategic Director of Finance and Governance

48. The head of community safety and enforcement has confirmed that the costs of this process are borne by the service.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Licensing Act 2003 Home Office Revised Guidance to the Act Secondary Regulations Southwark statement of licensing Policy Case file	Southwark Licensing, C/O Community Safety & Enforcement, 160 Tooley Street, London SE1 2QH	Kirty Read Tel: 020 7525 5748

APPENDICES

Name	Title
Appendix A	Application for a premises licence
Appendix B	Representations submitted by responsible authorities
Appendix C	Representations submitted by other persons
Appendix D	Map of the local area

AUDIT TRAIL

Lead Officer	Deborah Collins, Strategic Director of Environment and Social Regeneration	
Report Author	Andrew Heron, Principal Licensing Officer	
Version	Final	
Dated	22 August 2017	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team		24 August 2017

18/07/2017

Business - Application for a premises licence to be granted under the Licensing Act 2003

Ref No. 852831

Name of Applicant

Please enter the name(s) who is applying for a premises licence under section 17 of the Licensing Act 2003 and am making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

	Watling Street Brewery
--	------------------------

Premises Details

Non-domestic rateable value of premises in order to see your rateable value click here (opens in new window)

£	315
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises

Premises trading name

	Watling Street Brewery
--	------------------------

Postal address of premises or, if none, ordnance survey map reference or description

Address Line 1	19 PAGES WALK
Address Line 2	
Town	LONDON
County	
Post code	SE1 4SB
Ordnance survey map reference	
Description of the location	Brewery Tap Room Bar
Telephone number	

Applicant Details

Please select the capacity in which you are applying to convert your existing licence

	a person other than an individual (limited company, partnership, etc)
--	---

If you applying as an individual or non-individual please select one of the following:-

	I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
--	---

Other Applicants

Personal Details - First Entry

Name	Watling Street Brewery
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Address - First Entry

Street number or building name	Flat 1, 15
Street Description	Highbury Grange
Town	London
County	London
Post code	N5 2QB
Registered number (where applicable)	09899210
Description of applicant (for example, partnership, company, unincorporated association etc)	Limited Company

Contact Details - First Entry

Telephone number	
Email address	

Operating Schedule

When do you want the premises licence to start?

	16/08/2017
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If you wish the licence to be valid only for a limited period, when do you want it to end?

--	--

General description of premises (see guidance note 1)

	Brewery Tap Room Bar
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Please select the range of the number of people expected to attend the premises at any one time.

	Less than 5000
If 5,000 or more people are expected to attend the premises at any one time. Please state the number expected to attend	

Operating Schedule part 2

What licensable activities do you intend to carry on from the premises?

	(Please see sections 1 and 14 of the Licensing Act 2003 and schedule 1 and 2 to the Licensing Act 2003)
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Provision of regulated entertainment

	e) live music
	f) recorded music

Provision of late night refreshment

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Supply of alcohol

	j) Supply of alcohol
--	----------------------

E - Live Music

Will the performance of live music take place indoors or outdoors or both? (Please read guidance note 2)

	Indoors
--	---------

Please give further details here (Please read guidance note 3)

	occasional unamplified and amplified music provided by solo artists, duos or groups at various times during licensable activities
--	---

Standard days and timings for Live Music (Please read guidance note 6)

Day	Start	Finish
Mon	10:00	23:00
Tues	10:00	23:00
Wed	10:00	23:00
Thur	10:00	23:00
Fri	10:00	23:00
Sat	10:00	23:00
Sun	10:00	23:00

State any seasonal variations for the performance of live music (Please read guidance note 4)

--	--

Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed. (Please read guidance note 5)

	From the standard start timing on 31st December to the standard start timing on 1st January. From 10:00 to 03:00 (the following morning) on 31st October (Halloween)
--	---

F - Recorded Music

Will the playing of recorded music take place indoors or outdoors or both? (Please read guidance note 2)

	Indoors
--	---------

Please give further details here (Please read guidance note 3)

	Occasional amplified music at various times during licensed hours
--	---

Standard days and timings for Recorded Music (Please read guidance note 6)

Day	Start	Finish
Mon	10:00	23:00
Tues	10:00	23:00
Wed	10:00	23:00

Thur	10:00	23:00
Fri	10:00	23:00
Sat	10:00	23:00
Sun	10:00	23:00

State any seasonal variations for playing recorded music (Please read guidance note 4)

--	--

Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment at different times to those listed. (Please read guidance note 5)

	From the standard start timing on 31st December to the standard start timing on 1st January. From 10:00 to 03:00 (the following morning on 31st October (Halloween)).
--	--

J - Supply of Alcohol

Will the supply of alcohol be for consumption (Please read guidance note 7)

	Both
--	------

Standard days and timings for Supply of alcohol (Please read guidance note 6)

Day	Start	Finish
Mon	10:00	23:00
Tues	10:00	23:00
Wed	10:00	23:00
Thur	10:00	23:00
Fri	10:00	23:00
Sat	10:00	23:00
Sun	10:00	23:00

State any seasonal variations for the supply of alcohol (Please read guidance note 4)

--	--

Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed. Please list, (Please read guidance note 5)

	From the standard start timing on 31st December to the standard start timing on 1st January. From 10:00 to 03:00 (the following morning on 31st October (Halloween)
--	--

Please upload the consent form completed by the proposed premises supervisor

	DPS-consent-Watling-Street-Brewery.docx
--	---

Premises Supervisor

Full name of proposed designated premises supervisor

First names	Reece
Surname	Wood

Address of proposed designated premises supervisor

Street number or Building name	██████████
Street Description	██████████
Town	██████████
County	██████████
Post code	██████████

Personal licence number of proposed designated premises supervisor, if any,

Personal licence number (if known)	██████████
Issuing authority (if known)	████████████████████

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (Please read guidance note 8)

	None
--	------

L - Hours premises are open to public

Hours premises are open to the public (standard timings Please read guidance note 6)

Day	Start	Finish
Mon	09:00	23:00
Tues	09:00	23:00
Wed	09:00	23:00
Thur	09:00	23:00
Fri	09:00	23:00

Sat	09:00	23:00
Sun	09:00	23:00

State any seasonal variations (Please read guidance note 4)

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Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed. Please list, (Please read guidance note 5)

	An additional 30 minutes after the non-standard finish timings for the supply of alcohol.
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M - Steps to promote four licencing objectives

a) General - all four licensing objectives (b,c,d,e) (Please read guidance note 9)

	<p>The licensing objectives have been carefully considered taking account of the premises and their location.</p> <p>The proposed premises will promote the licensing objectives in accordance with the Section 182 Guidance.</p> <p>The premises will operate in accordance with all relevant legislation.</p> <p>Details of any measures considered necessary to promote the licensing objectives are contained under the relevant objective below.</p>
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b) the prevention of crime and disorder

	<p>The crime and disorder objective has been considered in the light of the proposed premises.</p> <p>The proposed premises will not have an adverse effect on the crime and disorder objective.</p> <p>The proposed premises will promote the crime and disorder objective in accordance with the Section 182 Guidance.</p> <p>The premises will operate in accordance with all relevant legislation which promotes the crime and disorder objective.</p> <p>The premises will liaise and co-operate with the responsible authorities.</p> <p>Staff will be trained to observe the measures necessary to promote the crime and disorder objective.</p> <p>A CCTV system with recording equipment shall be maintained at the premises and operated with cameras. All recordings used in conjunction with CCTV shall:</p> <ul style="list-style-type: none"> • Be of evidential quality in all lighting conditions • Indicate the correct time and date • Be retained for a period of 31 consecutive days <p>Recorded images must be made available for inspection and downloading immediately upon request to officers of Responsible Authorities.</p> <p>A bound and sequentially paginated incident/accident book or electronic record shall be kept to record all instances of disorder, damage to property and personal injury at the premises. This book/record is to be made available for inspection and copying by the Police and other officers of Responsible Authorities immediately upon request and all such records to be retained at the premises for at least 12 months.</p> <p>Clear notices shall be prominently displayed requesting customers to leave the premises and the area in a quiet and orderly manner.</p> <p>A Challenge 21 scheme shall operate at the premises. Any person who appears to be under 21 years of age shall not be served alcohol unless they produce an acceptable form of identification (passport, driving licence, PASS accredited card or HM Forces identity card).</p> <p>Challenge 21 notices will be displayed in positions within the premises.</p>
--	--

c) public safety

	<p>The public safety objective has been considered in the light of the proposed premises. The proposed premises will not have an adverse affect on the public safety objective. The proposed premises will promote the public safety objective in accordance with the Section 182 Guidance.</p> <p>The premises will operate in accordance with all relevant legislation which promotes the public safety objective including, but not limited to, the Health & Safety At Work etc Act 1974 and associated regulations, the Food Safety Act 1990, the Regulatory Reform (Fire Safety) Order 2005 and the Equality Act 2010.</p> <p>The premises will liaise and co-operate with the Responsible Authorities. Customers will be encouraged to leave the premises in a quiet and orderly manner. Staff will be trained to observe the measures necessary to promote the public safety objective.</p> <p>The necessary fire safety precautions will be installed and maintained.</p>
--	---

d) the prevention of public nuisance

	<p>The public nuisance objective has been considered in the light of the proposed premises. The proposed premises will not have an adverse effect on the public nuisance objective.</p> <p>The proposed premises will promote the public nuisance objective in accordance with the Section 182 Guidance.</p> <p>The premises will operate in accordance with all relevant legislation which promotes the public nuisance objective including but not limited to the Environmental Protection Act 1990 and the Noise Act 1996.</p> <p>The premises will liaise and co-operate with the Responsible Authorities. Customers will be encouraged to leave the premises in a quiet and orderly manner. Staff will be trained to observe the measures necessary to promote the public nuisance objective.</p> <p>The premises will be adequately ventilated to prevent nuisance. Arrangements will be made for the storage and disposal of refuse which do not cause a nuisance.</p> <p>Any noise from the licensable activities provided will be monitored in order to prevent nuisance.</p>
--	--

e) the protection of children from harm

	<p>The protection of children objective has been considered in the light of the proposed premises. The proposed premises will not have and adverse effect on the protection of children objective.</p> <p>The proposed premises will promote the protection of children objective in accordance with the Section 182 Guidance.</p> <p>The premises will operate in accordance will all relevant legislation which promotes the protection of children objective.</p> <p>The premises will liaise and co-operate with the Responsible Authorities. Staff will be trained to observe the measures necessary to promote the protection of children objective.</p> <p>Non-alcoholic drinks will be available.</p>
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Please upload a plan of the premises

	<p>watling-plan.pdf</p>
--	---

Please upload any additional information i.e. risk assessments

--	--

Checklist

	I have enclosed the plan of the premises. I understand that I must now advertise my application. I understand that if I do not comply with the above requirements my application will be rejected.
--	--

Home Office Declaration

Please tick to indicate agreement

	I am a company or limited liability partnership
--	---

Proof of Entitlement to work in the UK

Please upload proof of entitlement to work in the UK

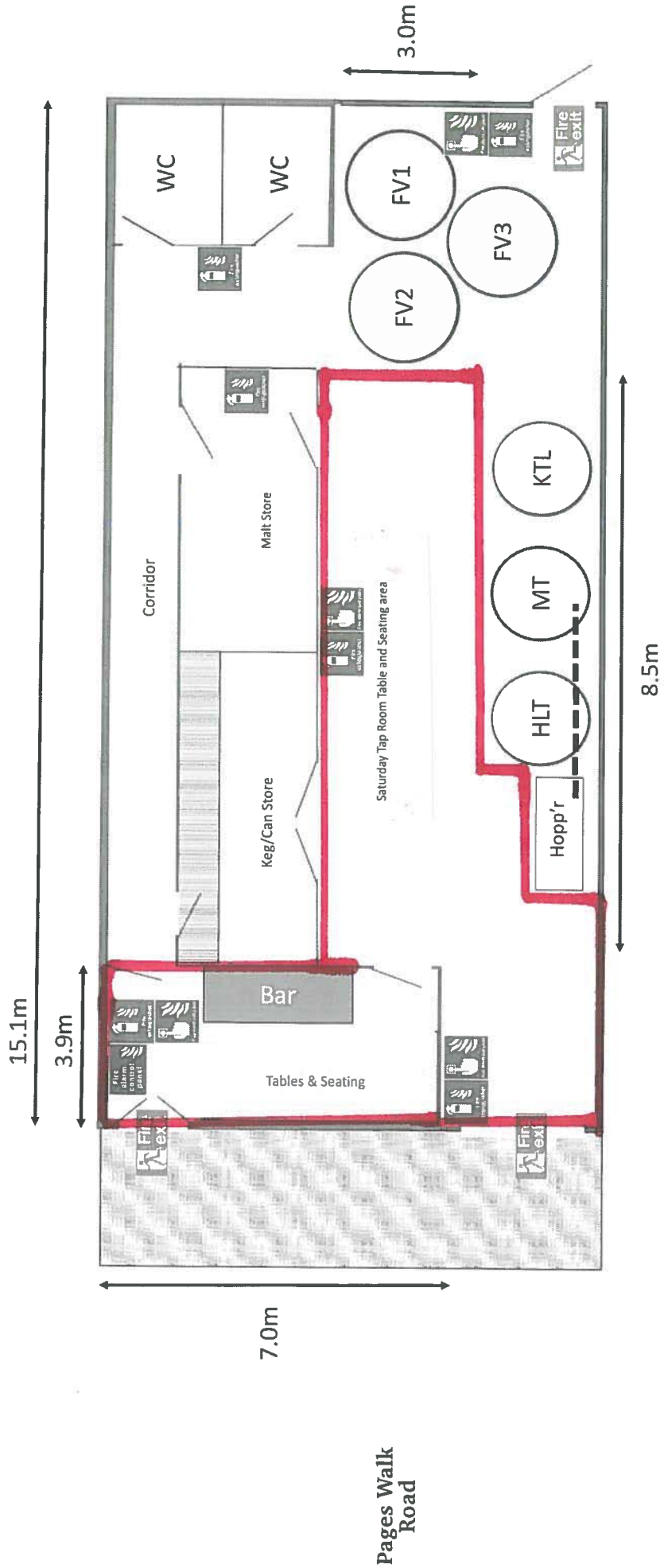
	company-registration.pdf
--	--

Declaration

I agree to the above statement

	Yes
PaymentDescription	200003367072, ,
AuthCode	074120
LicenceReference	ks102 94212
PaymentContactEmail	

The information you provide will be used fairly and lawfully and Southwark Council will not knowingly do anything which may lead to a breach of the Data Protection Act 1998.



