

## Licensing Sub-Committee

Monday 9 October 2017

10.00 am

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

### Membership

Councillor Renata Hamvas (Chair)  
Councillor Sunil Chopra  
Councillor Adele Morris

### Reserves

Councillor Sunny Lambe

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### Contact

Andrew Weir on 020 7525 7222 or email: [Andrew.weir@southwark.gov.uk](mailto:Andrew.weir@southwark.gov.uk)

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: 29 September 2017



## Licensing Sub-Committee

Monday 9 October 2017  
10.00 am

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

### Order of Business

Item No.	Title	Page No.
<b>PART A - OPEN BUSINESS</b>		
1.	<b>APOLOGIES</b>	
	To receive any apologies for absence.	
2.	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the committee.	
3.	<b>NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT</b>	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	<b>DISCLOSURE OF INTERESTS AND DISPENSATIONS</b>	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	<b>LICENSING ACT 2003: THE BARREL PROJECT, 80 DRUID STREET, LONDON SE1 2HQ</b>	1 - 68
6.	<b>LICENSING ACT 2003: THE ROSE, 123 SNOWFIELDS, LONDON SE1 3ST</b>	69 - 110
7.	<b>LICENSING ACT 2003: SPECKMOBILE, RAILWAY ARCH, 76 DRUID STREET, LONDON SE1 2HH</b>	111 - 171

**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: 29 September 2017

<b>Item No.</b> 5.	<b>Classification:</b> Open	<b>Date:</b> 9 October 2017	<b>Meeting Name:</b> Licensing Sub-Committee
<b>Report title:</b>		Licensing Act 2003: The Barrel Project, 80 Druid Street, London SE1 2HQ	
<b>Ward(s) or groups affected:</b>		Riverside	
<b>From:</b>		Strategic Director of Environment and Social Regeneration	

## RECOMMENDATION

1. That the licensing sub-committee considers an application made by Simon Charles Cotton for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as The Barrel Project, 80 Druid Street, London SE1 2HQ.
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 other persons 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 19 of this report deals with the representations received to the premises licence application and conciliations progress made. Copies of the relevant representations from responsible authorities, other persons and the subsequent conciliation statements are attached as Appendices B, C & D.
  - d) Paragraph 20 deals with licensed premises within a 100m radius of the premises. A map of the area is attached as Appendix E.
  - e) 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 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 31 July 2017, Simon Charles Cotton applied to this council for the grant of a new premises licence in respect of the premises known as The Barrel Project, 80 Druid Street, London SE1 2HQ. The premises is described as a railway arch. The intention is to use the space as a half barrel ageing facility for beer and the other half (Rope Walk side) will be used as a bar/shop selling specialist beer and other alcoholic drinks theatre which will be consumed on the premises.

The application is summarised as follows (amended as per conciliation):

- Supply of alcohol (indoors)
    - Monday to Sunday from 11:00 to 22:30
  - Supply of alcohol (outdoors)
    - Monday to Sunday from 11:00 to 23:00
  - Operating hours of premises
    - Monday Sun from 11:00 to 23:00.
9. The premises licence application form provides the applicant operating schedule. Parts J, K, L, and M set out the proposed operating hours and operating controls 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 the licence. A copy of the application is attached to this report as Appendix A.

### **Designated premises supervisor**

10. The proposed designated premises supervisor Simon Charles Cotton who has a personal licence issued by Hammersmith and Fulham Council.

### **Representations from responsible authorities**

11. Representations were submitted by the Metropolitan Police Service, environmental protection team (EPT), Licensing authority, trading standards, public health and comments from Planning.
12. The Metropolitan Police Service are concerned of complaints being received due to the operation of a number of existing premises in the area. They have offered conditions which have since been agreed by the applicant and will form part of the licence conditions if granted. As such their representation is withdrawn.
13. The EPT are concerned by the the proposed opening hours for the premises which are considered inappropriate and beyond the hours listed in the current licensing policy for this area. The area has a history of complaints relating to noise from dispersal and patrons externally. The controls listed in the application are considered insufficient to prevent public nuisance. They have also offered conditions which if agreed will form part of the licence.
14. The Licensing representation is concerned that the premises is situated in a residential area and under the Southwark statement of licensing policy 2016 - 2020 the appropriate closing times for restaurants, cafes, public houses, wine bars or other drinking establishments is 23:00 daily. The 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. Due to the limited information on the application form and to promote the licensing objectives they seek the applicant to provide the further information:
15. Trading standards acknowledge and welcome most of the statements made in the operating schedule with regards to protection of children. However for clarity and avoidance of any doubt, they have recommended a number of conditions to be agreed and added to the licence if granted.
16. Public health have concerns regarding the hours of alcohol sales requested. Early-morning alcohol purchasers are more likely to be alcohol misusers and may thereby contribute to antisocial behaviour such as street drinking. They have also recommended conditions which if agreed by the applicant will form part of the licence.
17. Planning have commented that It appears that a planning application is currently under consideration for a change of use (ref. 17/AP/3016) and the applicant should be aware that if planning permission is granted for a change of use it is likely that it will be subject to conditions on hours of use. If licensable activities commence without planning permission or operate in excess of hours stipulated by a planning condition then a planning enforcement investigation will likely be opened.

18. Copies of the representations are attached as Appendix B.

### **Representation from other persons**

19. There are 11 representations from other persons. They relate to the fact that large numbers of families live opposite the premises and are likely to be disturbed by its presence. They already suffer noise from existing premises and in addition to the noise and anti-social behaviour (loud swearing, urinating in the street, stag parties mooning in the street, people continuously taking selfies outside of these premises, throwing traffic cones in the street) they put up with other outcomes from the "beer mile" including Ubers sitting for minutes on end with running engines, constant chucking of bottles late into the night in the outdoor recycling bins the premises use. They have further concerns with the increase in refuse and vermin on the streets as further cuts leave industrial bins overflowing for days.

20. Copies of the representations are attached as Appendix C.

### **Conciliation**

21. The representations received were forwarded to the applicant who responded by submitting a conciliation statement which proposed a reduction in hours and further conditions. The statement has been circulated to all parties concerned. The Police have confirmed that they are satisfied the proposals and have withdrawn their representation. The subsequent correspondence is attached as Appendix D. The Licensing sub committee will be updated on 9 October 2017.

### **Temporary event Notice**

22. Below is the recent history of TENs applied for in respect of the premises.

<b>No.</b>	<b>Date of event</b>	<b>Time of event and activities</b>
1	19 Aug 2017 20 Aug 2017	10:00 to 22:00 - Alcohol 10:00 to 21:00 -Alcohol
2	26 Aug 2017 27 Aug 2017	10:00 to 22:00 - Alcohol 10:00 to 21:00-Alcohol
3	2 & 3 Sept 2017	10:00 to 22:00 - Alcohol
4	9 & 10 Sept 2017	10:00 to 22:00 - Alcohol
5	16 & 17 Sept 2017	10:00 to 22:00 - Alcohol
6	23 to 24 Sept 2017	10:00 to 22:00 - Alcohol
7	28 to 30 Sept 2017	11:00 to 23:00 -Alcohol
7	7 Oct 2017	11:00 to 22:00 - Alcohol

## Complaints

23. There are no recorded complaints.

## The local area

24. A map of the area is attached to this report as Appendix E. The premises is identified by a triangle at the centre of the map. For purposes of scale only, the circle on the map has a 100 metre radius. The following licensed premises terminal hours are also shown on the map:

### **Marquis of Wellington PH, 21 Druid Street, SE1**

- Monday to Wednesday until 23.00, Thursday until 00.00, Friday and Saturday until 01.00 and Sunday until 00.00) - Currently closed for operation

### **Elmadero, Railway Arch 840, 30 Druid Street, London SE1**

- Monday to Sunday until 23.00

### **Southwark Brewing Company Limited, 46 Druid Street, London SE1**

- Monday to Sunday until 23.00

### **Doodle Bar, 60 Druid Street, London SE1**

- Sunday to Thurs until 00:00 and Friday and Saturday until 01:00

### **St John Bakery Company Ltd, 72 Druid Street, London SE1**

- Monday to Sunday until 23.00

### **Bea's of Bloomsbury Railway Arch, 76 Druid Street, London SE1**

- Monday to Sunday until 22.00

### **Maltby & Greek wholesalers, Railway Arch, 76 Druid Street, London SE1**

- Monday to Sunday until 22.00

### **Hawkes, 92 Druid Street, London SE1**

- Monday to Sunday until 23:00

### **Anspach & Hobday, 116 - 118 Druid Street, SE1**

- Monday to Sunday until 23:00

### **Bottles, 128 Druid Street, London SE1**

- Monday to Sunday until 23.00



**Lemporio, 134 Druid Street, London SE1**

- Sunday to Wed until 22.00 and Thursday to Saturday until 23:00

**Thames Takeaway, 140 Tanner Street, London SE1**

- Sunday to Thursday until 00:00 and Sunday until 00:30

**Ronnies Supermarket, 116-118 Tanners Street, London SE1**

- Monday to Saturday from 23:00 and Sunday until 22:30

**Maltby Restaurant, 40 Maltby Street, London SE1**

Monday and Tuesday until 23:30, Wednesday to Saturday until 01:00 and Sunday until 17:30)

**Deregulation of entertainment**

25. On 6 April 2015 entertainment became deregulated and as a result:
- Live unamplified music is deregulated between 08:00 and 23:00hrs on any premises.
  - Live amplified music is deregulated between 08.00 and 23.00 provided the audience does not exceed 500 people.
26. 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').

**Southwark statement of licensing policy**

27. The premises is situated in a residential area and under the Southwark statement of licensing policy 2016 - 2020 the appropriate closing times for restaurants, cafes, public houses, wine bars or other drinking establishments is 23:00 daily.
28. Council assembly approved Southwark's statement of licensing policy 2016-20 on 25 November 2015. 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.
29. 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.

#### **Resource implications**

30. A fee of £315 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**

31. 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 a similar notice exhibited outside of the premises for a period of 28 consecutive days.

#### **Community impact statement**

32. 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**

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

##### **Principles for making the determination**

35. 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.

36. 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.

37. 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**

38. 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.

39. The four licensing objectives are:

- The prevention of crime and disorder
- Public safety
- The prevention of nuisance
- The protection of children from harm.

40. 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.

41. 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.

42. 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**

43. 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**

44. 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.
45. 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**

46. 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.

47. 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.
48. 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.
49. 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.
50. 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.
51. The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Interested parties must live in the vicinity of the premises. This will be decided on a case to case basis.
52. 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.
53. 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**

54. 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

55. The head of regulatory services has confirmed that the costs of this process over and above the application fee 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	Mrs Kirty Read Tel: 020 7525 5748

## APPENDICES

Name	Title
Appendix A	Application premises licence
Appendix B	Representations from responsible authorities
Appendix C	Representation from other persons
Appendix D	Conciliation statements
Appendix E	Map of local area

## AUDIT TRAIL

<b>Lead Officer</b>	Deborah Collins, Strategic Director of Environment and Social Regeneration	
<b>Report Author</b>	Dorcas Mills, Principal Licensing Officer	
<b>Version</b>	Final	
<b>Dated</b>	27 September 2017	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>	27 September 2017	

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

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	Simon Charles Cotton
------	----------------------

Address - First Entry

Street number or building name	
Street Description	
Town	
County	
Post code	
Registered number ( where applicable )	
Description of applicant ( for example, partnership, company, unincorporated association etc )	Simon Cotton is the owner and co-founder of the company.

Contact Details - First Entry

Telephone number	
Email address	sim@londonbeerfactory.com

Operating Schedule

When do you want the premises licence to start?

--	--

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

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General description of premises ( see guidance note 1 )

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

31/07/2017

Business - Application for a premises licence to be granted under the Licensing Act 2003  
Ref No. 860085

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

	Mr Simon Charles Cotton
--	-------------------------

Premises Details

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

£	33,750
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises
	Yes

Premises trading name

	The Barrel Project
--	--------------------

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

Address Line 1	80 Druid Street
Address Line 2	Bremondsy
Town	London
County	London
Post code	se12hq
Ordnance survey map reference	
Description of the location	Railway Arch
Telephone number	02086707054

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)
--	---



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

	80 Druid street is a rail way arch that backs on to Maltby Street market. We intend to use the space as half barrel ageing facility for beer. The other half (Rope walk side) will be used as a bar/shop selling specialist beer and other alcoholic drinks that will be on the.
--	--

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)
--	---

Provision of regulated entertainment


Provision of late night refreshment

--	--

Supply of alcohol

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

J - Supply of Alcohol

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

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

	Both
--	------

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

Day	Start	Finish
Mon	09:00	00:00
	09:00	00:00
Tues	09:00	00:00
	09:00	00:00
Wed	09:00	00:00
	09:00	00:00
Thur	09:00	00:00
	09:00	00:00
Fri	09:00	00:00
	09:00	00:00
Sat	09:00	00:00
	09:00	00:00
Sun	09:00	00:00
	09:00	00:00

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

--	--

Please upload the consent form completed by the proposed premises supervisor

	Scan-20170731-2-.1.jpg
--	------------------------

Premises Supervisor

Full name of proposed designated premises supervisor

First names	Simon Charles
Surname	Cotton

Address of proposed designated premises supervisor

J

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 6)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 7)	On the premises <input type="checkbox"/>
				Off the premises <input type="checkbox"/>
				Both <input type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 4)	
Mon	09:00	00:00		
Tue	09:00	00:00		
Wed	09:00	00:00		
Thur	09:00	00:00		
Fri	09:00	00:00		
Sat	09:00	00:00		
Sun	09:00	00:00		
			<b>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</b> (please read guidance note 5)	

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

	If people wish to hire the space for an event like a Christmas party.
--	---

## M - Steps to promote four licencing objectives

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

	Staff members will be trained in maintaining the four licensing objectives. Staff will manage capacity and behaviour of the customers. No amplified music will be played. A challenge 25 policy will be in place.
--	---

b) the prevention of crime and disorder

	All bar staff will be trained to not serve drunk customers and these customers will be escorted quietly off the premises. Capacity will be closely monitored and suspicious people will be reported to the correct authorities.
--	---

c) public safety

	Capacity will be me monitored. Fire safety and health and safety procedures will be in place. People to be found to be drunk will not be served.
--	---

d) the prevention of public nuisance

	There will be no amplified music played on the premises. The premises will not open past 00:00. Customers will be asked to exit quietly through our Ropewalk side. Capacity will be monitored at all times.
--	---

e) the protection of children from harm

	Bar staff will operate a challenge 25 policy. No persons will be allowed on the premises under the age of 18. Only forms of ID that we will accept will be drivers license and passport. Disorderly people will be removed from the premises by professional authorities.
--	---

Please upload a plan of the premises

	<a href="#">Scan-20170731-4-.jpg</a>
--	--------------------------------------

Please upload any additional information i.e. risk assessments

--	--

Checklist

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

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 )	Hammersmith and Fulham

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 )

	There will be no ancillary entertainment that would give rise for concern in respect of children.
--	---

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		
Tues		
Wed		
Thur		
Fri	09:00	00:00
	09:00	00:00
Sat	09:00	00:00
	09:00	00:00
Sun	09:00	00:00
	09:00	00:00

State any seasonal variations ( Please read guidance note 4 )

--	--

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 )

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	09:00	00:30	<p><b>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)</b></p>
Tue	09:00	00:30	
Wed	09:00	00:30	
Thur	09:00	00:30	
Fri	09:00	00:30	
Sat	09:00	00:30	
Sun	09:00	00:30	

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

	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

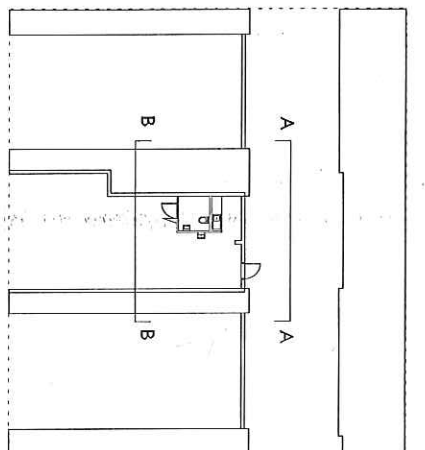
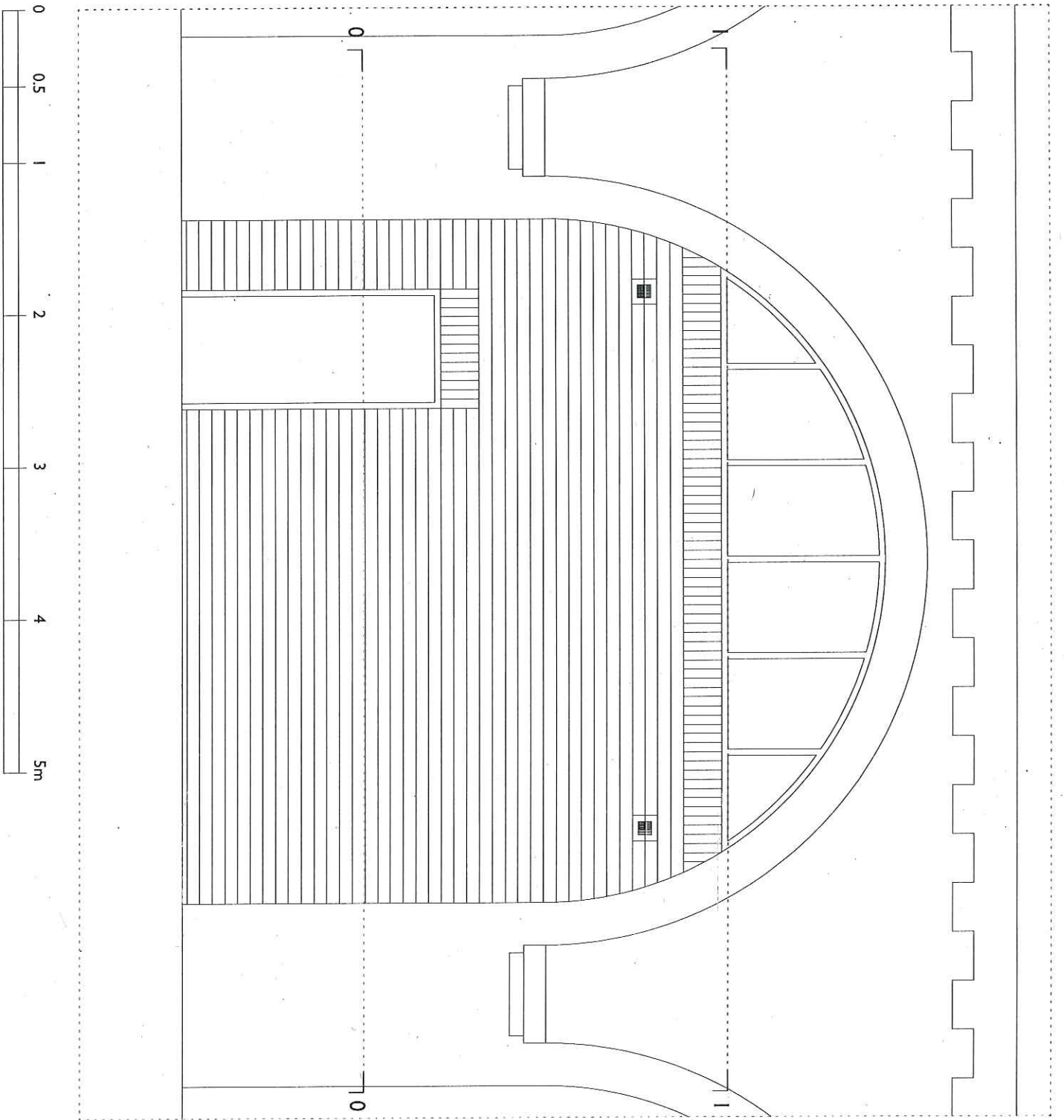
	I am a company or limited liability partnership
--	---

## Declaration

I agree to the above statement

	Yes
PaymentDescription	, ,
AuthCode	██████████
LicenceReference	████████████████████
PaymentContactEmail	