Pages Walk Road

Watling Street Brewery
19 Pages Walk
London
SE1 4SB

18 July 2017

Drawing number: 07/17/01

Edged red - areas to be used for the supply of alcohol, provision of regulated entertainment

The location of the fire safety and other safety equipment is subject to change in accordance with requirements of Responsible Authorities.

Any detail shown on the plan that is not required by the licensing plans regulations (including capacity figures) is indicative only and subject to change at any time.



The Licensing Unit
Floor 3
160 Tooley Street
London
SE1 2QH

Metropolitan Police Service
Licensing Office
Southwark Police Station,
323 Borough High Street,
LONDON,
SE1 1JL

Tel: 020 7232 6756
Email: SouthwarkLicensing@met.police.uk

Our reference: MD//2995/17

Date: 04th Aug 2017

Re:- Watling Street Brewery 19 Pages Walk London SE1 4SB

Dear Sir/Madam

Police are in receipt of an application from the above for a new premises licence for the following opening hours

Opening Hours 0900hrs to 2300hrs

Sale of Alcohol on/off sales 1000hrs to 2300hrs

The premises are situated in a designated residential area under the current Southwark council licensing policy 2016-2020.

The applicant has listed that they would abide by the licensing objectives, however they offer very little in regards to control measures to enforce this. I would expect the applicant to provide more in the way of prevention of crime and disorder than just provision of cctv. We recommend that this application is refused in its current form. This recommendation is made under the licensing objectives, the prevention of crime and disorder and the prevention of public nuisance.

Should the applicant wish to discuss this please contact Southwark Police Licensing

Kind Regards

PC Mark Lynch 246MD
Southwark Police Licensing Office
Southwark Police Station
323 Borough High Street SE1 1JL
0207 232 6756

MEMO: Environmental Protection Team

To Regen.licensing; **Date** 14 August 2017

Copies

From Ken Andrews **Telephone** 020 7525 54258 **Fax** 020 7525 5728

Email Ken.andrews@southwark.gov.uk

Subject **Watling Street Brewery 19 Pages Walk SE1 4SB APP 858925 (EPRA)
representation**

EPRA have considered a new premises licence application for the above address and would like to make representation, under the prevention of public nuisance licensing objectives.

The premises form part of a commercial property, but there are several residential properties within proximity to the proposed Brewery. The application is to provide live and recorded music and for the sale of alcohol for consumption both on and off the premises from 10.00 to 23.00 Monday to Sunday with seasonal variations up to 03:00. The live music may involve performances from solo artists, duos or groups.

EPRA consider that the proposal to have recorded and live music within existing premises is likely to cause a public or statutory nuisance, as the facilities are not designed to hold such events.

In addition, the applicant did not adequately show how they intend to address the prevention of public nuisance.

The applicant should undertake an acoustic noise assessment to confirm the suitability of the premises to contain the noise or sound produced from causing a nuisance to nearby residents.

Should the above assessment proved favourable and the committee is minded to approve the application, EPRA would recommend the following conditions to be attached to the decision.

Amplified or loud entertainment noise shall be kept within the building envelope.

The volume and bass levels of any licensed entertainment shall be kept at a level that does not cause any intrusion at the premises boundary to ensure compliance with the licensing objective regarding the prevention of public nuisance. It is recommended that there are hourly checks at the boundary/sensitive receptors to ensure this remains the case during performances.

The applicant should provide and seek approval for a dispersion plan/policy.

Patrons must not be permitted to take drinks outside or to gather outside the premises to smoke and socialise in significant numbers for extended periods of time.

There should be a designated smoking area, and it should be shielded to minimise noise outbreak from patrons, standing outside the premises.

Ken Andrews - Principal Environmental Health Officer

Heron, Andrew

From: Jerrom, Charlie on behalf of Regen, Licensing
Sent: 15 August 2017 14:17
To: Heron, Andrew
Subject: FW: Application for Premises Licence - Watling Street brewery Ltd 19 Pages Walk London SE1 4SB

fyi

From: Masini, Bill
Sent: Tuesday, August 15, 2017 2:09 PM
To: Regen, Licensing
Subject: Application for Premises Licence - Watling Street brewery Ltd 19 Pages Walk London SE1 4SB

As a Responsible Authority under The Licensing Act, Trading Standards are in receipt of the application for a premise licence for Watling Street Brewery Ltd at 19 pages Walk London SE1 4SB and respond accordingly under the Licensing objective of The Protection of Children from harm.

The company has another Premises Licence in The Borough - (Unit 1 95 Haymerle Road London SE15 6SJ) and Trading Standards would like the same conditions to be put on this licence to address the potential for harm of selling alcohol to children and whilst it does not encourage children to be on the premise, if they are, they be appropriately supervised and only be there up to a specified time.

The conditions Trading Standards request are:

- That a challenge 25 scheme shall be maintained at the premises requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. Valid photographic identification is composed of a driving licence, passport, UK armed services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card.
- That all staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation at the premises. A record of such training shall be kept / be accessible at the premises at all times and be made immediately available for inspection at the premises to council or police officers on request. The training record shall include the trainee's name (in block capitals), the trainer's name (in block capitals), the signature of the trainee, the signature of the trainer, the date(s) of training and a declaration that the training has been received.
- That clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.
- That a register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept / be accessible at the premises at all times. On a monthly basis, the Designated Premises Supervisor (DPS) shall check the register to ensure it is being properly completed. The DPS shall sign and date the register to that effect and where appropriate take corrective action in a timely manner if the register is not being completed correctly. The register shall be made immediately available for inspection at the premises to council or police officers on request.

- Any children must be accompanied and supervised by a responsible adult. There shall be no children on the premise after 8pm.

Bill Masini - Trading Standards Officer

Southwark Council Trading Standards | Environment & Social Regeneration

3rd Floor Hub 1, PO Box 64529 | London SE1P 5LX

Direct line 020 7525 2629 | Fax 020 7525 5735 | Call Centre 020 7525 2000

Visit our web pages www.southwark.gov.uk/TradingStandards

Need clear practical consumer advice? Visit Consumer Direct at www.direct.gov.uk/consumer



MEMO: Licensing Unit

To Licensing **Date** 15 August 2017

Copies

From David Franklin **Telephone** 020 7525 5800

Email david.franklin@southwark.gov.uk

Subject **Watling Street Brewery, 19 Pages Walk SE1 4SB**

I make this representation with regards to the application for a premises licence by Mr Reece Wood for the premises Watling Street Brewery, 19 Pages Walk SE1 4SB under the licensing objectives of the prevention of public nuisance and the prevention of crime and disorder.

The premises is described as a Brewery Tap Room Bar.

The application asks for the following:

Live music, recorded music indoors and the sale of alcohol both on and off the premises.

Monday to Sunday 10:00 to 23:00 hours

With non-standard timings from the standard start timing on 31st December to the standard start timing on 1st January.

From 10:00 to 03:00 (the following morning) on 31st October (Halloween)

Opening hours

Monday to Sunday 09:00 to 23:00 hours

The application has not left any time between the last sale of alcohol and the closing time when patrons should have left the premises, this can lead to conflict between staff and the customer having purchased an alcoholic drink for consumption on the premises minutes before closing time and being asked to either finish the drink or hand it back and to leave the premises. Additionally this will encourage patrons to rush consumption of alcoholic drinks at the end of the night which can lead to antisocial behaviour problems when patrons have left the premises.

I therefore suggest that the following adjustment to the activity times:

Live music, recorded music indoors and the sale of alcohol for consumption on the premises.

Monday to Sunday 10:00 to 22:30 hours

Sale of alcohol both for consumption off the premises

Monday to Sunday 09:00 to 23:00 hours

The plans of the premises shows a shaded area outside the line for the premises entrance, this is not mentioned in the application and I ask for clarification if this area is proposed to be included as part of the area for consumption of on-sales of alcohol.

In order to assess the potential for public nuisance I would ask for an accommodation limited to be set as a condition for the public areas of the premises.

That the following additional condition is considered:

- i. That off-sales of alcohol shall be supplied in closed & sealed containers to be consumed away from the vicinity of the premises.

David Franklin
Licensing Authority as a Responsible Authority

Heron, Andrew

From: Regen, Licensing
Sent: 03 August 2017 08:22
To: Tahir, Sarah
Cc: Heron, Andrew
Subject: FW: Objection to license - 859648

PARTY A

From: [REDACTED]
Sent: 02 August 2017 17:25
To: Regen, Licensing
Subject: Objection to license - 859648

Requirements:

- [REDACTED]
- The date you wrote the letter - August 2nd
- the application that you are opposed to - 859648
- the reasons why you are opposed to the application
 - I have a real concern over the opening hours on the application to both play music and sell alcohol for consumption on premises from 10 - 23pm Monday to Sunday. The road suggested is the main street for getting to and from the local train stations and bus stops. Bearing in mind that this is an area mainly populated by families I would like to see more restriction as to the hrs that they can sell for consumption on the premises
 - We are also in an area that needs investment on roads and rubbish pick up. This submission would add to the already high levels of rubbish on pages walk that ends up in everyone's properties. I would like to see a commitment from the developer that any rubbish produced by the venue is appropriately collected

Kind regards

Will

PARTY B**Heron, Andrew**

From: Bray, Suzanne
Sent: 09 August 2017 16:42
To: Heron, Andrew
Subject: FW: License application for 19 Page's Walk, license number 859648

From: Jerrom, Charlie **On Behalf Of** Regen, Licensing
Sent: Wednesday, August 09, 2017 4:25 PM
To: Bray, Suzanne
Subject: FW: License application for 19 Page's Walk, license number 859648

From: [REDACTED]
Sent: Wednesday, August 09, 2017 4:07 PM
To: Regen, Licensing
Subject: License application for 19 Page's Walk, license number 859648

[REDACTED]

[REDACTED]

[REDACTED]

Dear Sir/Madam,

I wish to register my strong opposition to the license application for 19 Page's Walk, license number 859648. I believe granting this license would have profound detrimental and devastating effects for the local residents near 19 Page's Walk.

The basis for this opposition is that granting a license for these premises will not promote the licensing objective of the 2003 licensing Act, particularly the following objectives:

- the prevention of public nuisance;
- the protection of children from harm
- prevention of crime, disorder and antisocial behaviour

Allowing an alcohol license and a live music license will fundamentally change the dynamic of this area in a negative direction. This will attract punters during the opening hours suggested (09:00-23:00). Any consumption of alcohol would mean an hugely increased noise level especially when the establishment are closing in the late evenings. It will inevitably led to anti social behaviour in the near area e.g. urinating (there will be a real risk that the front gardens of 1-9 Rose Stapleton Terrace – all located opposite 19 Page's Walk - will see their front gardens used for urination).

An establishment serving alcohol and live music will also lead to smokers gathering in front of the establishment – often in groups – which would further increase noise level.

There will be an increase in noise from cars and taxis going to and from the establishment. This will also lead to an increase in parking in the near area which is already in very short supply of parking space

I would like to point out that all houses in the Rose Stapleton Terrace development (facing 19 Page's Walk directly opposite) all have bedrooms facing Page's Walk. These bedrooms are often used as children's bedrooms. An increase in the noise level from this alcohol and live music license would mean disrupted sleep for not only the children in these bedroom but also other residents using these bedrooms.

In addition to this it is also likely that the area will notice an increase in littering as punters are likely to bring drinks for consumption before entering the premises and also take drinks with them as they leave the establishment - the containers for these drinks would be left behind – littering the area and potentially attracting rodents.

Regards



Heron, Andrew

From: Regen, Licensing
Sent: 08 August 2017 07:48
To: Heron, Andrew
Subject: FW: Objection to Licence Application Number 859648

-----Original Message-----

From: [REDACTED]
Sent: Monday, August 07, 2017 5:56 PM
To: Regen, Licensing
Subject: Objection to Licence Application Number 859648

I am writing to object to the the Licence Application Number 859648 at 19 Pages Walk SE1 4SB.

My name is [REDACTED]
[REDACTED] for which the Licence Application has been made.

19 Pages Walk is a light industrial unit in the midst of other light industrial units and my property is a town house in a terrace of 9 new town houses. There are also a number of residential apartments in the vicinity.