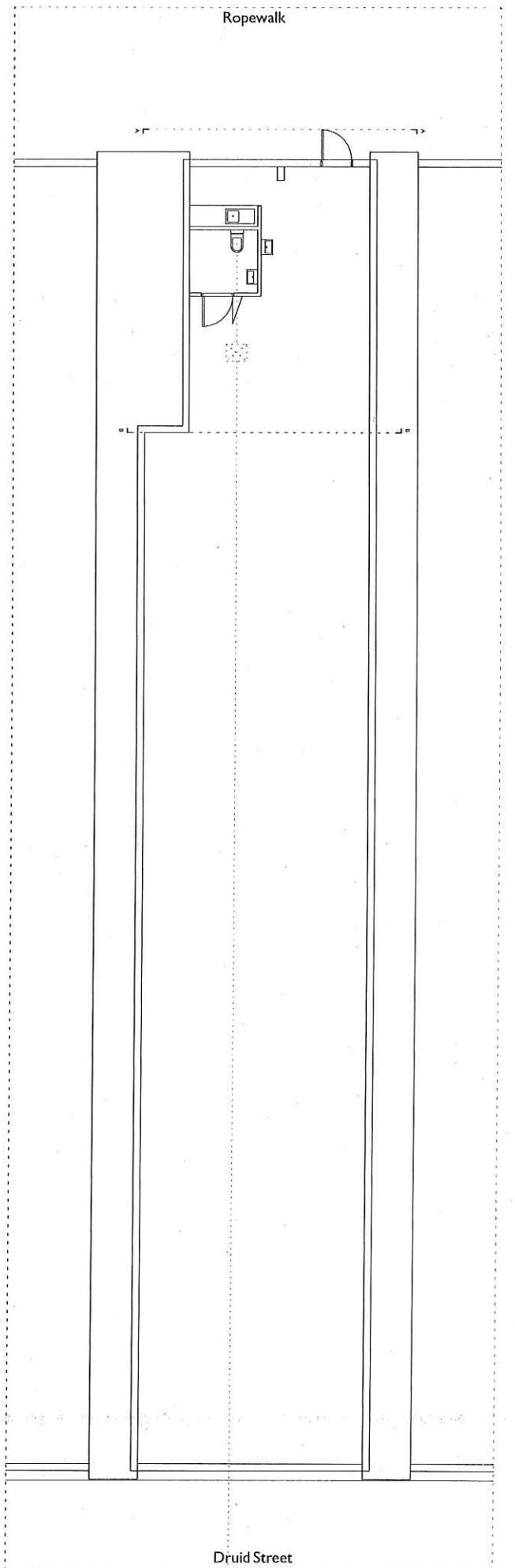
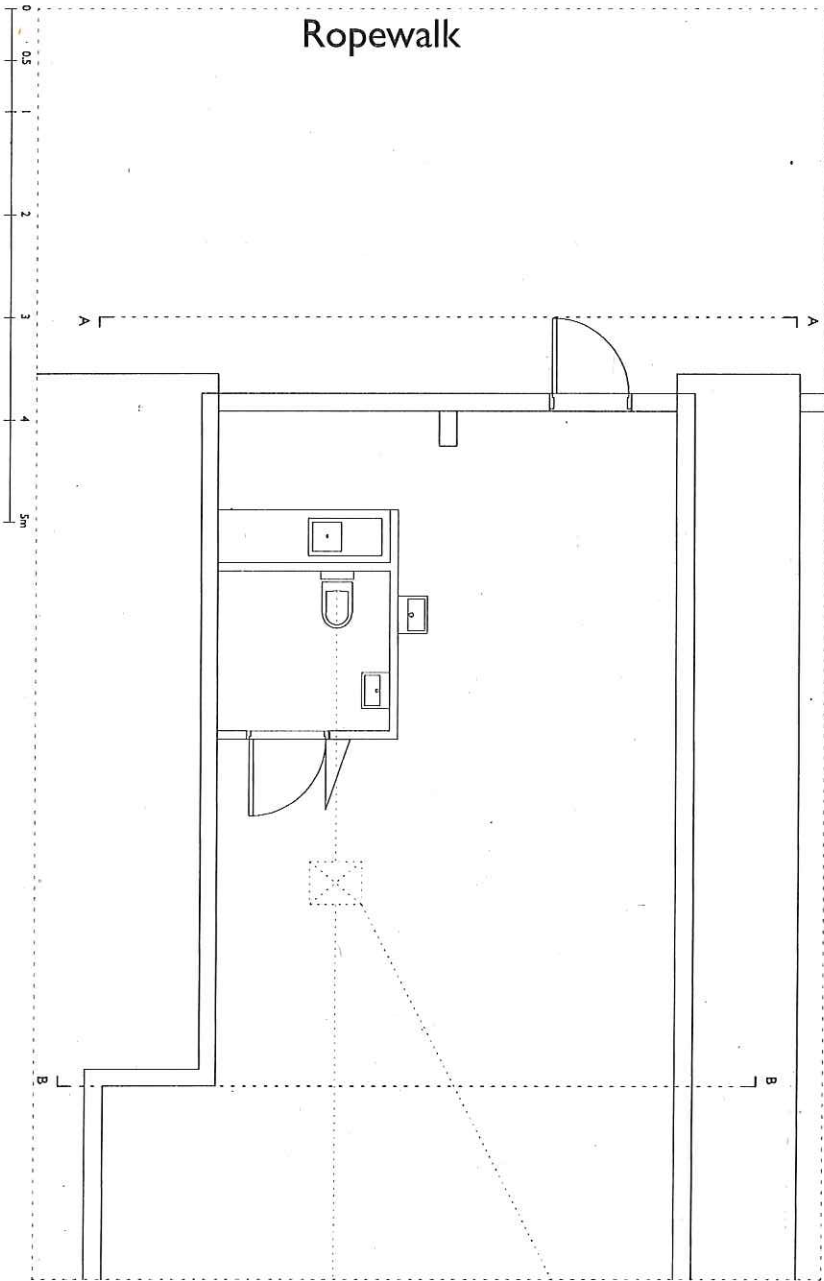
The information you provide will be used fairly and lawfully and Southwark Council will not knowingly do anything which may lead to a breach of the Data Protection Act 1998.



<b>Drawing</b>	GA Existing Section BB		
<b>Job</b>	80 Druid Street London SE1 2HO		
<b>Job No.</b>	<b>Date</b>	<b>Initials</b>	
003	1/07/21	TH	
<b>Scale</b>	<b>Drawing No.</b>	<b>Version</b>	
1:25/A3	009	001	
1:50/A4			

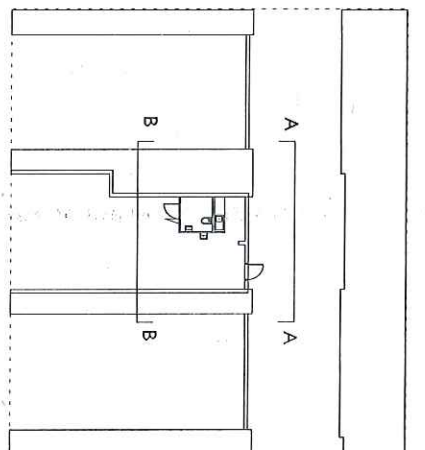
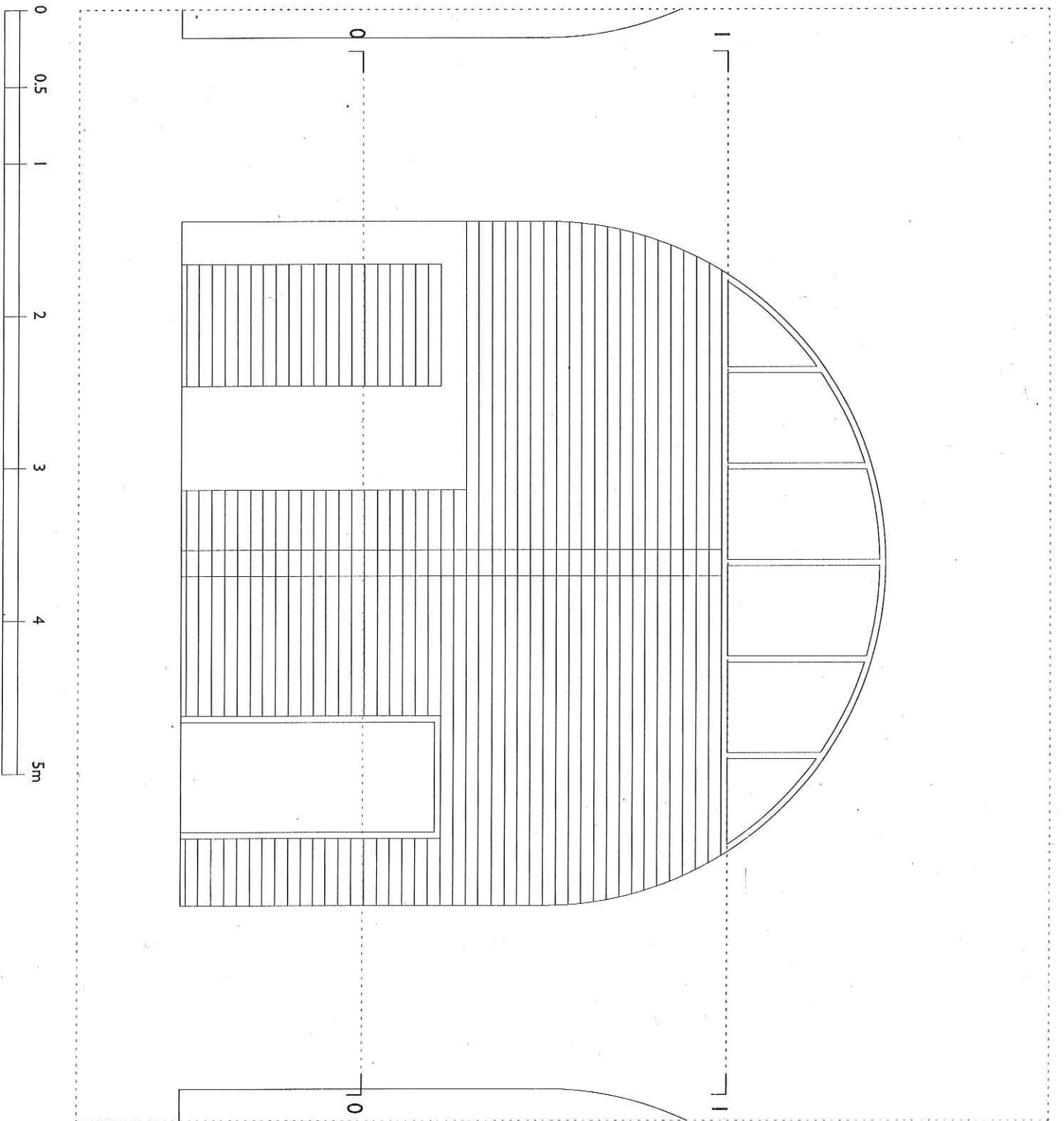
Notes: All measurements shown in mm drawings are intended for planning purposes and are not intended for construction