The reasons for the objection are as follows:

There are a number of families, some with young children, living in the properties opposite and very close to the proposed licenced property. The licenced property will be a public nuisance in that it will have live and recorded music, potentially from Monday to Saturday between the hours of 09:00 and 23:00; it will also attract additional traffic and pedestrians into Pages Walk between the opening hours, again potentially being a public nuisance with the type of individual being attracted to the premises.

The granting of a licence could lead to an increase in crime and disorder, including the potential for harm to children, with the types of individual being attracted to the premises.

[REDACTED]
7th August 2017

Sent from my iPad

Sent from my iPad

PARTY D**Heron, Andrew**

From: Regen, Licensing
Sent: 14 August 2017 09:32
To: Bray, Suzanne
Cc: Heron, Andrew
Subject: FW: OBJECTION - Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 859648

Importance: High

From: [REDACTED]
Sent: Monday, August 14, 2017 6:03 AM
To: Regen, Licensing
Subject: OBJECTION - Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 859648
Importance: High

Hello,

<http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=859648>

Although Pages walk has been primarily industrial for quite some time, on moving to the road with my family in December 2013, it was clear that initiatives were underway to transform the street into an residential haven off of the nearby Tower Bridge Road. This is evidenced by the development, Rose Stapleton Terrace, at what was once 16 Pages Walk, as well as a grand residential development at 6 Pages Walk (an old war depot formerly occupied by TNT). In addition there are a number of residential development coming onstream on the west side of Crimscott Street (Parallel to Pages Walk), but immediately behind the applicant's premises and a large mixed use development, at what I believe was the old Black & Crosswell Factory, on the eastern side of Crimscott Street.

To date, the remaining commercial occupants and newer residents have lived side by side quite peaceably, at least since I have resided on the road. This is primarily due to the current operating hours, such that from early evening most if not all of the business are closed, very few open on Saturdays and only up to around midday and none open on the weekends. Live and recorded music is inappropriate for the area, as the area is void of any noise and nuisance from any commercial premises in the area. Barring the local pub, which has been there for quite some time, there are no premises in the immediate area with such a licence, which ensures residents a good quality of life. To allow this application would cause a major disruption in the current way of life for the immediate residents. Tower Bridge Road is only a stone's throw away, providing multiple offerings by similar establishments.

The above referenced application, seeks to introduce a new offering unaligned with the operating model of the existing businesses, which is largely in contradiction with the direction that the evolution of the road is moving in (in my opinion). The council's development plan (back in 2013) designated this road for residential development, to the point that, having spoken to the developer of Rose Stapleton Terrace, planning to convert the development to flats. This was critical to our decision to purchase on Pages Walk, so the very acceptance of the submission of this application is concerning.

This application would also set a precedent on the road and heighten the risk that existing or future commercial occupants would seek to establish similar or related businesses, adjacent to or nearby, further exacerbating the issues foreseen.

As such, please accept my objection to the above referenced application, as per below:

1. The prevention of public nuisance

Amongst other conditions, the application also seeks to enable the ‘Sale by retail of alcohol to be consumed off premises’ from 11:00 to 23:00 every day, 7 days a week. However, there is no mention of what steps are being implemented to address noise pollution, especially at unsociable hours. Providing operating hours til 11pm with entertainment and drinks will cause considerable public nuisance to the residents opposite (Rose Stapleton Terrace). There will also be a significant level of street noise:

- a. From people coming and going in taxis and private vehicles, along with vehicular engine noise.
- b. From people standing outside smoking and chatting, which generally increases as the night wears on.
- c. At closing people will be hanging around waiting for taxis and talking loudly. From my experience with other similar type venues in the borough, noise disruption typically continues up to nearly an hour after closing time.
- d. From music being played (on the premises in waiting vehicles) and people drinking outside
- e. From staff emptying refuse into the bins

The acoustics in the immediate area enable noise to travel with little dampening effect. On 2 occasions in the past, I had to call out the Noise control Team between 1am and 2am due to a licence holder on Crimscott St (behind the applicant’s premises) breaching the terms of it’s licence (and I believe the occupant of the premises was a church).

Additionally, there is no mention of proposed steps to ensure appropriate waste management and collection. The application did not outline plans for bin storage and waste collection. The proposed operating hours mean a significant level of waste which will create issues with rubbish storage and potentially create a vermin hazard. There is also a concern around littering, as the nature of the business and increase in patrons will lead to a direct increase in littering in the immediate area.

2. The prevention of crime and disorder

This will also increase the level of vulnerability and opportunistic theft both to attendees and (local) residents. The premises will clearly attract and provide cover for thieves who can blend in with the patrons. Currently Pages walk is a relatively quiet, cut through road, in the evening and thus the residents are easily able to identify any loitering on the street or around the commercial units.

No mention of proposed steps to ensure or enhance public safety, whether physical and/or digital,

No mention of proposed steps to control loitering and overspill, as the nature of the business will require the need for possible crowd management personnel / security, especially on weekends.

3. Public safety

During off-peak hours there is currently little traffic on Pages Walk There will be a significant reduction in air quality due to the number of taxis (and/or private vehicles) stopping and waiting outside the premises. This will cause an increase in pollutants, such as nitrogen dioxides and particulate matter, which pose cancer risks and aggravates asthma and COPD (Chronic Obstructive Pulmonary Disease). This has an even greater impact on children, and raises my concerns even more as I have a 5 year old and other residents of Rose Stapleton Terrace have children as well.

Furthermore, no mention of steps being taken to ensure or enhance public safety, as the application seeks to accommodate the sale of alcohol for consumption off premises, which may lead to the congregation of persons outside the venue, possibly causing obstruction to the passing highway.

It is highly probably that local residents will find themselves displaced from being able to park on the road as a result to an increase in the patronage to the new premises. There is no mention of steps proposed to minimise the negative impacts.

4. Protection of children from harm

Granting this Licence will greatly reduce air quality and significant increase the particulate matter.

The increase in traffic poses an increased risk to children walking and/or cycling in the area.

Increased loitering could pose risks from suspicious individuals (inc. paedophiles) operating in the area.

My daughter's bedtime is typically 7pm and her bedroom is at the front of the house. Can you imagine the sleep disruption from:

- a. music played on the premises,
- b. patrons loitering outside the premises and chatting (whether with each other or on mobile phones), whether smoking, waiting for a taxi or friends or walking to their cars,
- c. vehicles alighting and departing, waiting for patrons,
- d. Staff emptying bins,
- e. waste collection vehicles.

To summarize, Pages Walk is currently a quiet residential road with some commercial units at the northern half of the road on the eastern side and a local pub near midway along. There is ample provision of similarly licenced premises on Tower Bridge Road. To grant this application is clearly going to cause a significant public nuisance to the immediate residents. There is also a strong possibility that there will be an increase in crime and disorder in the vicinity, due to alcohol consumption and there will be a significant decrease in air quality from vehicular pollutants.

I cannot support this application and strongly object to this licence being granted.

Kindly register my objections and I look forward to hearing from yourselves.

Kind regards,

[Redacted signature]



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PARTY E**Heron, Andrew**

From: Regen, Licensing
Sent: 10 August 2017 16:39
To: Tahir, Sarah
Cc: Heron, Andrew
Subject: FW: 19 Pages Walk SE1 4SB - Licence No. 859648

From: [REDACTED]
Sent: Thursday, August 10, 2017 4:36 PM
To: Regen, Licensing
Subject: Re: 19 Pages Walk SE1 4SB - Licence No. 859648

FAO: Southwark Licensing Team.

Dear Sir

Re: Licence Application - 19 Pages Walk SE1 4SB (Licence No. 859648)

I write in connection with above licence application, to allow sale of alcohol for consumption on/off the premises, with opening hours between 10:00 - 23:00 Monday to Sunday. I understand with granting of this licence the applicant would also be allowed to play live or recorded music to entertain customers. They would also be allowed to serve customers on the forecourt.

We own next door property 17 Pages Walk, SE1 4SB, and operate company Communication & Technical Services Ltd from these premises. We use this unit to run electronic service workshop and offices with very quiet environment.

I am concerned about nuisance that may be caused by members of public consuming alcohol at these premises, and noise nuisance from playing loud music.

I believe as these units were built as industrial/office units , these should be used in this manor.

[REDACTED]

PARTY F**Heron, Andrew**

From: Jerrom, Charlie
Sent: 09 August 2017 12:41
To: Heron, Andrew
Subject: FW: Application for Premises License 859648 19 Pages Walk SE1 4SB

fyi

From: Jerrom, Charlie **On Behalf Of** Regen, Licensing
Sent: Wednesday, August 09, 2017 12:28 PM
To: Jerrom, Charlie
Subject: FW: Application for Premises License 859648 19 Pages Walk SE1 4SB

From: [REDACTED]
Sent: Wednesday, August 09, 2017 12:25 PM
To: Regen, Licensing
Subject: Application for Premises License 859648 19 Pages Walk SE1 4SB

[REDACTED]
 9 August 2017

Dear Sir / Madam

I would like to object to the above mentioned licensing application on the issues highlighted below.

Public Nuisance. Pages Walk is generally a quiet and peaceful location. I object most strongly to this application, it would introduce noise and disturbance to my amenities. While there are some employment uses in the area, they do not operate in the evening or at the weekend. I live opposite the property in question. I have windows to bedrooms and other habitable rooms facing directly onto the premises. These bedrooms are my kids rooms. How would they be expected to do their homework, relax and get to sleep in the evening with a pub directly opposite with all the noise and disturbance that would create. Nuisances are also likely to result from people congregating outside, smoking, talking, drinking, talking on mobile phones. With alcohol for sale some people would undoubtedly be even more noisy and rowdy. New taxi and mini cab trips would result at un-social hours from this use, dropping off and picking up customers. The proposed use would potentially result in more deliveries to the unit. There will be a frequent need to collect empty bottles and tip them into bins late at night, and the subsequent collection of empty bottles from refuse collection vehicles which usually operate early in the morning. They can be extremely loud, causing lots of disturbance, engine noise, reversing alarms, with really intrusive noise from bins and empty bottles being tipped into the vehicle.

The provision of live and recorded music would also be a totally unacceptable intrusion into this residential area. Bands would need to arrive early to set up, and then pack up at very late night when my family were trying to sleep.

Protection of children from harm As outlined above, my kids bedrooms are directly facing the proposed venue - that is not acceptable. There are two primary schools in very close proximity to the proposed venue – Grange in Swan Mead and Boutcher on Grange Rd. Many of those pupils walk along Pages Walk on their way to and from school, and the provision of a new establishment selling alcohol on and off the

premises from morning to night – practically all day - will in my view have an adverse impact upon their protection and well being.

Crime and Disorder. The provision of a licenced property, with live and recorded music and the sale of alcohol would in my view be a trigger to disorder and crime, in a peaceful residential area. This use will result in people smoking and drinking outside, and could lead to petty theft or vandalism – such as to resident’s cars parked outside getting scratched or otherwise damaged, or people urinating, dropping cigarette butts, broken bottles and other rubbish in gardens and on the street. There’s also a potential for crimes such as assaults and fights created by drunkenness, which is not acceptable in this peaceful area.

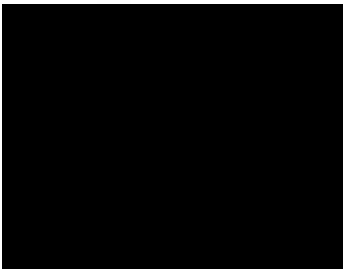
Other Issues. I can see no record of a planning application been applied for or granted for this use – and I presume a change of use planning application from the council would also be required?

I have received no contact from the applicant, nor the council relating to this application – I only heard about it from one of my neighbours. That situation cannot be right – is there no duty on the council to consult affected residents and neighbours?

There are already plenty of pubs in the area, a large amount of those are currently vacant, so therefore, a new use such as that proposed could instead look to set up in one of those already established venues.