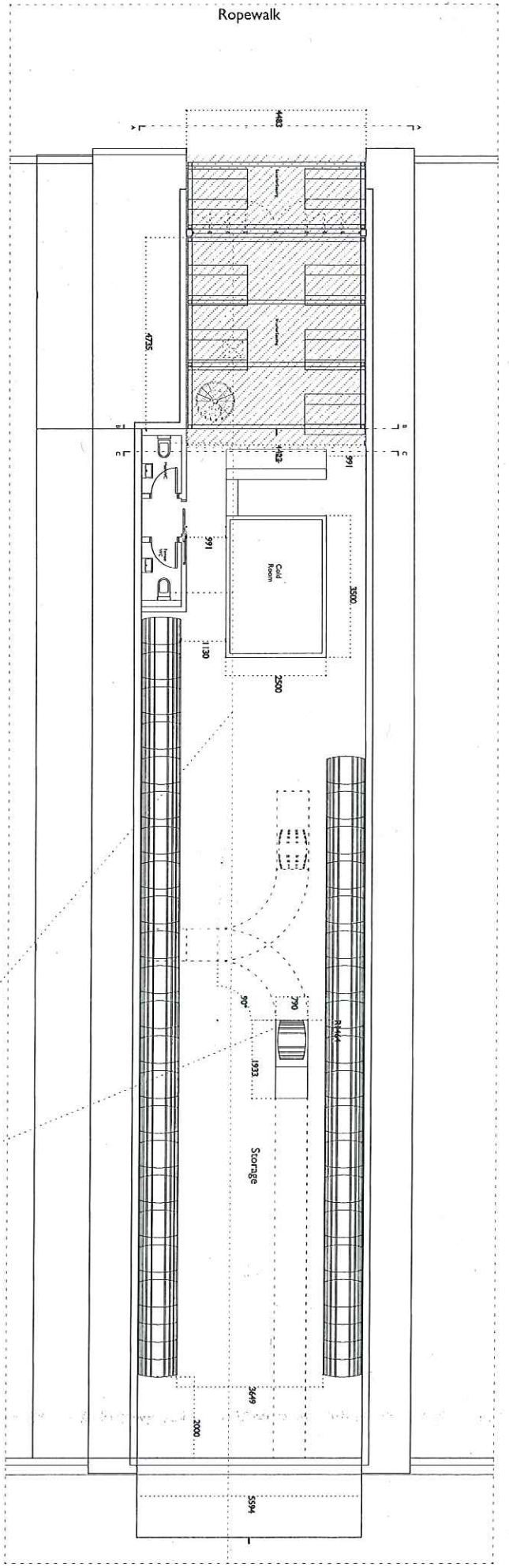
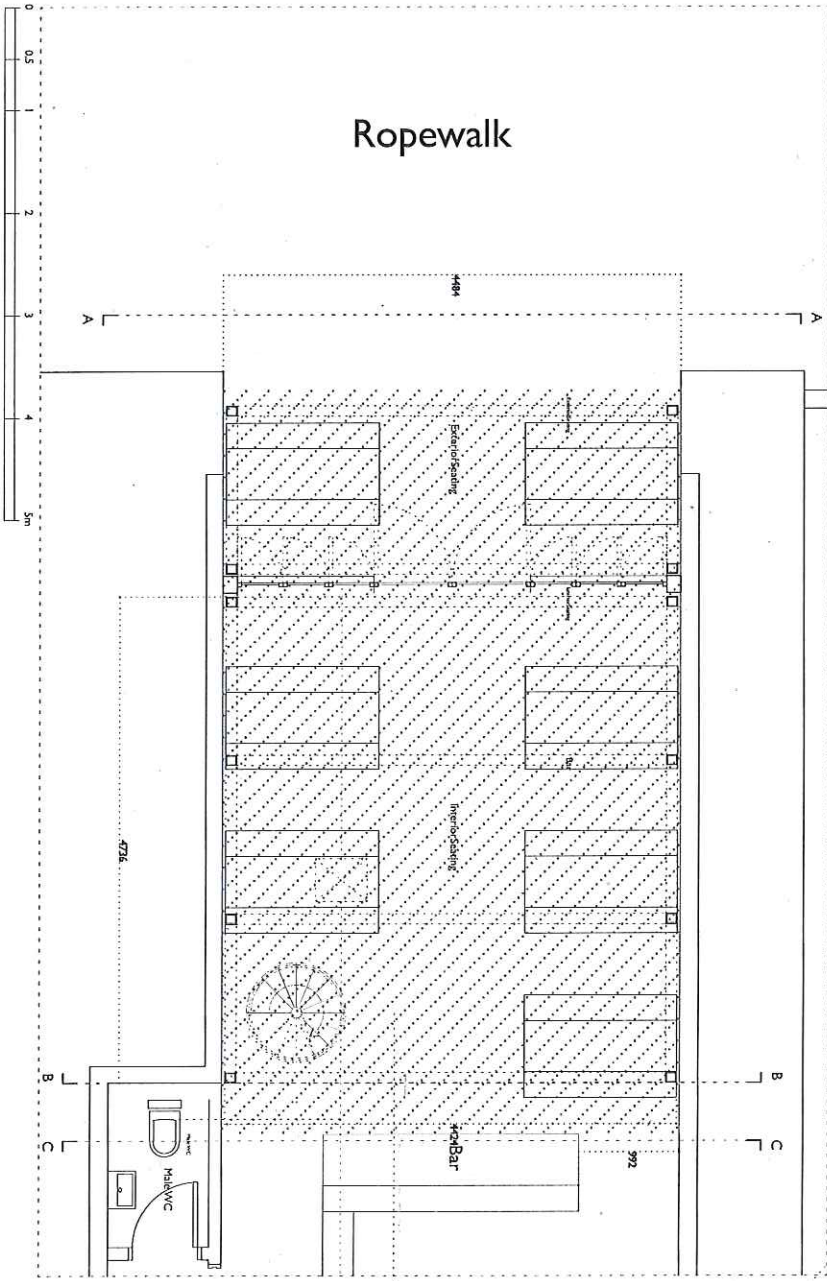
Existing foul water pipe visible under man-hole running length of property.

Drawing		<b>GA Existing</b>	
80 Druid Street London		<b>GE Plan 00</b>	
Job	SEI 2HQ	Date	Initials
Job No.	170721	Version	TH
Scale	1:100 or 1:50/A3/1200 or 1:100/A4	Drawing No.	010
		Version	001



Drawing	GA Existing Elevation AA		
Job	80 Druid Street London SE1 2HQ		
Job No.	Date	Initials	
003	170721	TH	
Scale	Drawing No.	Version	
1:25/A3 1:50/A4	008	001	

Notes: All measurements shown in mm drawings are intended for printing purposes and are not intended for construction

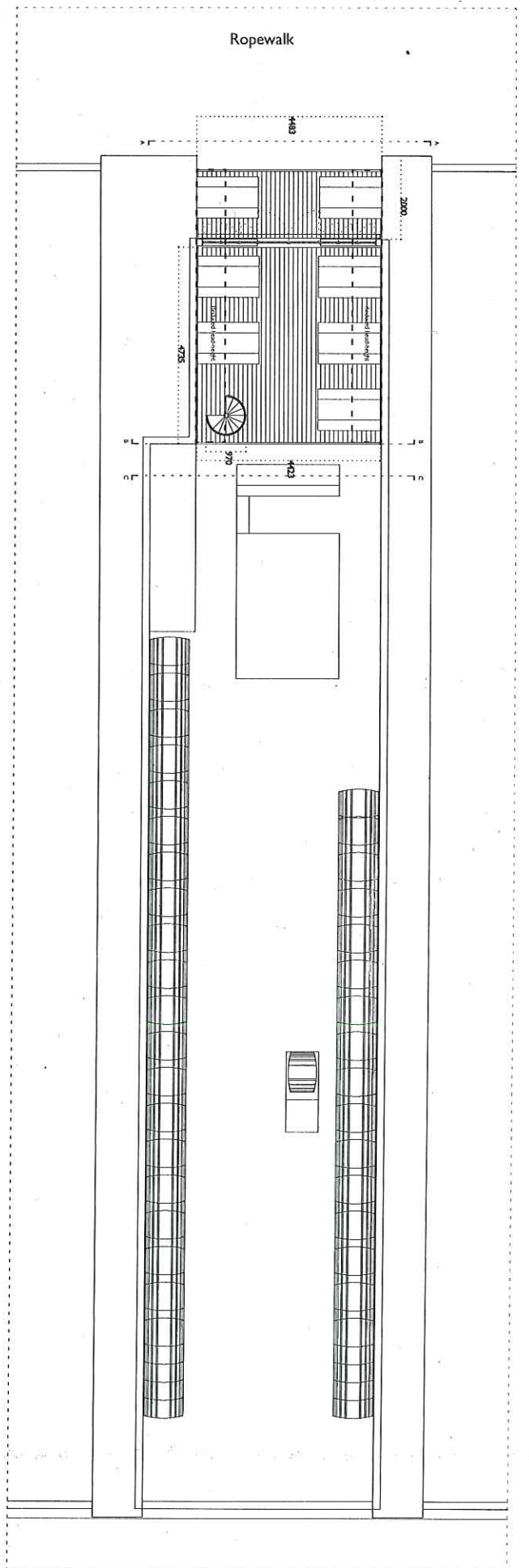
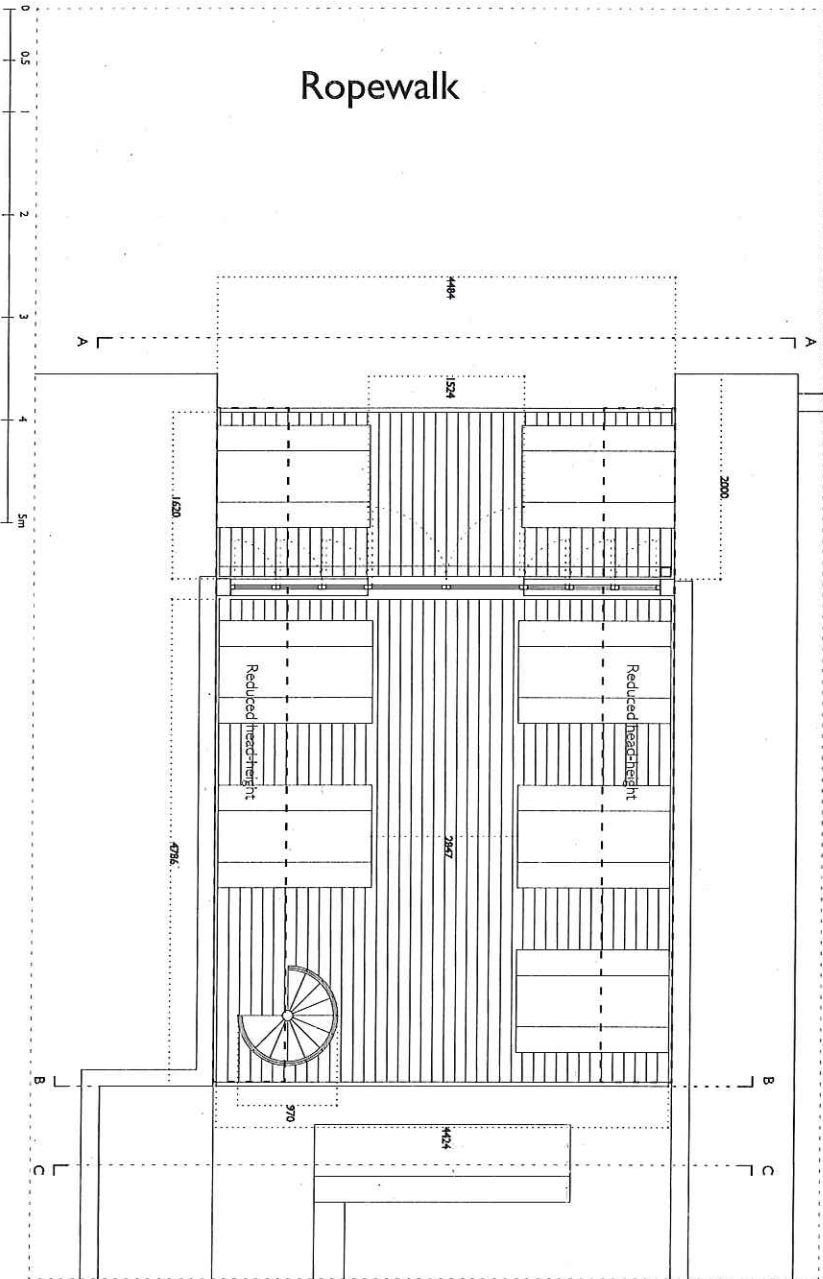