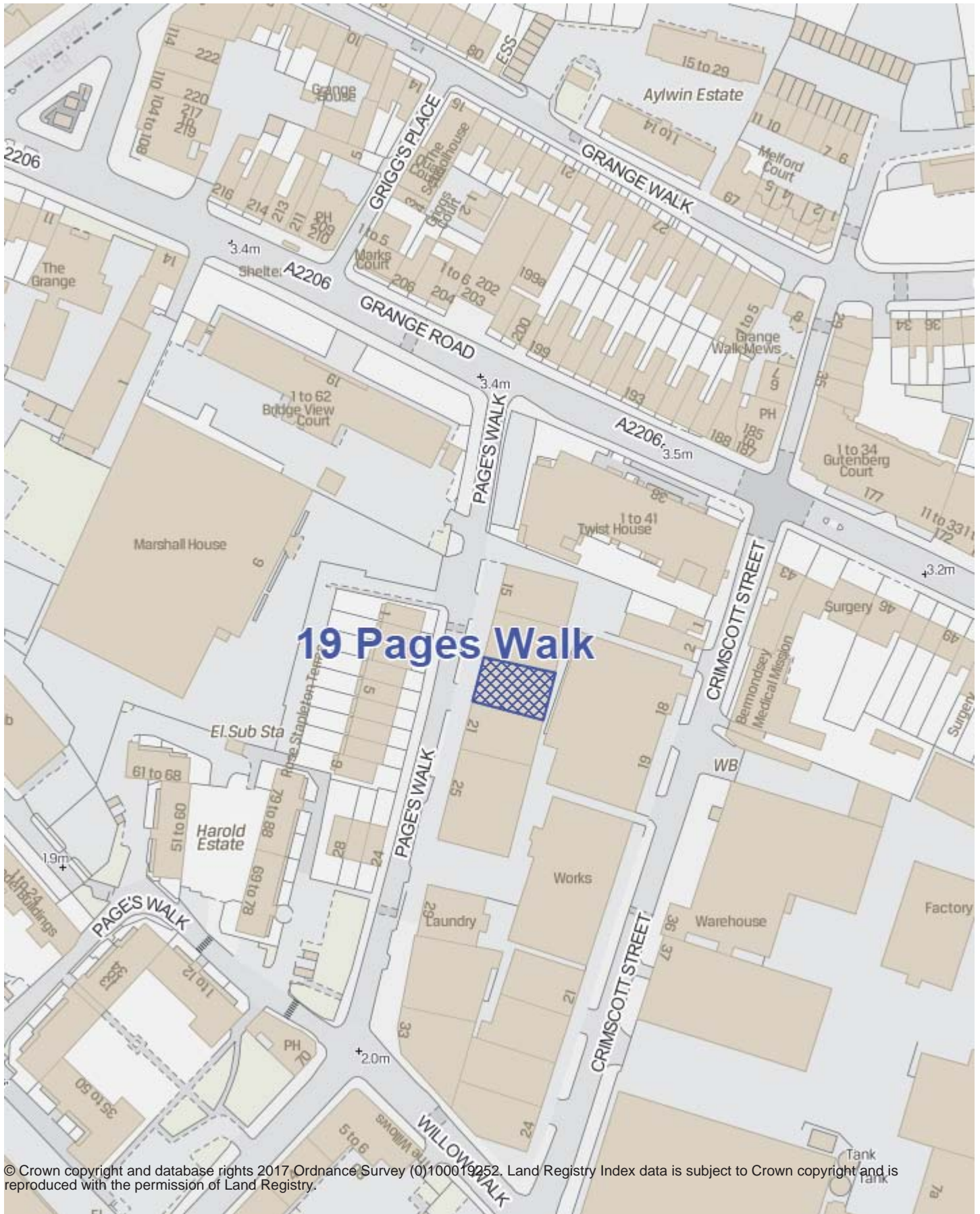
For the reasons outlined above, it is totally and utterly unacceptable that the introduction of such a use, into a residential area should not be approved by the council, given to the detrimental impact it would have on my young family, the protection of children generally, crime and disorder, and the creation of high levels of public nuisance from early morning, throughout the day and extending into the night-time. As the impacts of this use are likely to extend from early morning to late at night, it’s simply not fair or acceptable to approve such a use given the proximity of existing residential properties, with many more under construction or planned for the area.

regards





Wating Street Brewert - 19 Pages Walk, London, SE1 4SB



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Item No. 6.	Classification: Open	Date: 11 September 2017	Meeting Name: Licensing Sub-Committee
Report Title		Licensing Act 2003: Tonkotsu, 133 Rye Lane, Peckham, London SE15 4ST	
Ward(s) of group(s) affected		The Lane	
From		Strategic Director of Environment & Social Regeneration	

RECOMMENDATION

1. That the licensing sub-committee considers whether an application made by Tonkotsu Limited for a premises licence be granted under the Licensing Act 2003 in respect of the premises known as Tonkotsu, 133 Rye Lane, Peckham, London SE15 4ST.
2. Notes:
 - a) This application forms a new application for a premises licence, submitted under Section 17 of the Licensing Act 2003. The application is subject to representations and is therefore referred to the sub-committee for determination.
 - b) Paragraphs 9 to 11 of this report provide a summary of the application under consideration by the sub-committee. A copy of the full application is attached as Appendix A.
 - c) Paragraphs 12 to 16 of this report deal with the representations submitted in respect of the application. Copies of the representations are attached to this report in Appendix B. A map showing the location of the premises is attached to this report as Appendix C.
 - d) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

BACKGROUND INFORMATION

The Licensing Act 2003

3. The Licensing Act 2003 provides a licensing regime for:
 - The sale of and supply of alcohol
 - The provision of regulated entertainment
 - The provision of late night refreshment.
4. Within Southwark, the licensing responsibility is wholly administered by this council.
5. The Act requires the licensing authority to carry out its functions under the Act with a view to promoting the four stated licensing objectives. These are:

- The prevention of crime and disorder
 - The promotion of public safety
 - The prevention of nuisance
 - The protection of children from harm.
6. In carrying out its licensing functions, a licensing authority must also have regard to
- The Act itself
 - The guidance to the act issued under Section 182 of the Act
 - Secondary regulations issued under the Act
 - The licensing authority's own statement of licensing policy
 - The application, including the operating schedule submitted as part of the application
 - Relevant representations.
7. The premises licence application process involves the provision of all relevant information required under the Act to the licensing authority with copies provided by the applicant to the relevant responsible bodies under the Act. The application must also be advertised at the premises and in the local press. The responsible authorities and other persons within the local community may make representations on any part of the application where relevant to the four licensing objectives.

KEY ISSUES FOR CONSIDERATION

The premises licence application

8. On 4 July 2017 Tonkutsu Limited trading applied to this council for the grant of a premises licence in respect of 133 Rye Lane, Peckham, London SE15 4ST.
9. The application is summarised as follows:
- **Late night refreshment**
 - Sunday to Thursday from 23:00 to 00:00 (midnight)
 - Friday and Saturday from 23:00 to 01:00 the following day
 - **Sale of alcohol to be consumed both on and off the premises**
 - Sunday to Thursday from 11:00 to 23:30 the following day
 - Friday & Saturday from 11:00 to 00:30 the following day
 - **Proposed opening hours of the premises**
 - Sunday to Thursday from 11:00 to 00:00 (midnight)
 - Friday & Saturday from 11:00 to 01:00 the following day
 - The premises are described as a Japanese ramen restaurant with an ancillary bar for the use of customers waiting to dine only.
10. The premises licence application form provides the applicant's operating schedule. Parts I, J, K, L, and M of the operating schedule set out the proposed licensable activities, operating hours and operating control measures in full, with reference to the four licensing objectives as stated in the Licensing Act 2003. Should a premises licence be issued in respect of the application then the information provided in part M of the operating schedule will form the basis of conditions that will be attached to any

licence granted subsequent to the application. A copy of the application and is attached to this report as appendix A.

Designated premises supervisor

11. The proposed designated premises supervisor (DPS) is Anne Seigner.

Representations from responsible authorities

12. The Metropolitan Police Service submitted a representation which agreed in principle with the control measures stated by the applicant in the operating schedule of the application, however the Metropolitan Police Service proposed specific wordings in respect of conditions to be included in any licence issued subject to the application. The applicant agreed to the conditions proposed by the Metropolitan Police Service and the Metropolitan Police Service subsequently withdrew their representation.
13. The licensing responsible authority submitted a representation which sought clarification of various parts of the application, requested accommodation limits for the basement and first floor of the premises and suggested a condition to be included in any licence issued subject to the application. The applicant clarified the application to the licensing responsible authority's satisfaction, provided an accommodation limit in respect of the premises and agreed to a proposed licence condition that was to the satisfaction of the licensing responsible authority. The licensing responsible authority subsequently withdrew their representation.

Representations from other persons

14. Three representations have been submitted by other persons, those other persons being local business people.
15. All three representations welcome the business to the area but are concerned with the possible negative effect that the proposed operation of the premises will have on health and safety of the customers of existing businesses in the locale. Two of the representations suggest a latest closing time for the premises of 23:00.
16. Copies of all of the representations submitted, and related correspondence, are attached to this report as Appendix B.

Conciliation

17. The applicant liaised with the responsible authorities who had submitted representations and those responsible authorities subsequently withdrew their representations. The applicant was invited to respond to the local business owners representations. The applicant has met with all three local business owners twice, however at this time the local business owner's representations remain outstanding and must be considered by the licensing sub-committee. At the hearing to determine this application the sub-committee will be updated as to any conciliation of the outstanding representations.

Premises history

18. No licensing authorisation has been issued in respect of the premises under the Licensing Act 2003 or any previous legislation.
19. No Temporary Event Notices have been submitted in regards to the premises.

20. On 4 July 2017 Tonkotsu Limited trading applied to this council for the grant of a premises licence in respect of 133 Rye Lane, Peckham, London SE15 4ST.

Map

21. A map showing the location of the premises is attached to this report as Appendix C. The following licensed premises are also shown on the map and provide licensable activities as stated:

Roof B (Bussey Building), 133 Copeland Road, London SE15 3SN licensed for:

- The sale of alcohol to be consumed on the premises:
 - Monday to Friday from 17:00 to 22:30
 - Saturday from 12:00 to 22:30
- The provision of films:
 - Monday to Sunday from 12:00 to 00:00
- The provision of live music:
 - Monday to Sunday from 12:00 to 22:00
- The provision of plays:
 - Monday to Sunday from 12:00 to 23:00.

Forza Win Ltd, Unit 4.1, Copeland Industrial Park, 133 Copeland Road, London SE15 3SN licensed for:

- The sale of alcohol to be consumed on the premises:
 - Wednesday to Saturday from 12:00 to 23:30
 - Sunday from 12:00 to 22:30.

The Last Refuge Arts, 133 Unit, 9a Copeland Road, London SE15 3SN licensed for:

- The provision of films:
 - Monday to Friday from 08:00 to 00:00
 - Saturday and Sunday from 12:00 to 00:00
- The sale of alcohol and the provision of live music and recorded music:
 - Monday to Friday from 17:30 to 00:00
 - Saturday and Sunday from 14:30 to 00:00
- The provision of plays:
 - Monday to Friday from 19:30 to 22:30
 - Saturday and Sunday from 14:30 to 22:30.

Frank's Café, Levels 9 & 10, Peckham Multi Story Car Park, 95A Rye Lane, London SE15 4ST licensed for:

- The sale of alcohol to be consumed on the premises:
 - Monday to Sunday from 11:00 to 23:00.

Frank's Café, Levels 7 & 8, Peckham Multi Story Car Park, 95A Rye Lane, London SE15 4ST licensed for:

- The sale of alcohol to be consumed on the premises:
 - Tuesday to Friday from 17:00 to 23:00
 - Saturday from 12:00 to 23:00
 - Sunday from 12:00 to 22:00.

Bold Tendencies, Levels 7 & 8, Peckham Multi Story Car Park, 95A Rye Lane, London SE15 4ST licensed for:

- The provision of live and recorded music:
 - Friday from 17:00 to 23:00
 - Saturday from 12:00 to 23:00
 - Sunday from 12:00 to 22:00.

Rye Express, 137-139 Unit 1 Rye Lane, London SE15 4ST licensed for:

- The sale of alcohol to be consumed off the premises:
 - Monday to Sunday from 08:00 to 00:00.

Iceland Frozen Foods, 74 Rye Lane, London SE15 5DQ licensed for:

- The sale of alcohol to be consumed off the premises:
 - Monday to Saturday from 08:00 to 23:00
 - Friday to Saturday from 10:00 to 22:30.

Il Giardino Restaurant, 7 Blenheim Grove, London SE15 4QS licensed for:

- The sale of alcohol to be consumed on the premises:
 - Monday to Saturday from 11:00 to 00:00
 - Sunday from 12:00 to 23:30.
- The provision of late night refreshment:
 - Monday to Saturday from 11:00 to 00:00
 - Sunday from 12:00 to 23:30.

Peckham Refreshment Rooms, 12-16 Unit 4 Blenheim Grove, London SE15 4QL licensed for:

- The sale of alcohol to be consumed on the premises:
 - Monday to Friday from 07:00 to 22:30
 - Saturday from 09:00 to 23:30
 - Sunday from 09:00 to 16:30.

Honest Burgers, 12-16 Unit 1 To 2 Blenheim Grove, London SE15 4QL licensed for:

- The sale of alcohol to be consumed on the premises:
 - Monday to Thursday from 10:00 to 23:00
 - Friday and Saturday from 10:00 to 00:00
 - Sunday from 10:00 to 23:00
- The provision of late night refreshment:
 - Friday to Saturday from 23:00 to 00:00.

Brick Brewery, Railway Arch 209, Blenheim Grove, London SE15 4QL licensed for:

- The sale of alcohol to be consumed on and off the premises:
 - Monday to Friday from 11:00 to 22:30.

Bar Story, Arch 213 Blenheim Grove, SE15 4QL licensed for:

- The sale of alcohol to be consumed on the premises:
 - Monday to Saturday from 10:00 to 00:00
 - Sunday from 10:00 to 23:30
- The provision of late night refreshment:
 - Monday to Saturday from 10:00 to 00:30
 - Sunday from 10:00 to 00:30.

Little Bird Gin Nights & Weekends, 22a Unit 1, Dovedale Business Centre Blenheim Grove London SE15 4QN licensed for:

- The sale of alcohol to be consumed on the premises:
 - Monday to Sunday from 10:00 to 19:00
- The sale of alcohol to be consumed off the premises:
 - Thursday to Sunday from 10:00 to 22:00.