Sufficient space provision for turning and loading barrels with Yale Pedestrian high lift stacker MS14 or similar

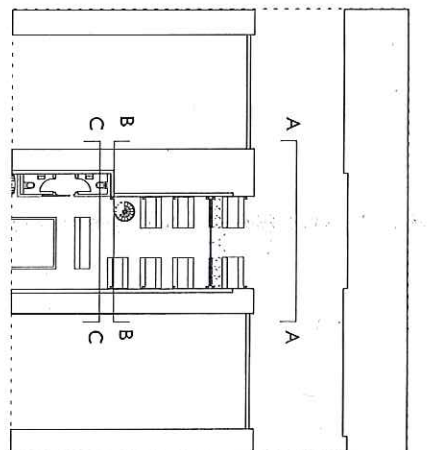
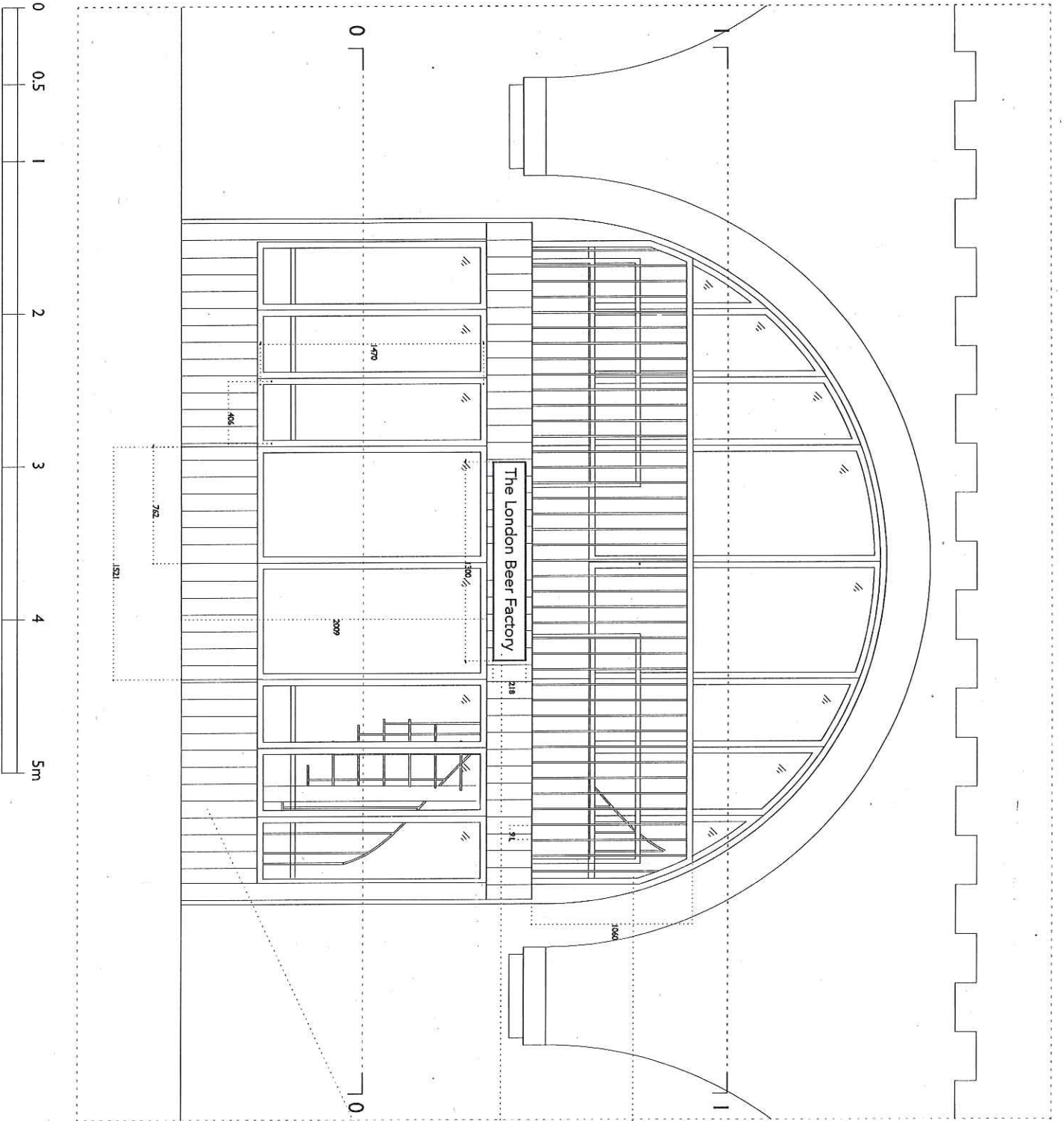
Existing floor-plate to be excavated to allow connection of new WCs to existing foul water pipe running length of premises.

Area used for bar not exceeding 20% of overall floorplate in accordance with freeholders requirements. Overall floor area = 171.72m<sup>2</sup> of which 20% = 34.35m<sup>2</sup>  
 Area currently occupied by bar = 32.66m<sup>2</sup>

<b>GA Proposed</b>	
<b>Drawing</b>	<b>GF Plan 00</b>
<b>Job</b>	80 Druid Street London
<b>Job No.</b>	SE1 2HO
<b>Date</b>	170721
<b>Initials</b>	TH
<b>Scale</b>	1:100 or 1:50/A3 1:200 or 1:100/A4
<b>Drawing No.</b>	005
<b>Version</b>	002



<b>GA Proposed</b>			
<b>FLIPlan II</b>			
80 Druid Street London SE1 2HQ			
Drawing	Job	Date	Initials
003	170721		TH
Scale	Drawing No.	Version	
1:100 or 1:50/A3 1:200 or 1:100/A4	005	002	



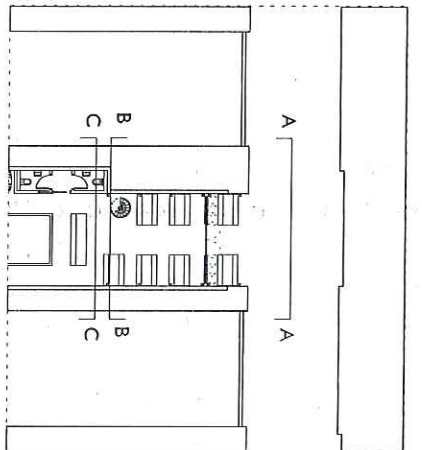
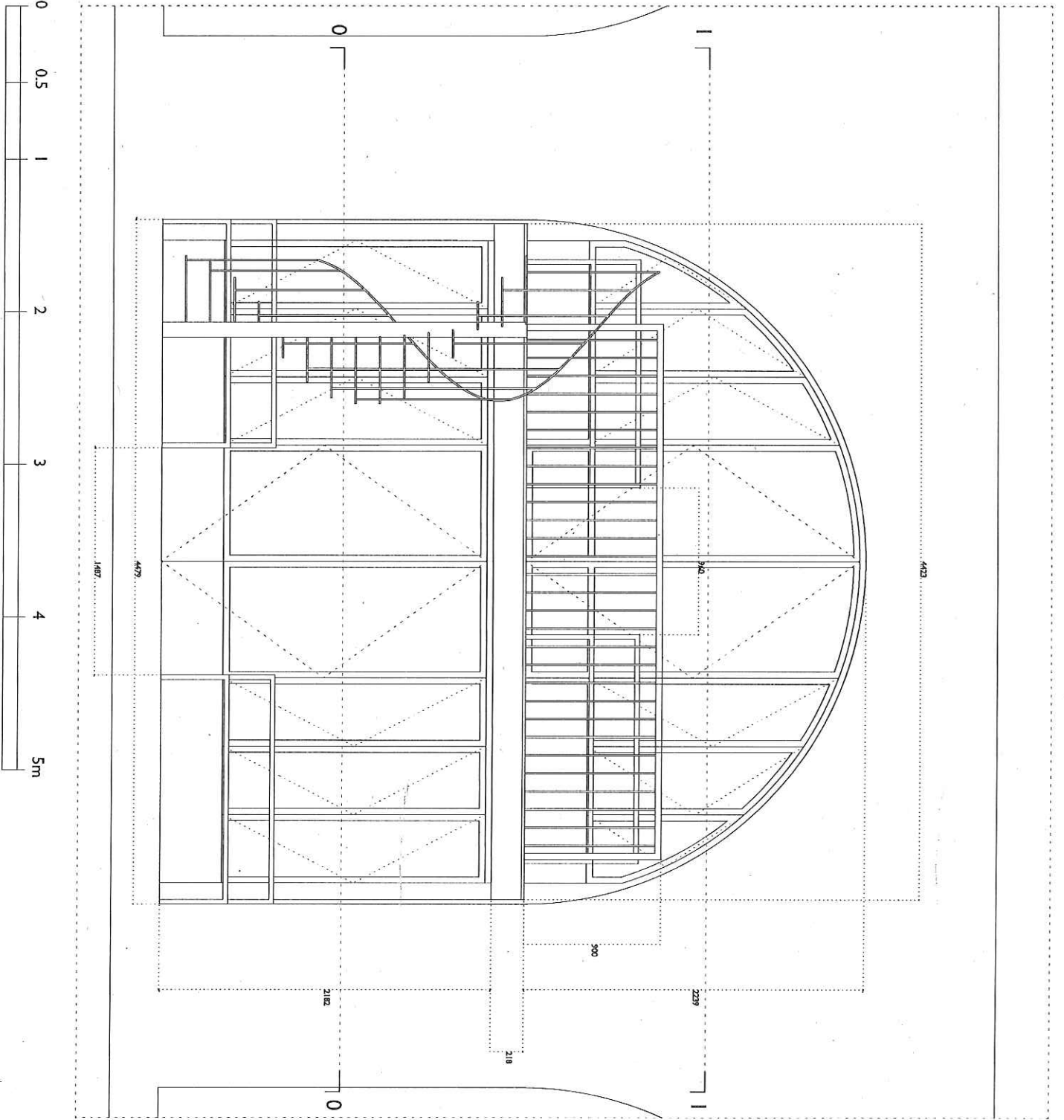
Ballustrade measuring 1100mm high and with openings less than 100mm in compliance with UK building regulations.