Serious Pig, Railway Arch 221 Blenheim Grove, SE15 4QL licensed for:

- The sale of alcohol to be consumed on and off the premises:
 - Monday to Sunday from 10:00 to 19:00

McDonald's Restaurants Limited, 72-74 Rye Lane, SE15 5DQ licensed for:

- The provision of late night refreshment:
 - Sunday to Thursday from 23:00 to 01:00
 - Friday and Saturday from 23:00 to 02:00

Southwark council statement of licensing policy

22. Council assembly approved Southwark's statement of licensing policy 2016 - 2020 on 25 November 2015. The policy came into effect on 1 January 2016. Sections of the statement that are considered to be of particular relevance to the sub-committee's consideration are:

- Section 3 - Purpose and scope of the policy. This reinforces the four licensing objectives and the fundamental principles upon which this authority relies in determining licence applications.
- Section 5 - Determining applications for premises licences and club premises certificates. This explains how the policy works and considers issues such as location; high standards of management; and the principles behind condition setting.
- Section 6 - Local cumulative impact policies. This sets out this authority's approach to cumulative impact and defines the boundaries of the current special policy areas and the classifications of premises to which they apply. To be read in conjunction with Appendix B to the policy.
- Section 7 - Hours of operation. This provides a guide to the hours of licensed operation that this authority might consider appropriate by type of premises and (planning) area classification.
- Section 8 - The prevention of crime and disorder. This provides general guidance on the promotion of the first licensing objective.
- Section 9 - Public safety. This provides general guidance on the promotion of the second licensing objective.
- Section 10 - The prevention of nuisance. This provides general guidance on the promotion of the third licensing objective.
- Section 11 - The protection of children from harm. This provides general guidance on the promotion of the fourth licensing objective

23. The purpose of Southwark's statement of licensing policy is to make clear to applicants what considerations will be taken into account when determining applications and should act as a guide to the sub-committee when considering the applications. However, the sub-committee must always consider each application on

its own merits and allow exceptions to the normal policy where these are justified by the circumstances of the application.

24. The premises are located in Peckham major town centre area. Closing times suggested in the statement of licensing policy for restaurants located in Peckham major town centre area are:
- Friday and Saturday: 01:00
 - Sunday to Thursday: 00:00.
25. **N.B.** The premises fall within the Peckham cumulative impact policy (CIP) area. In regards to the Peckham CIP paragraph 136 of the statement of licensing policy states that:

“The classes of premises to which the policy applies is defined as follows – night clubs; pubs and bars; off-licences, grocers, supermarkets, convenience stores; and similar premises.”

26. As the premises do not fall within one of the above stated categories the Peckham CIP does not apply and there is no presumption to refuse the application. The presumption to grant the application applies.

Resource implications

27. A fee of £315.00 has been paid by the applicant company in respect of this application being the statutory fee payable for premises within non-domestic rateable value band C.

Consultation

28. Consultation has been carried out on this application in accordance with the provisions of the Licensing Act 2003. A public notice was published in a local newspaper and similar notices were exhibited outside of the premises for a period of 28 consecutive days.

Community impact statement

29. Each application is required by law to be considered upon its own individual merits with all relevant matters taken into account.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

30. The sub-committee is asked to determine the application for a premises licence under section 17 of the Licensing Act 2003.
31. The principles which sub-committee members must apply are set out below.

Principles for making the determination

32. The general principle is that applications for premises licence applications must be granted unless relevant representations are received. This is subject to the proviso that the applicant has complied with regulations in advertising and submitting the application.

33. Relevant representations are those which:
- Are about the likely effect of the granting of the application on the promotion of the licensing objectives
 - Are made by an interested party or responsible authority
 - Have not been withdrawn
 - Are not, in the opinion of the relevant licensing authority, frivolous or vexatious.
34. If relevant representations are received then the sub-committee must have regard to them, in determining whether it is necessary for the promotion of the licensing objectives to:
- To grant the licence subject to:
 - The conditions mentioned in section 18 (2)(a) modified to such extent as the licensing authority considers necessary for the promotion of the licensing objectives
 - Any condition which must under section 19, 20 or 21 be included in the licence
 - To exclude from the scope of the licence any of the licensable activities to which the application relates
 - To refuse to specify a person in the licence as the premises supervisor
 - To reject the application.

Conditions

35. The sub-committee's discretion is thus limited. It can only modify the conditions put forward by the applicant, or refuse the application, if it is necessary to do so. Conditions must be necessary and proportionate for the promotion of one of the four licensing objectives, and not for any other reason. Conditions must also be within the control of the licensee, and should be worded in a way which is clear, certain, consistent and enforceable.
36. The four licensing objectives are:
- The prevention of crime and disorder
 - Public safety
 - The prevention of nuisance
 - The protection of children from harm.
37. Members should note that each objective is of equal importance. There are no other licensing objectives, and the four objectives are paramount considerations at all times.
38. Conditions will not be necessary if they duplicate a statutory position. Conditions relating to night café and take away aspect of the license must relate to the night time operation of the premises and must not be used to impose conditions which could not be imposed on day time operators.
39. Members are also referred to the Home Office Revised Guidance issued under section 182 of the Licensing Act 2003 on conditions, specifically section 10.

Reasons

40. If the sub-committee determines that it is necessary to modify the conditions, or to refuse the application for a premises licence application, it must give reasons for its decision.

Hearing procedures

41. Subject to the licensing hearing regulations, the licensing committee may determine its own procedures. Key elements of the regulations are that:
- The hearing shall take the form of a discussion led by the authority. Cross examination shall not be permitted unless the authority considered that it is required for it to consider the representations.
 - Members of the authority are free to ask any question of any party or other person appearing at the hearing.
 - The committee must allow the parties an equal maximum period of time in which to exercise their rights to:
 - Address the authority
 - If given permission by the committee, question any other party.
 - In response to a point which the authority has given notice it will require clarification, give further information in support of their application.
 - The committee shall disregard any information given by a party which is not relevant to the particular application before the committee and the licensing objectives.
 - The hearing shall be in public, although the committee may exclude the public from all or part of a hearing where it considers that the public interest in doing so outweighs the public interest in the hearing, or that part of the hearing, taking place in private.
 - In considering any representations or notice made by a party the authority may take into account documentary or other information produced by a party in support of their application, representations or notice (as applicable) either before the hearing or, with the consent of all the other parties, at the hearing.
42. This matter relates to the determination of an application for a premises licence under section 17 of the Licensing Act 2003. Regulation 26(1) (a) requires the sub-committee to make its determination at the conclusion of the hearing.

Council's multiple roles and the role of the licensing sub-committee

43. Sub-committee members will note that, in relation to this application, the council has multiple roles. Council officers from various departments have been asked to consider the application from the perspective of the council as authority responsible respectively for environmental health, trading standards, health and safety and as the planning authority.
44. Members should note that the licensing sub-committee is meeting on this occasion solely to perform the role of licensing authority. The sub-committee sits in quasi-judicial capacity, and must act impartially. It must offer a fair and unbiased hearing of the application. In this case, members should disregard the council's broader policy

objectives and role as statutory authority in other contexts. Members must direct themselves to making a determination solely based upon the licensing law, guidance and the council's statement of licensing policy.

45. As a quasi-judicial body the licensing sub-committee is required to consider the application on its merits. The sub-committee must take into account only relevant factors, and ignore irrelevant factors. The decision must be based on evidence, that is to say material, which tends logically to show the existence or non-existence of relevant facts, or the likelihood or unlikelihood of the occurrence of some future event, the occurrence of which would be relevant. The licensing sub-committee must give fair consideration to the contentions of all persons entitled to make representations to them.
46. The licensing sub-committee is entitled to consider events outside of the premises if they are relevant, i.e. are properly attributable to the premises being open. The proprietors do not have to be personally responsible for the incidents for the same to be relevant. However, if such events are not properly attributable to the premises being open, then the evidence is not relevant and should be excluded. Guidance is that the licensing authority will primarily focus on the direct impact of the activities taking place at the licensed premises on members of the public, living, working or engaged in normal activity in the area concerned.
47. Members will be aware of the council's code of conduct which requires them to declare personal and prejudicial interests. The code applies to members when considering licensing applications. In addition, as a quasi-judicial body, members are required to avoid both actual bias, and the appearance of bias.

The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Other persons must live in the vicinity of the premises. This will be decided on a case to case basis.

48. Under the Human Rights Act 1998, the sub-committee needs to consider the balance between the rights of the applicant and those making representations to the application when making their decision. The sub-committee has a duty under section 17 Crime and Disorder Act 1998 when making its decision to do all it can to prevent crime and disorder in the borough.
49. Other persons, responsible authorities and the applicant have the right to appeal the decision of the sub-committee to the magistrates' court within a period of 21 days beginning with the day on which the applicant was notified by the licensing authority of the decision to be appealed against.

Guidance

50. Members are required to have regard to the Home Office Revised Guidance in carrying out the functions of licensing authority. However, guidance does not cover every possible situation, so long as the guidance has been properly and carefully understood, members may depart from it if they have reason to do so. Full reasons must be given if this is the case.

Strategic Director of Finance and Governance

51. The head of community safety and enforcement has confirmed that the costs of this process are borne by the service.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Licensing Act 2003 Home Office revised Guidance to the Act Secondary Regulations Southwark statement of licensing Policy Case file	Southwark Licensing, C/O Community Safety & Enforcement, 160 Tooley Street, London SE1 2QH	Kirty Read Tel: 020 7525 5748

APPENDICES

Name	Title
Appendix A	Copy of the application
Appendix B	Copies of representations submitted and related correspondence
Appendix C	Map of the local area

AUDIT TRAIL

Lead Officer	Deborah Collins, Strategic Director of Environment and Social Regeneration	
Report Author	Wesley McArthur, Principal Licensing Officer	
Version	Final	
Dated	25 August 2017	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team	30 August 2017	

**Application for a premises licence to be granted
under the Licensing Act 2003**

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Tonkotsu Limited

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description Tonkotsu 133 Rye Lane Peckham			
Post town	London	Postcode	SE15 4ST
Telephone number at premises (if any)		n/a	
Non-domestic rateable value of premises		£ ████████	

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- | | | |
|---|-------------------------------------|-----------------------------|
| a) an individual or individuals * | <input type="checkbox"/> | please complete section (A) |
| b) a person other than an individual * | | |
| i. as a limited company | <input checked="" type="checkbox"/> | please complete section (B) |
| ii. as a partnership | <input type="checkbox"/> | please complete section (B) |
| iii. as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| iv. other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) a recognised club | <input type="checkbox"/> | please complete section (B) |
| d) a charity | <input type="checkbox"/> | please complete section (B) |
| e) the proprietor of an educational establishment | <input type="checkbox"/> | please complete section (B) |
| f) a health service body | <input type="checkbox"/> | please complete section (B) |

- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

I am making the application pursuant to a
 statutory function or
 a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/>	Please tick yes
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/>	Please tick yes
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name Tonkotsu Limited

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY					
A	S	A	P	⊥	⊥	⊥	⊥

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY					
⊥	⊥	⊥	⊥	⊥	⊥	⊥	⊥

Please give a general description of the premises (please read guidance note 1)
 Japanese ramen restaurant with an ancillary bar for the use of customers waiting to dine only. The premises will be part of a successful group of similar restaurants run by the applicant.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

n/a

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment

Please tick any that apply

- | | |
|---|--------------------------|
| a) plays (if ticking yes, fill in box A) | <input type="checkbox"/> |
| b) films (if ticking yes, fill in box B) | <input type="checkbox"/> |
| c) indoor sporting events (if ticking yes, fill in box C) | <input type="checkbox"/> |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/> |
| e) live music (if ticking yes, fill in box E) | <input type="checkbox"/> |
| f) recorded music (if ticking yes, fill in box F) | <input type="checkbox"/> |
| g) performances of dance (if ticking yes, fill in box G) | <input type="checkbox"/> |
| h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) | <input type="checkbox"/> |

Provision of late night refreshment (if ticking yes, fill in box I)

Supply of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 3)		
Tue			State any seasonal variations for performing plays (please read guidance note 4)		
Wed			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)		
Thur					
Fri					
Sat					
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3) Hot food and refreshment after 23:00h <u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 4) <u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 5)		
Mon	23:00	00:00			
Tue	23:00	00:00			
Wed	23:00	00:00			
Thur	23:00	00:00			
Fri	23:00	01:00			
Sat	23:00	01:00			
Sun	23:00	00:00			

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – please tick (please read guidance note 7)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4)		
Mon	11:00	23:30			
Tue	11:00	23:30			
Wed	11:00	23:30			
Thur	11:00	23:30			
Fri	11:00	00:30			
Sat	11:00	00:30			
Sun	11:00	23:30			

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name
Anne Sophie Seigner

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8).
None

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon	11:00	00:00	
Tue	11:00	00:00	
Wed	11:00	00:00	
Thur	11:00	00:00	
Fri	11:00		
Sat		01:00	
	11:00		
Sun		01:00	
	11:00	00:00	
			Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 5)

M Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 9)

Locations of fire safety and other safety equipment subject to change in accordance with the requirements of the responsible authorities or following a risk assessment.

Any detail shown on the plan that is not required by the licensing plans regulations is indicative only and subject to change at any time.

Alcohol for consumption on the premises to be sold to persons at tables or at the bar counter.

Alcohol for consumption on the premises to be served as ancillary to table meals.

Substantial food and substantial beverages other than intoxicating liquor shall be available during the whole of the permitted hours in all parts of the premises for consumption on the premises where intoxicating liquor is sold or supplied.

The service of alcohol for consumption on the premises shall be by way of waiter/waitress service.

A 30 minute drinking up time on top of the last permitted sale of alcohol to allow customers to use the toilet facilities and disperse from the premises.

b) The prevention of crime and disorder

The premises will maintain a comprehensive CCTV system that ensures all areas of the licensed premises are monitored, including all entry and exit points, which enables frontal identification, of every person entering the premises when open to the public and the video recordings shall be kept available for a minimum of 31 days with the time and date stamping.

c) Public safety

Appropriate fire safety measures will be installed and maintained as shown on the drawings accompanying this application.

The premises licence holder will ensure compliance with other statutes relating to fire, health & safety and testing of services.

d) The prevention of public nuisance

Customers standing outside smoking will be properly managed to ensure they do not cause a public nuisance.

Rubbish bags will not be left outside between the hours of midnight and 6am, except for specific overnight rubbish collection.

e) The protection of children from harm

A challenge 21 policy is employed whereby those who appear to be under the age of 21 and are attempting to purchase alcohol will be asked to provide identification.

Staff will be appropriately trained in the challenge 21 policy.

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom (please read note 15).

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 12).
If signing on behalf of the applicant, please state in what capacity.

Declaration	<ul style="list-style-type: none"> [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)
Signature	
Date	03/07/2017
Capacity	SOLICITORS FOR APPLICANT

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	

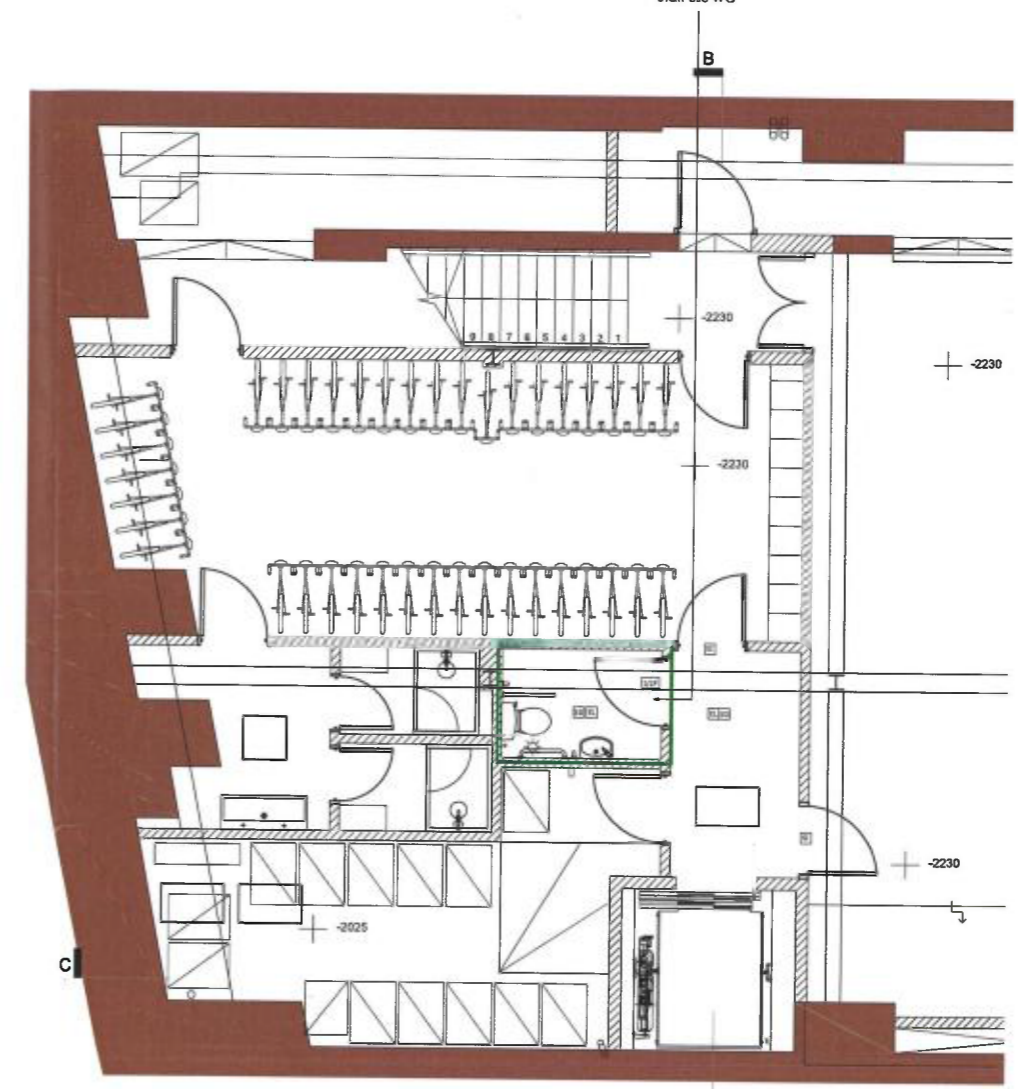
Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)
Piers Warne

Notes for Guidance

- Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
- In terms of specific regulated entertainments please note that:



01 FIRST FLOOR GA PLAN
Scale: 1:50 @A1, 1:100@A3



02 BASEMENT GA PLAN
Scale: 1:50 @A1, 1:100@A3

- FIRE PROTECTION**
Installation of an Automatic fire detection system to be fitted throughout in accordance with BS5839 Part 1:2002
- Emergency Push pad with sign
 - Wall mounted fire blanket in container
 - 2kg wall mounted Carbon Dioxide Fire Extinguisher (silver)
 - 9litre wall mounted water fire extinguisher (silver)
 - Manual fire alarm call point location
 - Maintained Emergency light
 - Illuminated exit sign over door, slim line LED edge lit fittings
 - Ceiling Mounted Smoke Detector
 - Ceiling mounted Heat Detector
 - Fire Door keep clear sign located on direction of opening side door
 - Keep Door Locked Sign located on direction of opening side door
 - Hall hour fire door including intumescent smoke seals strips and positive overhead door closures, fire stops and sign
 - Vision panel in door comprising FR glass and hvy braced intumescent paste. Minimum size of vision panel 250mm dia.
 - Emergency exit sign indicating direction of means of escape, slim line LED edge lit fittings
 - Fire alarm sander
 - positive overhead door closures
 - Visual fire alarm beacon with Disabled toilet
 - Portable hearing aid loop (supplied by client)
 - Life systems contractor to ensure strict compliance to local and national criteria of design stage. The keys and symbols on this layout should be noted and modified if required.

ELECTRICAL
ELECTRICAL INSTALLATION SHALL BE CARRIED OUT IN ACCORDANCE WITH BS 7671 (2001) THE 18TH EDITION OF THE I.E.E. REGULATIONS INCLUDING ALL CURRENT AMENDMENTS AND ADDENDUMS AND TO THE SPECIFICATIONS OF DOCUMENT 'P' OF THE BUILDING REGULATIONS. THE INSTALLATION SHALL BE INSPECTED, TESTED AND CERTIFIED IN ACCORDANCE WITH BS 7671 AND COPIES OF THE CERTIFICATE IS SUBMITTED TO THE CLIENT AND THE LOCAL BUILDING CONTROL AUTHORITY. ALL SWITCHES AND SWITCHGEAR SHALL BE INSTALLED IN ACCESSIBLE POSITIONS TO COMPLY WITH THE REQUIREMENTS OF DOCUMENT 'M' OF THE BUILDING REGULATIONS. THE INSTALLATION SHALL BE CARRIED IN ACCORDANCE WITH THE CLIENT'S FUNCTIONAL BRIEF AND THE LAYOUT.

EMERGENCY LIGHTING SHALL BE INSTALLED IN ORDER TO COMPLY WITH BS 5266 PART 1

VENTILATION
PUBLIC DINING AREA TO BE VENTILATED TO COMPLY WITH THE SPECIFICATIONS OF DOCUMENT 'P' OF THE CURRENT BUILDING REGULATIONS. AIR CONDITIONING CASSETTES, DUCTWORK AND VENTS TO BE POSITIONED AS SPECIFIED CONTRACTOR DETAILS. FINAL DESIGN OF A.C. EQUIPMENT WILL DEPEND ON SITE CONDITIONS. SEE SEPARATE CONTRACTORS DRAWINGS FOR DETAILS AND SPEC. VENTILATION TO PUBLIC TOILET AREAS TO ACHIEVE 3 AIR CHANGES PER HOUR CONSENSUALLY.

FIRE SAFETY
UPHOLSTERED SEATING FURNITURE TO COMPLY WITH THE FOLLOWING:
*IGNITION SOURCE (CIGARETTE TEST) AS SPECIFIED IN BS 5852 PART 2 FIRE TEST FOR FURNITURE METHODS OF TEST FOR THE IGNITABILITY BY SMOKES.
*BS 5852 PART 2 FIRE TEST FOR FURNITURE METHODS OF TEST FOR THE IGNITABILITY OF UPHOLSTERED COMPOSITES FOR TESTING BY FLAMING SOURCE. MINIMUM TEST TO BE CRIB IGNITION SOURCE 3.

FABRICS THAT HAVE HAD A FLAME RETARDANT TREATMENT TO PASS THE WATER SOAK TEST AS DETAILED BY BS 5851 TEST CERTIFICATE TO BE SUBMITTED TO FIRE AUTHORITY.

CURTAINS AND DRAPES TO SATISFY TYPE & PERFORMANCE REQUIREMENTS TO BE BS 5867 PART 2.

ARTIFICIAL FOLIAGE AND DECORATIVE BRICIS TO BE FIRE RETARDANT TO THE SATISFACTION OF THE FIRE AUTHORITY.

KEY
AREA TO BE LICENSED
STAFF WC (BASEMENT)

TONKOTSU PECKHAM

Occupancy rates & MOE Based upon Building Regulations & BS 9999 2008, table 10

SEATING CAPACITY	SEATING CAPACITY
54	54
TOTAL NUMBER OF OCCUPANCY + 5 STAFF	59
Clear Means of escape width required for up to 110 persons	850mm

When chair bound/ambulant disabled visitors:
50% of the restaurant seating is accessible to the wheelchair customers. One fully accessible toilet is provided for disabled customers on the first floor.

Toilet accommodation
The toilet accommodation is based upon BS 6465 Part 1, Table 10
Ratio of male to female being 50% each.

	U/F/MS	WC's	WHB's
ACCESSIBLE	N/A	1	1 (SHARED)
UNSEX	0	2	2 (SHARED)
ACCESSIBLE STAFF (BASEMENT)	0	1	1

PLEASE NOTE:
All emergency lighting system should be designed and installed to BS5266: Part 1: 2000 Emergency Lighting - Part 1 Code of Practice for the emergency lighting.
The proposed fire exit and associated signage is to be installed to BS5499: Part 4: 2000 Safety signs, including fire safety signs - Part 4 Code of Practice for escape route signage and to comply with Health and Safety (Safety Signs and Signals) Regulations.
Hardware to any new fire exit doors will need to comply with BS EN 179.
Any new fire doors on hold open devices are to be fail safe to close on activation of fire alarm or mains power failure to comply with BS 5775-4: 2007.

- GENERAL NOTES**
- ALL FINISHES ARE TO CONFORM TO THE REQUIRED CURRENT BUILDING REGULATIONS IN THE APPLICABLE COUNTRY (IN A RESTAURANT ALL FINISHES ARE TO BE CLASS 1 OR EQUIVALENT).
 - CONTRACTOR MUST VERIFY ALL SITE DIMENSIONS, DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO BLENHEM DESIGN BEFORE PROCEEDING WITH ANY WORK.
 - ALL REQUESTED DRAWINGS SHOWING FIXINGS AND CONSTRUCTION DETAILS ARE REQUIRED TO BE APPROVED BY BLENHEM DESIGN PRIOR TO COMMENCEMENT OF WORK.
 - ALL SPECIFIED ITEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
 - CONTRACTOR TO PROVIDE A WORKING ENVIRONMENT WHICH CONFORMS TO THE CURRENT HEALTH AND SAFETY AT WORKS CONDITIONS AND LOCAL AUTHORITY REGULATIONS.
 - ALL FINISHES ARE TO BE CARRIED OUT TO A HIGH STANDARD.
 - ANY DIMENSIONS ARE TO BE TAKEN FROM THE SETTING OUT PLAN ONLY AND ARE NOT TO BE SCALED FROM THE DRAWINGS.
 - IT IS THE CONTRACTORS RESPONSIBILITY TO UNDER TAKE AND ENSURE THAT ANY BUILDING IS CARRIED OUT UNDER THE LOCAL AUTHORITY REQUIREMENTS.
 - THE CONTRACTOR IS TO CHECK AND APPRAISE ALL DESIGN SHOP FITTING AND CONSTRUCTION DETAILS AND OFFER ALTERNATIVES TO THE DESIGNER FOR APPROVAL.
 - IN THE EVENT THAT DRAWING INFORMATION IS NOT THE SAME, AND IF THE DESIGNER AND/OR SUPERVISING OFFICER ARE UNAVAILABLE FOR COMMENT, THE PROPOSED PLAN IS TO BE READ AS CORRECT.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE OTHER RELEVANT CONSULTANTS DRAWINGS.
 - COPYRIGHT OF BLENHEM DESIGN. NOT TO BE REPRODUCED

REVISION	DATE	ITEM
A	22.06.17	KITCHEN LAYOUT REVISED

- INFORMATION ONLY
- APPLICATION FOR LOCAL AUTHORITY
- TENDER
- CONSTRUCTION

PROJECT TONKOTSU PECKHAM
133 Rye Lane, Peckham
London SE15 4ST

TITLE PROPOSED LICENSING PLAN
GROUND FLOOR & BASEMENT

DRAWN	DATE	SCALE	CHECKED
RM	12.05.2017	shown	

PROJECT	NUMBER	REVISION
BD 1692	07-01	A



-----Original Message-----

From: Ian.Clements@met.pnn.police.uk [<mailto:Ian.Clements@met.pnn.police.uk>]

Sent: Wednesday, July 26, 2017 2:31 PM

To: Regen, Licensing

Subject: Emailing: Tonkotsu 133 Rye Lane SE15 4ST

Please see attached letter of representation in regard to the above new premises licence application.