Signage less than 0.3m<sup>2</sup> in compliance with UK Department for Communities and Local Government Guidelines June 2007 for Outdoor advertisements and signs for Class B2 use.

Facade to be finished in timber to sympathise with neighbouring facades, echoing the existing character of Ropewalk.

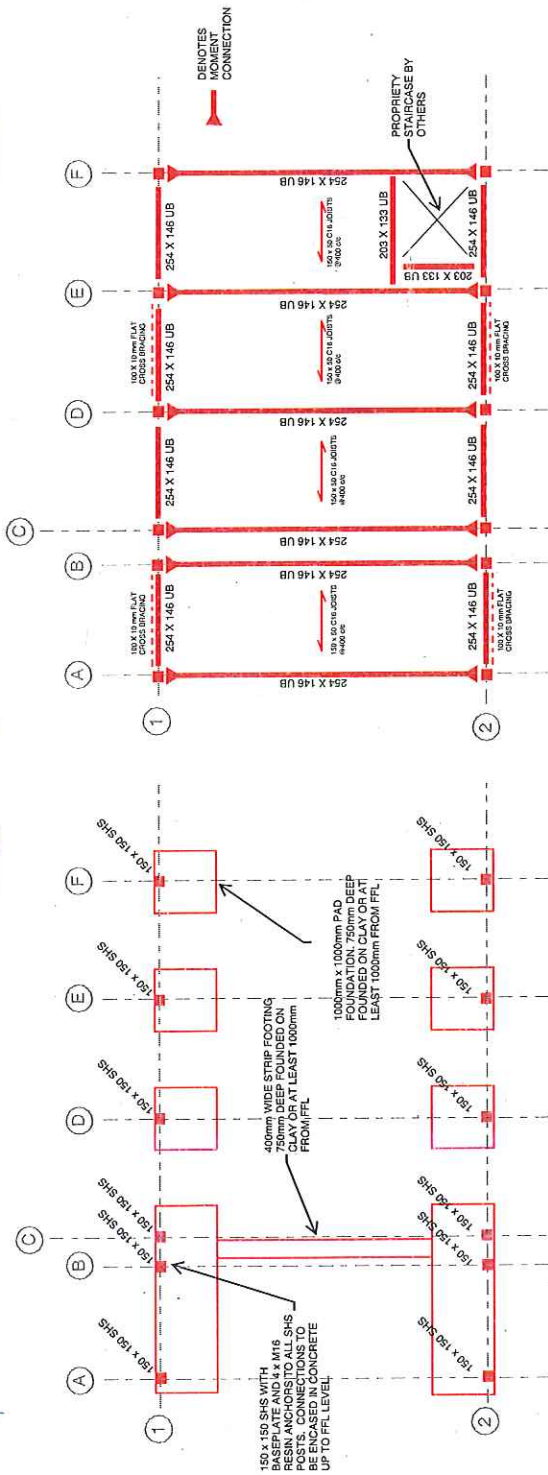
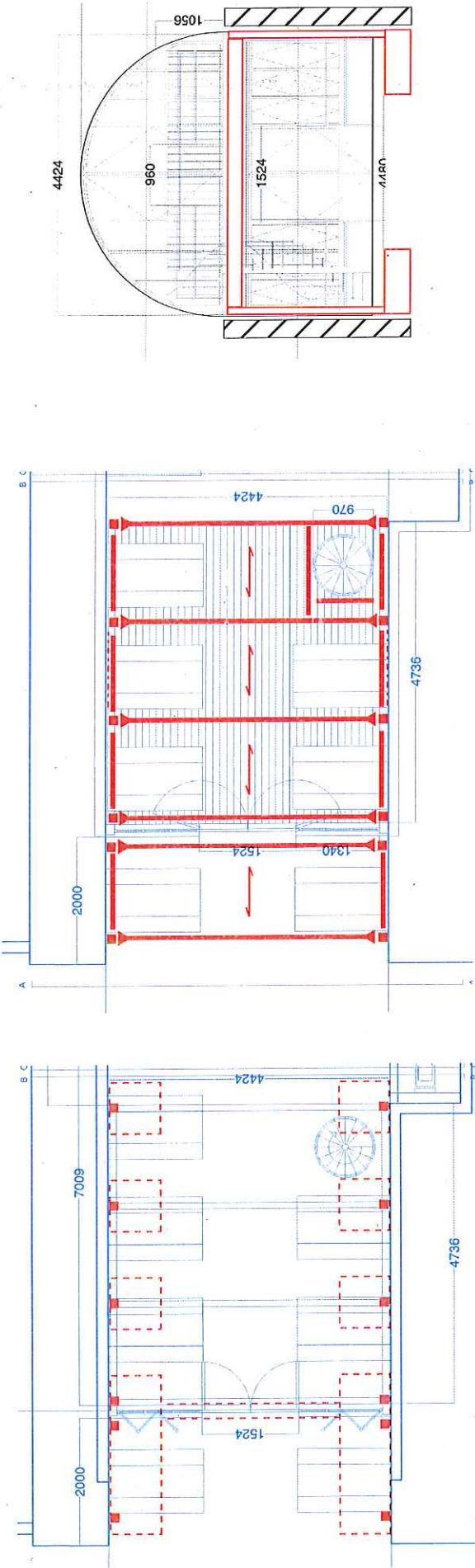
<b>Drawing</b>	<b>GA Proposed Elevation AA</b>
<b>Job</b>	80 Druid Street London
<b>Job No.</b>	SEI JHO
<b>Date</b>	
<b>Initials</b>	
<b>Scale</b>	1:25/A3
<b>Drawing No.</b>	70721
<b>Version</b>	TH
<b>1:50/A4</b>	001
<b>002</b>	

Notes: All measurements shown in mm, drawings are intended for planning purposes and are not intended for construction



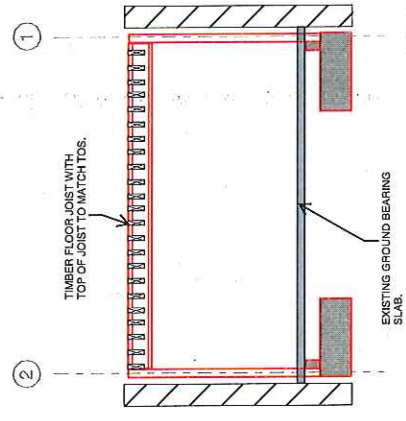
<b>Drawing</b>	<b>GA Proposed Section BB</b>		
<b>Job</b>	80 Druid Street London	<b>SEL 2100</b>	
<b>Job No.</b>	003	<b>Date</b>	170721
<b>Scale</b>	1:25/A3	<b>Drawing No.</b>	TH
	1:50/A4	<b>Version</b>	002
	002		002

Notes: All measurements shown in firm drawings are intended for planning purposes and are not intended for construction



**PLAN AT GROUND FLOOR**

**PLAN AT FIRST FLOOR**



**ELEVATION**

Notes:  
1. SCHEME DESIGN ONLY FOR PLANNING - DO NOT CONSTRUCT FROM THIS DRAWING.



Project: THE LONDON BEER FACTORY	
Sketch Title: MEZZANINE SCHEME DESIGN	
Scale: NTS	Date: 20/07/2017
Sketch No.: SK/S/100	Rev: P01



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//30012/17

**Date:** 29<sup>th</sup> Aug 2017

**Re:- The Barrel Project, 80 Druid Street, London SE1 2HQ**

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 to public Fri-Sun	0900hrs to 0000hrs
Sale of Alcohol on/off sales	0900hrs to 0000hrs

The applicant describes the venue as Bar/shop with barrel aging facility for beer. The premises is situated near to a number of other similar venues and market.

The recommended hours with the Southwark statement of Licensing Policy for Bar in a designated residential area which the premises is situated is 23.00hrs. There are a number of large residential blocks in Druid Street directly opposite the premises with a children's playground in view of the entrance.

Outside the Druid street entrance is very limited pavement and no outside area available to the applicant and the road is single carriageway with loading bays. Any use of outside area on Druid Street would be on the public highway and cause obstruction to the loading bay and carriage way. This may put customers in danger from passing vehicles especially to people who are consuming alcohol which diminishes people's perception of danger.

A number of premises of similar nature in the area have been subject to complaints and the review process by local residents. And any deviation from the policy would increase the public nuisance to residents of the area. Further to this we would like to see the following conditions place on the licence to negate complaints about anti-social behaviour, noise nuisance and crime and disorder.



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. No customers should be allowed to take drinks onto Druid Street other than to take away and they must be in a sealed container.
6. Smokers on Druid Street shall be limited to 5 people at any time.

Kind Regards

**PC Graham White 288MD**  
**Southwark Police Licensing Unit**  
**Southwark Police Station**  
**323 Borough High Street SE1 1JL**  
**0207 232 6756**

**From:** Earis, Richard  
**Sent:** Friday, September 08, 2017 3:59 PM  
**To:** Regen, Licensing  
**Cc:** 'sim@londonbeerfactory.com'  
**Subject:** The Barrel Project 80 Druid Street

**RE: The Barrel Project – 80 Druid Street – New License Application**

I have considered the above application on behalf of the Environmental Protection Responsible Authority and I would like to object on the grounds of prevention of public nuisance.

This is because:

- The proposed opening hours for the premises are considered inappropriate and beyond the hours listed in the current Licensing Policy for this area
- The area has a history of complaints relating to noise from dispersal and patrons externally
- The controls listed in the application are considered insufficient to prevent public nuisance

I would be happy to withdraw my objections if the applicant can agree to the following amendments and conditions:

- Supply of alcohol restricted to no later than 22:30 on any day with closing time at 23:00 on any day as per the Licensing Policy for the area.
- Provide an updated full premises description and clear plan showing the proposed premises boundary.

Conditions:

- That no more than 20 people shall use the external area at any one time.
- That after 21:00 customers shall not use any outside area other than those who temporarily leave the premises to smoke, and no more than 5 people shall be permitted to do so at any one time.
- All external doors and windows shall be kept closed after 21.00 on any day, except for access and egress.
- That alcohol for consumption off the premises is not sold for immediate consumption in the area around the premises and is supplied in sealed containers that require a tool such as a bottle opener or corkscrew to be opened.
- External waste handling, collections, deliveries and the cleaning of external areas shall only occur between the hours of 08.00 and 20.00.
- Clearly legible signage shall be prominently displayed at all exits where it can easily be seen and read, requesting that customers leave the premises in a quiet and orderly manner that is respectful to neighbours.

- A comprehensive Dispersal Policy shall be produced and implemented at the premises, with all staff trained on the most recent iteration of the policy. A record of staff training on the Dispersal Policy shall be kept at the premises and a copy of the policy and training records be made available to the council or police on request.
- Noise from plant, patrons and activities at the premises shall be managed to ensure that public nuisance shall not be caused in the vicinity of the premises or intrude inside the nearest or most exposed noise sensitive premises.

Kind Regards,

Richard

**Richard Earis**

Principal Environmental Protection Officer  
**Environmental Protection Team**

**020 7525 2469**

Postal address: Southwark Council | Environmental Protection Team | Regulatory Services | 3rd Floor Hub 1 | PO Box 64529 | London | SE1P 5LX.

Office address (By appointment only): Southwark Council | Environmental Protection Team | Regulatory Services | 3rd Floor Hub 1 | 160 Tooley Street | London | SE1 2QH

[www.southwark.gov.uk](http://www.southwark.gov.uk)

visit: <http://www.southwark.gov.uk/air-quality>



Please consider the environment - do you really need to print this email?

## MEMO: Licensing Unit

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To	Licensing Unit	Date	7 September 2017	
Copies				
From	Jayne Tear	Telephone	020 7525 0396	Fax
Email	jayne.tear@southwark.gov.uk			

---

Subject Re: The Barrel Project, 80 Druid Street, London, SE1 2HQ  
 – Application for a premises licence

I write with regards to the above application for a premises licence submitted by Simon Cotton under the Licensing Act 2003, which seeks the following licensable activities:

- Supply of alcohol (on and off the premises) on Monday to Sunday from 09:00 to 00:00
- Overall opening times shall be on Monday to Sunday from 09:00 to 00:00

The premises is described within the application as a *'80 Druid Street is a rail way arch that backs on to Maltby Street market. We intend to use the space as half barrel ageing facility for beer. The other half (Rope Walk side) will be used as a bar/shop selling specialist beer and other alcoholic drinks that will be on the'*

The above description of the premises is unfinished and I seek clarification on this, as to whether there is anything further to add within the description, further more it is not clear from the plans submitted what the extent of the premises boundary is or whether there is an outside area. I ask the applicant to clarify this and may request further conditions subject to that information being provided.

The premises is situated in a residential area and under the Southwark Statement of Licensing policy 2016 - 2020 the appropriate closing times for Restaurants; Cafes, Public Houses, Wine bars or other drinking establishments is 23:00 daily.

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.

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

- To provide an accomodation limit for the premises. (to be conditioned)
- To provide a written dispersal policy for the premises. (to be conditioned)
- To amend the closing time of the premises on each day to 23:00 (in line with the licensing policy)

- To amend the sales of alcohol 'on' the premises to cease at 22:30 (this will allow half an hour drinking up time).
- To amend the sales of alcohol 'off' the premises to 23:00

Add further conditions to the operating schedule as follows:

- Any '*off sales*' of alcohol shall be provided in sealed containers and taken away from the premises
- That clear legible signage shall be prominently displayed where it can be easily seen and read, requesting that alcohol sold as off sales should not be opened and consumed in the vicinity of 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:** Masini, Bill  
**Sent:** Monday, September 11, 2017 2:16 PM  
**To:** Regen, Licensing  
**Cc:** Tear, Jayne; Simcock, Eva  
**Subject:** Application for premises licence - The Barrel Project 80 Druid Street SE1 2HQ

As a Responsible Authority under The Licensing Act, Trading Standards are in receipt of the application for a premise licence for The Barrel Project at 80 Druid Street London SE1 2HQ and respond accordingly under the Licensing objective of The Protection of Children from harm.

Trading Standards acknowledge and welcome most the statements made in the Protection of children from Harm box at Paragraph M (see last paragraph) though if a Premises Licence is granted, for clarity and avoidance of any doubt, Trading Standards would like the following conditions on the licence:

- 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.
- There shall be no children on the premise whilst licensable activities take place.
- Alcohol supplied for consumption off the premises will be collected in person by the purchaser from the premise and the Challenge 25 policy shall be operated.

It is not clear why the statement "disorderly people will be removed from the premises by professional authorities" is made as part of promoting the Licensing objective of "the Protection of

children from harm” and who are the “professional authorities” referred to in that statement. Trading Standards seek clarification on this statement.

**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](http://www.southwark.gov.uk/TradingStandards)

Need clear practical consumer advice? Visit Consumer Direct at [www.direct.gov.uk/consumer](http://www.direct.gov.uk/consumer)



**From:** Regmi, Sadie  
**Sent:** Friday, September 01, 2017 2:12 PM  
**To:** Regen, Licensing  
**Cc:** Public Health Licensing  
**Subject:** RE: RE: The Barrel Project - 80 Druid Street, LDO = 12/09/2017

To whom it may concern:

### **Re: The Barrel Project - 80 Druid Street**

On behalf of the Director of Health and Wellbeing (incorporating the role of Director of Public Health) for Southwark (a responsible authority under the Licensing Act 2003) I wish to make representation in respect of the above.

This representation is made in respect of the following licensing objective(s):

- The prevention of crime and disorder
- Prevention of public nuisance
- Public safety

### **General Comments**

The applicant requests a new premises license for the sale of alcohol both on and off the premises from 09:00 – 00:00 daily.

I have concerns regarding the hours of alcohol sales requested. Research suggests that increased hours of alcohol sales are associated with increased alcohol consumption, increased alcohol-related injuries, and increased alcohol-related harm. Early morning purchasers of alcohol are more likely to be alcohol misusers and may thereby contribute to antisocial behaviour such as street drinking. Additionally, the premise is located within a residential area and Southwark's Statement of Licensing Policy recommends a closing time of 2300 for drinking establishments in this location.

### **Recommendations**

- I recommended the start time for alcohol sales is changed to 11 am daily
- I recommend a closing time of 2300 for the premises

If you have any further questions, please do not hesitate to contact me.

Yours sincerely,  
Dr Sadie Regmi

*on behalf of Professor Kevin Fenton, Director of Health and Wellbeing (incorporating the role of Director of Public Health)*



**Chief executive's department**

Planning division

5th floor, hub 2

PO Box 64529

LONDON SE1P 5LX

EH & TS Licensing Unit  
160 Tooley Street  
Hub 2 3rd Floor  
SE1 2H

**Your Ref:** 859851**Our Ref:** 17-CE-00756**Contact:** Matthew Lambert**Telephone:** 020 7525 7451**Fax:** 020 3357 3101**E-Mail:** [planning.enquiries@southwark.gov.uk](mailto:planning.enquiries@southwark.gov.uk)**Web Site:** <http://www.southwark.gov.uk>**Date:** 21/08/2017

Dear Sir/Madam

**Premises Licensing re:**

RAILWAY ARCH 80, DRUID STREET, LONDON, SE1 2HQ

**Summary description:** New applicaiton**Date Received:** 16/08/2017

From the licence application it appears that the premises will be undergoing a change of use, at least in part, to that of a drinking establishment (A4 use class). It appears that a planning application is currently under consideration for this change of use (ref. 17/AP/3016). The applicant should be aware that if planning permission is granted for a change of use it is likely that it will be subject to conditions on hours of use. If licensable activities commence without planning permission or operate in excess of hours stipulated by a planning condition then a planning enforcement investigation will likely be opened.

Yours faithfully

Matthew Lambert

Planning Enforcement Officer

Party 1

**From:** [REDACTED]  
**Sent:** Wednesday, August 16, 2017 11:16 PM  
**To:** Regen, Licensing; Hargrove, Barrie  
**Cc:** Al-Samerai, Anood; Orton, Mark  
**Subject:** Objection to licence application - The Barrel Prospect Ltd, 80 Druid Street

To the Licensing Department

I object to the above licensing application for Barrel Prospect Ltd at 80 Druid Street, SE1.

My objection is based on the following:

### **Prevention of Public Nuisance**

- Large numbers of families live opposite the premises and are likely to be disturbed by its presence.
- Druid Street has around 8 premises selling alcohol and as these have increased in number, so has anti-social behaviour.
- Southwark's compliance in marketing Druid and Maltby Streets' as part of the "Bermondsey Beer Mile", has garnered attention you would expect from such a name, visitors travelling far and wide in Stag and Hen parties and other large groups, having a marathon pub crawl through our neighbourhood.
- The noise team are ill equipped to deal with complaints on consistent breaches of licence from the existing premises. When they do get around to visiting premises they make no difference to the anti-social behaviour and advise residents to "call the police" instead. An increase in premises will stretch them further, giving residents no proper recourse to peace and quiet / to resolve anti-social behaviour in their communities, particularly at weekends when activity peaks. I question the ethics and existence of a team whose job it is to deal with noise instructing residents to call an organisation whose remit is to investigate more serious matters?
- In addition to the noise and anti-social behaviour (loud swearing, urinating in the street, stag parties mooning in the street, people continuously taking selfies outside of these premises, throwing traffic cones in the street) we put up with, other outcomes from the "beer mile" including Ubers sitting for minutes on end with running engines (sometimes up to midnight), an increase in refuse and vermin on the streets as further cuts leave industrial bins overflowing for days, constant chucking of bottles late into the night in the outdoor recycling bins the premises use.
- Patrons chaining their bikes to the estate railings.

### **Protection of children from harm**

- The application requests a weekday license also, the noise from the existing premises already make it difficult for children living opposite to get to sleep and hard to get them up for school in the morning. Do we need to get our teachers to lodge representations too when term begins and requests for new licences continue?
- Our children have a right to be able to walk through their neighbourhoods without drunks stumbling into them at weekends.
- Patrons sitting on peoples walls and sometimes in on communal gardens. The patrons from Southwark Brewery even sit in the kids playground by Downside Youth Club!