Kind regards

Ian Clements PC 362 MD
Police Licensing Officer
Southwark Police Station
323 Borough High Street SE1 1JL
T 0207 232 6756
M 07974 836 444
ian.clements@met.pnn.police.uk



The Licensing Unit
Floor 3
160 Tooley Street
London
SE1 2QH

Metropolitan Police Service
Licensing Office
Southwark Police Station,
323 Borough High Street,
LONDON,
SE1 1JL

Tel: 020 7232 6756

Email: SouthwarkLicensing@met.police.uk

Our reference: MD/21/ 2991/17

Date: 26th July 2017

Dear Sir/Madam

Re:- Tonkotsu 133 Rye Lane London SE15 4ST

Police are in possession of an application from the above for a new premises licence. The application describes the operation as a restaurant with ancillary bar for patrons waiting to dine.

The applicant has offered a number of control measures as part of the application, in principle we are in agreement with the recommendations, however the wording of each condition is vital in order to negate any ambiguity.

1. That a CCTV system be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises.
2. All CCTV footage be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council.
3. A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer.
4. That all staff are trained in their responsibilities under the licensing act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.
5. Intoxicating liquor shall not be sold or supplied for consumption on the premises other than to persons taking table meals there or for those at the bar area waiting to be seated and for consumption by such person as an ancillary to their meal.
6. Save for those patrons waiting in the bar area, the supply of alcohol will be by way of waiter/waitress service only.
7. Off sales will be in sealed containers only and for consumption away from the premises.

The Following is submitted for your consideration, Police would welcome the opportunity to conciliate should the need arise.

Yours Sincerely

PC Ian Clements 362MD

Southwark Police Licensing Unit

Tel: 0207 232 6756

From: Graham.S.White@met.pnn.police.uk
To: McArthur, Wesley
Subject: RE: Application for a premises licence - Tonkotsu, 133 Rye Lane, Peckham, London, SE15 4ST (our ref: 859460)
Date: 15 August 2017 11:26:40

Wes,

Yes we withdraw are representation on agreement to the conditions.

If you have any others outstanding let me know as not seen lan as leave overlapped by a day.

Thanks

Graham

From: McArthur, Wesley [mailto:Wesley.McArthur@southwark.gov.uk]
Sent: 15 August 2017 11:24
To: White Graham S - MD <Graham.S.White@met.pnn.police.uk>
Cc: Lynch Mark A - MD <mark.A.Lynch@met.pnn.police.uk>
Subject: FW: Application for a premises licence - Tonkotsu, 133 Rye Lane, Peckham, London, SE15 4ST (our ref: 859460)

Hi Graham,

In lan's absence please see the email below. The applicant has agreed to the conditions suggested by lan. Can you confirm whether the rep' is withdrawn or not, thanks.

Regards,

Wesley McArthur

Principal Enforcement Officer

London Borough of Southwark

E-mail: wesley.mcarthur@southwark.gov.uk

General: licensing@southwark.gov.uk

Phone: 020 7525 5779

Fax: 020 7525 5705

Address: Licensing, Health & Safety, Hub 1, 3rd Floor, 160 Tooley Street, SE1 2QH

From: Piers Warne [mailto:████████████████████]
Sent: Friday, August 11, 2017 3:29 PM
To: Ian.Clements@met.pnn.police.uk
Cc: McArthur, Wesley
Subject: RE: Application for a premises licence - Tonkotsu, 133 Rye Lane, Peckham, London, SE15 4ST (our ref: 859460)

Dear Ian

Further to your representation in relation to this application, I can confirm that my client is happy to agree to the amendments set out in your representation. Please feel free to call me if you have any queries, however on the basis of this agreement can I ask that you confirm that you will be withdrawing your representation.

I have copied in Wesley who is the licensing officer dealing.

Kind regards

Piers

Piers Warne
Associate

[REDACTED]
[REDACTED]
[REDACTED]

From: [Tear, Jayne](#)
To: [Regen. Licensing](#)
Cc: [McArthur, Wesley](#)
Subject: REPRESENTATION RE - Tonkotsu
Date: 01 August 2017 23:32:40
Attachments: [Tonkotsu.pdf](#)
Importance: High

Dear Licensing

Please find attached my representation regarding the above application,

With kind regards

Jayne

Jayne Tear - Principal Licensing Officer – As Responsible Authority for Licensing

Southwark Council | Licensing Unit

160 Tooley Street | London | SE1 2QH

Direct line 020 7525 0396 | Fax 020 7525 5735 | Call Centre 020 7525 2000

Visit our web pages <http://www.southwark.gov.uk/licensing>

MEMO: Licensing Unit

To	Licensing Unit	Date	1 August 2017
Copies			
From	Jayne Tear	Telephone	020 7525 0396
Email	Jayne.tear@southwark.gov.uk		

Subject Re: Tonkotsu, 133 Rye Lane, London, SE15 4ST

Application for a premises licence.

I write with regards to the above application for a premises licence submitted by Tonkotsu Limited under the licensing act 2003.

The application seeks the follows licensable activities:

- Late night refreshment (indoors) on Sunday to Thursday from 23:00 to 00:00 and on Friday and Saturday from 23:00 to 01:00 the following day.
- Supply of Alcohol (on and off the premises) on Sunday to Thursday from 11:00 to 23:30 and on Friday and Saturday from 11:00 to 00:30 the following day.
- The proposed opening hours will be on Sunday to Thursday from 11:00 to 00:00 and on Friday and Saturday from 11:00 to 01:00 the following day.

The premises is described as follows:

'Japanese raman restaurant with and ancillary bar for the use of customers waiting to dine only. The premises will be part of a successful group of similar restaurants run by the applicant.'

The premises is situated in Peckham Major Town Centre and under the Southwark Statement of Licensing policy 2016 - 2020 the appropriate closing times for restaurants on Sunday to Thursday is 00:00 hours and for Friday and Saturday is 01:00 hours.

This premises also falls within the Peckham CIP Area which does not apply to restaurants.

My representation is submitted under the prevention of crime and disorder and the prevention of public nuisance licensing objectives and has regard to the Southwark Statement of Licensing Policy 2016 – 2020

There are conflicting conditions within the operating schedule which state the following:

- Alcohol for consumption on the premises to be sold to persons at tables or at the bar
- Alcohol for consumption on the premises to be served as ancillary to table meals

I seek clarification regarding these conditions to ensure that the premises operates as a restaurant and not a bar, in which case the Peckham CIP policy would apply.

Furthermore is not clear from the plans how the basement area will be used and I ask the applicant to provide further information.

Due to the limited information on the application form and to further address the licensing objectives I also ask the applicant to provide the following information:

- An accommodation limit for the basement of the premises (to be conditioned).
- An accommodation limit for the first floor of the premises. (to be conditioned).

And to consider adding a further condition to the operating schedule as follows:

- Any '*off sales*' of alcohol shall be provided in sealed containers and taken away from the premises

I therefore submit this representation and welcome any discussion with the applicant to consider the above representation

Southwark's Statement of Licensing Policy 2016 – 2020 can be found on the following link:
[http://www.southwark.gov.uk/downloads/download/4399/licensing_act_2003 -
_southwark_statement_of_licensing_policy_2016 - 2020](http://www.southwark.gov.uk/downloads/download/4399/licensing_act_2003_-_southwark_statement_of_licensing_policy_2016_-_2020)

Jayne Tear
Principal Licensing officer
In the capacity of the Licensing Responsible Authority

From: [Franklin, David](#)
To: ["Piers Warne"](#)
Cc: [McArthur, Wesley](#)
Subject: RE: Application for a premises licence - Tonkotsu, 133 Rye Lane, Peckham, London, SE15 4ST (our ref: 859460)
Date: 14 August 2017 13:05:55

Hi Piers,

Thanks for your reply.

Jayne has asked for the accommodation limit to be set as a condition, therefore I am happy to withdraw the representation for the Licensing RA on that basis with the two agreed conditions.

Kind regards

David

David Franklin
Team Leader Licensing
Regulatory Services

From: Piers Warne [mailto:████████████████████]
Sent: Monday, August 14, 2017 9:30 AM
To: Franklin, David
Cc: McArthur, Wesley
Subject: RE: Application for a premises licence - Tonkotsu, 133 Rye Lane, Peckham, London, SE15 4ST (our ref: 859460)

Good morning David

Many thanks for your email.

I can confirm that my client is happy to amend condition 1 to read: '*Alcohol for consumption on the premises to be sold to persons at tables or at the bar for patrons waiting for a table.*'

I can also confirm that the basement is only shown on the plan for a toilet and is not being used for licensable activities.

The capacity for the premises (diners and people waiting for tables) is estimated to be 64.

I trust that this assists.

Kind regards

Piers

Piers Warne
Associate

██████████
████████████████████
████████████████████
████████████████████

From: Franklin, David [<mailto:David.Franklin@SOUTHWARK.GOV.UK>]
Sent: 14 August 2017 08:36
To: Piers Warne
Cc: McArthur, Wesley
Subject: RE: Application for a premises licence - Tonkotsu, 133 Rye Lane, Peckham, London, SE15 4ST (our ref: 859460)

Hi Piers,

Thanks you for your response to Jayne's email and you clients agreement to the condition on off sales of alcohol. As Jayne is on leave this week I would respond on behalf of the Licensing Responsible Authority.

Would your client agree to a an adjustment of the first condition mentioned in Jaynes email:

- Alcohol for consumption on the premises to be sold to persons at tables or at the bar for patrons waiting for a table.

With regards to capacity, we have not asked for a capacity limit in terms of fire risk as that would be a matter for the fire regulations regarding the calculation of the available escape routes for th premises, we are asking for an accommodation limit for the restaurant floors which is usually calculated from the number of covers and a number of patrons who will be at the bar and also by assessing the toilet accommodation. This is to assist with assessing the impact of the premises in the area with regards to prevention of public nuisance and disorder.

Kind regards

David

David Franklin
Team Leader Licensing
Regulatory Services

From: McArthur, Wesley
Sent: Friday, August 11, 2017 5:11 PM
To: Franklin, David
Subject: FW: Application for a premises licence - Tonkotsu, 133 Rye Lane, Peckham, London, SE15 4ST (our ref: 859460)
Importance: High

FYI


Regards,
Wesley McArthur
Principal Enforcement Officer
London Borough of Southwark
E-mail: wesley.mcarthur@southwark.gov.uk

General: licensing@southwark.gov.uk

Phone: 020 7525 5779

Fax: 020 7525 5705

Address: Licensing, Health & Safety, Hub 1, 3rd Floor, 160 Tooley Street, SE1 2QH

From: Piers Warne [<mailto:> 
Sent: Friday, August 11, 2017 5:10 PM
To: Tear, Jayne
Cc: McArthur, Wesley
Subject: FW: Application for a premises licence - Tonkotsu, 133 Rye Lane, Peckham, London, SE15 4ST (our ref: 859460)
Importance: High

Dear Jayne

I act for the applicant and write further to your representation.

I can confirm that the premises will trade exclusively as a restaurant on both floors. The 'bar' facility is simply for customers coming to dine who are waiting for a table to be able to have a drink whilst they wait. This is not a bar facility for non-diners and therefore the application falls within the restaurant exemption to the Council CIP policy.

I can also confirm that my client is happy to agree to the following condition:

Any 'off sales' of alcohol shall be provided in sealed containers and taken away from the Premises

In terms of capacity, this will be set by fire risk assessment once the premises is fitted out. However, with the exception of the small bar area for customers waiting for their table the premises, the premises will be fully laid out to tables and chairs.

I hope that the above assuages your concerns, although I would be more than happy to discuss any aspect of the application with you, should you wish.

Kind regards

Piers

Piers Warne
Associate



From: [REDACTED]
Sent: Tuesday, August 01, 2017 1:36 PM
To: Regen, Licensing
Subject: Objection to Tonkotsu Ltd Premises License Application / License No 859460

Pls find letter of Objection attached,

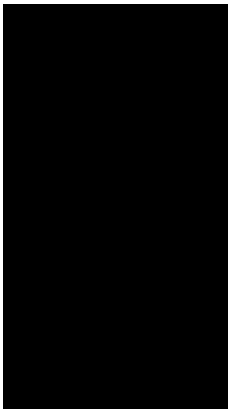
Note: will also upload info via website to ensure that our comments are received and part of the important conversation,

Pls confirm receipt of this email,

With thanks,

All the best,

[REDACTED]
Director + Founder



Aug 01 - 2017

Dear Sir / Madame,

Re Objection to Tonkotsu Ltd Premises License Application / License No 859460

i am a Director and Founder of [REDACTED] and i am writing to object to the application of Tonkotsu. Specifically it's proposed late night opening hours Friday + Saturday, something which would be catastrophic for our businesses. With 11pm - 3am both nights being our peak hours of operation.

Although we welcome Tonkotsu and have absolutely no issue with the type of

business that they would conduct (in fact we welcome it) however as we are placed at the rear of [REDACTED] and have utilised both Rye lane and [REDACTED] to exit and enter patrons for the past 10years ([REDACTED] formed Aug 2007), we feel that the time applied for by Tonkotsu for the supply of late night refreshments, namely 1am at weekends [Fri + Sat] would seriously jeopardise our operations at weekends and make it near impossible to operate and answer our licensing requirements sufficiently.

As mentioned, we / The [REDACTED] have operated for ten years [adding [REDACTED] in 2014] and have and will continue to utilise both Rye Lane and The [REDACTED] to successfully queue customers in a systematic and organised manner - in a location that already has reached its maximum people saturation level [especially Fri + Sat]. We believe it is crucial that we be allowed to continue to utilise aforementioned space for these purposes and answer our licensing obligations in full.

Furthermore, having checked the Tonkotsu website (which is part of a chain), their standard operating hours at other London branches in Soho, Selfridges and Mare St, all open at 11am/12pm and close at 1030pm, Opening times that would extremely well for us, and would allow us to continue to operate with few relevant changes [Note: Saturdays - people Queue from 930pm onwards] however and for some reason Tonkotsu Peckham Application applies for a 1am License Fri + Sat which and as mentioned will seriously jeopardise our queuing system and in turn our entire operation / business. The Idea of customers exiting Tonkotsu into a large audience exiting and entering [REDACTED] premises during peak times is a recipe for disaster and for us one that should be avoided at all costs.

[REDACTED]

[REDACTED]

[REDACTED]

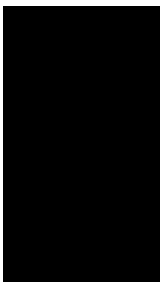
continued

There is only so much space (and to re-iterate) the idea of Tonkotsu exiting customers directly into our Queuing system would not be safe or correct and as mentioned would severely restrict and jeopardise the system that we have used so successfully for a decade and in turn our business, as we simply would not be able to answer our licensing objectives correctly or in full should Tonkotsu License be granted as it currently is.

We would ask that Tonkotsu work with us and invite them to have an 'operational conversation' with us, so that we can clearly advise them of what we do, how we do it and what we need to keep doing it. For us it is all about collaboration, so if Tonkotsu would look at opening at times which fit alongside their normal / existing operating Hours and open no later than e.g. 2300hrs Fri + Saturday, we could [with a few tweaks] make it work. That said and as mentioned, Saturdays will still be difficult as we have guests arriving as early as 930pm, but we would like to try our best to accommodate Tonkotsu business, but not at the sake / detriment of our own. To be clear, during the week, it is not an issue as we open til 11pm Sun-Mon and Thurs we have a late audience and relatively small numbers of guests. Friday and Saturday however, are a whole other ball game, where we are busy early til late [11pm - 3am peak hrs]. Friday and Saturday being the 2 days that essentially pay for most of our operations. Theatre to Record Shop, Live Space to [REDACTED] Lounge, Community and Workshop Meetings to Theatre Rehearsal Spaces.

Tonkotsu's application jeopardises all of this and i would like to make the argument that what we / The [REDACTED] do is of enormous importance to Peckham and the wider area + is a large part of the cultural and performing arts scene - Not just locally, but internationally. Furthermore, we employ and contract approx 100 people per week, generate enormous sums for the local and wider community (e.g. when we have a capacity event, every bar and restaurant in Peckham is full - namely every Saturday) and The [REDACTED] [Also known as The [REDACTED]) has played a leading role in the uplifting of the entire area and the championing of major local and International Music, Arts Led and Important community and charity projects + More - All of which would be put seriously put under threat / become unsustainable as a business - for the sake of 2 extra hours of Trading and alcohol sales + profit at Tonkotsu. Something in the bigger picture, that simply doesn't make sense.

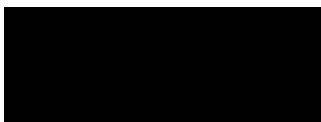
Hence we feel that have no cause of action but to object to this application in the strongest possible terms and ask Tonkotsu to reconsider it's proposed opening hours and make them more in line with their existing Restaurant Chains operating schedule, namely 1100hrs/1200hrs to 2230hrs/ 2300hrs latest at weekends.



continued

Should you require any more information or details of our objection, then pls don't hesitate to get in touch + i look forward to an amicable resolution to this issue,

Yours Sincerely,



Director + Founder

Aug 01 2017



From: [REDACTED]
Sent: Tuesday, August 01, 2017 4:44 PM
To: Regen, Licensing
Subject: Objection to license 859460, 133 Rye Lane (Tonkatsu), 1 Aug 2017

To whom it may concern, from:

[REDACTED]

Home and contact:

[REDACTED]

Objection written 1st Aug 2017

Signed and scanned document attached.

This is an objection to the planning proposal for Tonkatsu on 133 Rye Lane from [REDACTED], a record shop, bar and venue situated at the [REDACTED]. Firstly I would just like to say that I'm excited to welcome a new restaurant and bar to our community! Especially a ramen place as I'm a big fan. However, I'm very concerned about the lateness of the license and how this will affect our current entrance situation at the weekends. As I'm sure you know we share an entrance with the [REDACTED] which hasn't been an issue but is a very closely managed situation with huge numbers of people queing outside for club nights. As a result we have a tightly monitored fire procedure and crowd control measures in place, and I'm struggling to see how another venue will fit in with this? Especially during the times between 10pm and 1am on weekends when the entrance is controlled by the [REDACTED] and stops being a public through-route. So far we have not been consulted at all on this and it would be destructive to all businesses and potentially put the public at risk if there wasn't a plan for how this would operate and synchronise with current health and safety and fire risk measures. Without this consultation I don't believe this proposal is currently realistic.

Regards,

[REDACTED]

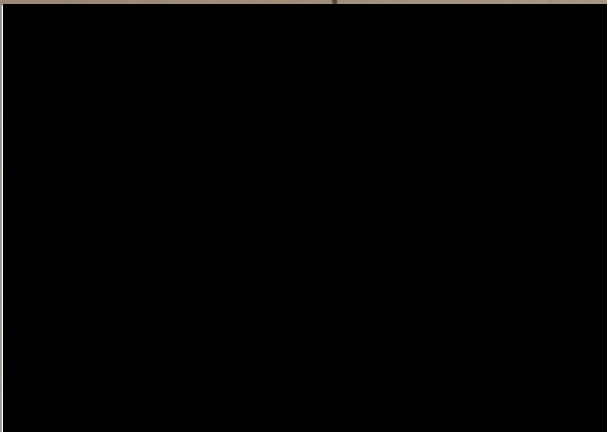
M Gmail

Objection to license 859460, 133 Rye Lane (Tonkatsu), 1 Aug 2017¹

Rye Wax <info@ryewax.com>
Draft To: licensing@southwark.gov.uk

1 August 2017 at 16:30

To whom it may concern, from:

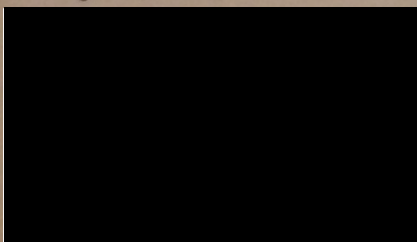


Objection written 1st Aug 2017

Signed and scanned document attached.

This is an objection to the planning proposal for Tonkatsu on 133 Rye Lane from [REDACTED] a record shop, bar and venue situated at the same address. Firstly I would just like to say that I'm excited to welcome a new restaurant and bar to our community! Especially a ramen place as I'm a big fan. However, I'm very concerned about the lateness of the license and how this will affect our current entrance situation at the weekends. As I'm sure you know we share an entrance with the [REDACTED] which hasn't been an issue but is a very closely managed situation with huge numbers of people queuing outside for club nights. As a result we have a tightly monitored fire procedure and crowd control measures in place, and I'm struggling to see how another venue will fit in with this? Especially during the times between 10pm and 1am on weekends when the entrance is controlled by the [REDACTED] and stops being a public through-route. So far we have not been consulted at all on this and it would be destructive to all businesses and potentially put the public at risk if there wasn't a plan for how this would operate and synchronise with current health and safety and fire risk measures. Without this consultation I don't believe this proposal is currently realistic.

Regards,



From: [REDACTED]
Sent: Tuesday, August 01, 2017 4:57 PM
To: Regen, Licensing
Subject: Re: Objection to Premises licence application No. 859460

[REDACTED]

01.08.2017

Dear Sir / Madam,

I would like to object to the New premises licence application no. 859460 for Tonkatsu limited.

I am the licensee and designated premises supervisor for [REDACTED], which is located [REDACTED] proposed location at 133 Rye Lane and [REDACTED]

Tonkatsu seems like a fantastic business and we would like to welcome them to 133 Rye Lane.

Unfortunately, I have become extremely concerned about the proposed late opening hours up to 1am especially on the weekends. Our peak times on Fridays and Saturdays are 11pm-3am (doors opening at 10pm), with high volume of foot traffic entering and exiting [REDACTED] via alleyway at [REDACTED], right next to the proposed new entrance to Tonkatsu. I strongly believe that introduction of an additional late night business (post 10.30 / 11pm) within metres of the existing entrance will cause congestion and could be detrimental to the safety of our customers and compromise our ability to answer the four licensing objectives.

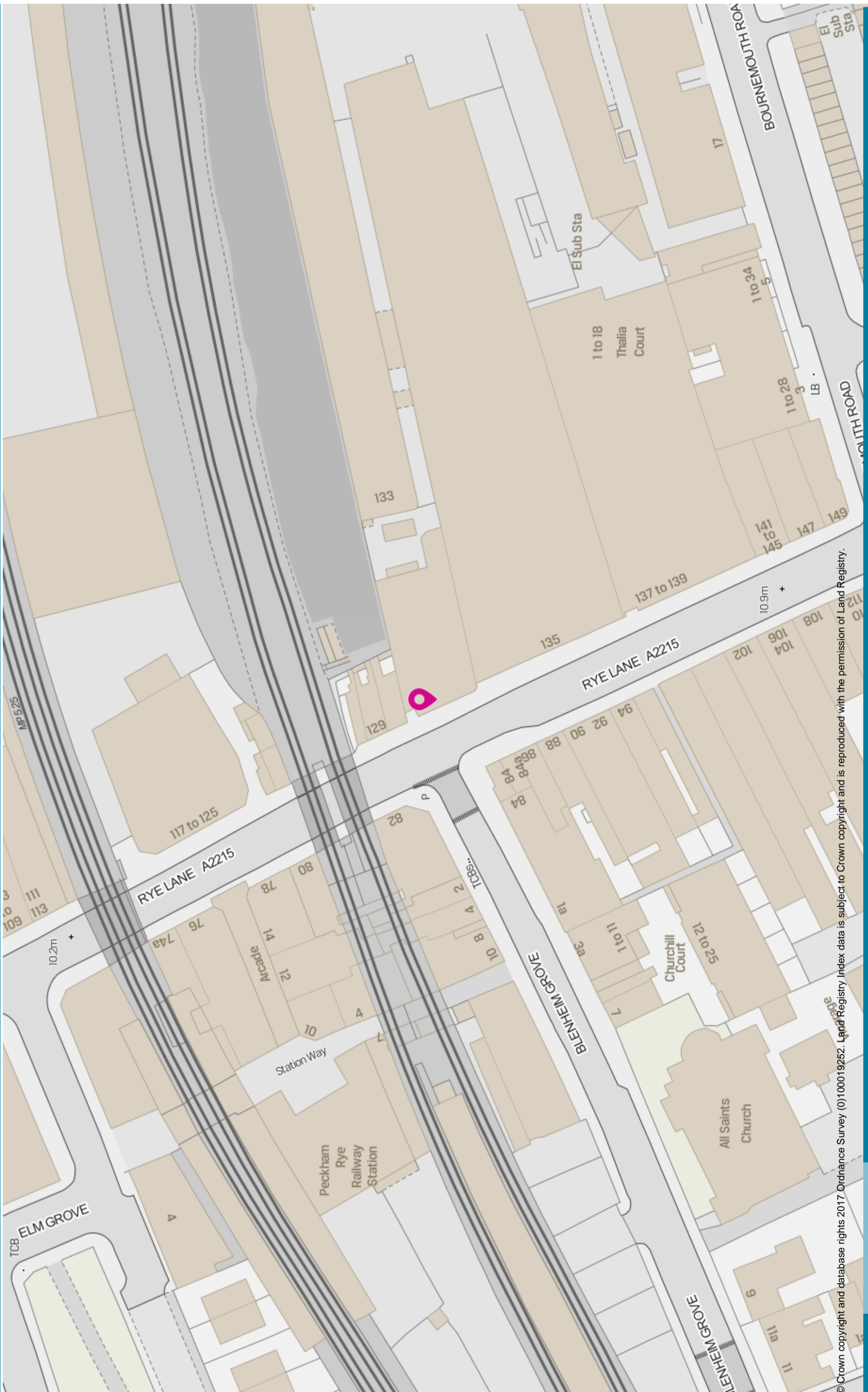
I am also concerned about the wider impact on fire routes and evacuation procedures after 11pm if additional numbers of people are introduced right in front of us with kitchen operations / extractions, rubbish disposal and what I assume is a smoking area on Rye Lane.

That said, I feel that with slightly reduced opening hours for Tonkatsu, both businesses could coexist and thrive without compromising on safety. Tonkatsu's all other branches are closing between 9-11pm, which makes me believe that their business model works well with earlier than proposed closing times.

Kind regards,

[REDACTED]





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25-Aug-2017

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