## **Public Safety**

- Even with the increase in premises serving alcohol, Druid Street is split between more industrial businesses and residential. Driving through on the weekend you have to honk tourists who seem to think its a pedestrianised area, their small kids running out into what is a narrow, fairly industrial, double parked street, now with increasing numbers of barrel deliveries in addition to the other activity. I'm surprised their hasn't been an accident yet.
- Our cycle lane is now invisible as vans connected with the new food/alcohol premises illegally park on the double yellow lines making the cycle lane redundant.

I should add that I'm not confident any licence permitted would be issued correctly, given the ambiguity of the last Druid Street licence issued at Hawkes (92 Druid Street). The premises were issued a licence with contradictory terms. Hawkes lobbied, successfully, to have their licence amended so that could have up to 30 customers outside, despite several breaches (around licence terms not in dispute) and complaints to both the Noise Team and Licencing Teams. Despite reassurances that residents would be kept informed, changes to the licence were made without any further consultation or warning from Southwark.

The Barrel Prospect premises is just a few arches up from Hawkes. Should this licence be granted the noise, and inevitable anti-social behaviour that goes with it, will be unbearable. I think Southwark has a responsibility to engage in more direct and explicit consultation with residents, in a community changing so rapidly. The local authority need to acknowledge the effect these businesses are having on the community and control the number of them, making appropriate amendments to those already in existence so that they can operate in harmony with residents who just want to go about their daily lives.

██████████

██████████████████

██████████

██████

██ █████

Party 2

**From:** [REDACTED]  
**Sent:** Thursday, August 17, 2017 9:35 AM  
[REDACTED]; Regen, Licensing; Hargrove, Barrie  
**Cc:** Al-Samerai, Anood; Orton, Mark  
**Subject:** Re: Objection to licence application - The Barrel Prospect Ltd, 80 Druid Street

To the Licensing Department

I object to the above licensing application for the Barrel Project Ltd at 80 Druid Street, SE1.

My objection is based on the following:

[REDACTED] (copied below here). I agree with every point made.

We on the TRA have been working with Southwark Council over many years to address noise and anti social behaviour on the Arnold Estate. At the moment it is very quiet and harmonious, our particular block has a number of young families and we all work together to respect each other and keep it this way.

The noise from the market in general has increased substantially over the past couple of years, and particularly since Hawkes bar opened recently. The position of Hawkes and of the proposed new bar - the Barrel Project - under the arches on Druid Street directly behind our block is problematic. The arches amplify the noise bouncing it back towards our flats. You can hear even normal conversations, let alone the really noisy ones.

The Bermondsey Beer Mile has become extremely popular - I'm not sure how many bars are included at present, but see here an article from 2 years ago: <https://www.standard.co.uk/goingout/bars/bermondsey-beer-miles-craft-beer-crawl-9250311.html>

Once people get to Hawkes they are at the end of the 'mile' and are often extremely drunk and loud. Hawkes appear to be unable to control the noise, even though they now have a security presence. Yet another bar just a few arches away will make life even more unbearable for those of us who live nearby.

I'm surprised at the Hawkes licence allows up to 30 people to drink outside: there is no pavement, their customers are actually on the road itself, and other bars close by do not appear to have the same conditions such as the Doodle bar and the Bermondsey beer Company - also they do not back directly onto residential properties. I would be keen to see similar conditions imposed on the Barrel Project premises, although keener to see this establishment moved to a premises that won't directly affect a residential area.

Thank you for your consideration.

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

## Party 3

**From:** [REDACTED]  
**Sent:** Friday, August 18, 2017 5:38 PM  
**To:** Regen, Licensing  
**Subject:** Licence application: 859851 The Barrel Project

Dear sirs

I wish to make an objection with regards to the above licence application for The Barrel Project, 80 Druid Street, SE1 2HQ – Application number: 859851

I am a resident of Bermondsey Central [REDACTED], and I understand that the intent of the applicants is to provide an entrance/exit into Ropewalk, which is situated at the back of Bermondsey Central. My property is located in the part of the building that would be adversely affected, should this licence application be granted, due to the increased nuisance from noise made by customers leaving the premises late at night. Bermondsey Central is occupied by professional working people and young families who keep “normal hours”. Living at the back of the building, there is already noise pollution from the current licence holders whose customers do not leave quietly at closing time of 10pm. Mostly the noise doesn't die down until much beyond 10:30pm especially in Summer.

Providing a licence to sell alcohol both on and off premises from 9am to past midnight, 7 days per week WILL cause a nuisance and turn the otherwise quiet street into a hotspot for late night revellers, adversely affecting the quality of life and also the resale potential of the properties in the area.

I am further concerned by the potential of drug related crime and prostitution associated with the extended opening times beyond normal public houses closing time, which would mean the noise and nuisance levels would increase at this particularly critical time. I have some evidence that this will be the case, as since the Doodle bar opened in Druid Street some months ago, and the more recent extended activity at Lassco, there often is evidence of alcohol related litter and drug paraphernalia underneath the arch leading from Tanner St to Maltby Street, making me feel uneasy when walking in the area after 10pm.

Many of the residents of [REDACTED] Maltby Street and other properties nearby have small children and noise late at night (especially after 10pm every night) will impact on their schooling. The exposure to litter and potential drunken or anti-social behaviour, would adversely affect their safety.

Whereas I am a full supporter of developing the area into a vibrant living/working environment, the unprecedented increase in licence applications for the arches in Ropewalk/Maltby Street/Druid Street poses the risk that the character of the area will change into one that is prone to crime and unruly behaviour. This is a residential area, not Soho! I would respectfully request that you take these objections into account when considering this application, even more so that I am aware of a further application for a licence at a nearby property.

Best regards,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

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## Party 4

Southwark Council Licensing Office  
Regulatory Services  
3rd Floor Hub 1  
PO Box 64529  
London  
SE1P 5LX

17<sup>th</sup> August 2017



Dear Licensing Department,

I hereby raise an objection to the licensing application number 859851 submitted by The Barrell Project at 80 Druid Street, to serve alcohol from 11am to mid-night, 7 days a week.

I set out below the reasons for this strong objection:

**PUBLIC SAFETY**

- This license, if granted, would mean people who have consumed alcohol would linger within, and near, neighbouring buildings along Druid Street and Maltby Street, as well as Riley Road and Tanner Street, up to a proposed closing time of mid-night, and beyond, seven days a week. This is unsafe and an unnecessarily long period for a premises to be able to serve alcohol, is inappropriate and does not fit in with the dynamics of what is primarily and originally a residential area.
- This application would create drunken and disorderly behaviour. Druid St and Maltby St are outside the Southwark Council's Strategic Cultural Area – there is therefore no reason for this excessive granting of License applications, including this one.
- Many residential properties are located near to 80 Druid Street. Having to walk past such a premises and people (under the influence of alcohol) to simply get into these houses/flats will pose a threat to the safety of residents, including children.
- This application would increase safety risks to motor vehicles parked near the premises.
- Glass wear, bottles and other dangerous materials discarded by patrons would be left in the street, posing a risk to local residents.
- Smoke from patrons who smoke (who are forced to smoke outside the venue) presents a risk to residents nearby as smoke will rise up to the balconies/flats.
- Rubbish from the establishment and dropped by those entering/exiting would also build up on the streets; there are insufficient spaces for positioning of bins to collect the establishments rubbish, and there are no public bins in surrounding streets to cater for rubbish from visitors to the premises. As a result, vermin would also thrive.

### **PREVENTION OF CRIME**

- Granting yet another license to a pub/bar/brewery to serve alcohol up to mid-night, 7 days a week, will increase the number of intoxicated people in close proximity to Bermondsey Central and houses on Druid Street, will lead to an increase in anti-social behaviour and crime.
- There have already been repeated attempts by criminals visiting the existing licensed establishments on Druid Street and Ropewalk market to make unlawful access to neighbouring buildings. This license would only increase such attempts, posing a threat to residents and passers-by in what is a primarily and originally residential zone.
- Vandalism would also increase as a result of intoxicated people leaving/entering 80 Druid Street in an unruly manner.

### **PREVENTION OF NUISANCE**

- The area around 80 Druid Street is, primarily and originally, a residential area containing several residential buildings and hundreds of residents who would be adversely affected by this application, in terms of noise, people loitering, litter, increased vehicle usage and consequent pollution (i.e. taxis idling).
- The increased footfall of people entering/exiting the premises will increase general noise disturbances in surrounding streets, blighting lives of local residents. The street is already an echo-chamber, not easily absorbing sounds from existing premises
- The area itself is residential in nature and, therefore, falls into column 5 under paragraph 153 of the Council's Statement of Licensing Policy ("SoLP") and, therefore, there is no reason why any applications should be granted for "public houses, wine bars or other drinking establishments" which go beyond 23:00 at the very latest.
- The opening hours requested in this application are much later than those currently permitted to near-by and similar establishments. Such late licensing over 7 days a week is completely unnecessary and will bring significant damage to the local community.

### **PROTECTION OF CHILDREN**

- Many of the residents in nearby buildings have children. This application will increase the number of people from outside this residential area congregating in/near the premises, who are drinking, smoking, are drunk, potentially consuming illegal drugs etc. Exposing children within neighbouring residential buildings to such activities would be unsafe and harmful.
- The arrival of vans to load/unload materials used by the premises presents a safety hazard on the narrow streets near the building in which children play.

In short, I strongly object to this licensing application and request that it does not proceed.

I look forward to this matter being considered and duly rejected.

Kind regards,





## Party 5

**From:** [REDACTED]  
**Sent:** 22 August 2017 20:52  
**To:** Regen, Licensing  
**Subject:** objections to the application number 859851 submitted by The Barrell Project at 80 Druid Street,

Southwark Council Licensing Office  
Regulatory Services  
3rd Floor Hub 1  
PO Box 64529  
London  
SE1P 5LX

18th August 2017

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Dear Licensing Department,

I would like to lodge my strong objections to the application number 859851 submitted by The Barrell Project at 80 Druid Street, to serve alcohol from 11am to mid-night, 7 days a week.

I object to this application for the following reasons:

Such trading hours as requested in the application are excessive and will increase the risk of crime and anti-social behaviour caused by alcohol consumption in the vicinity of the property in what is first and foremost a residential area.

The application will also cause significant nuisance and public safety concerns to the local area, as a result of glass-wear, empty bottles, other rubbish being left in the street, presenting a risk to residents and pedestrians, including children.

It will also cause significant noise disturbances as a result of increased footfall in the street and there would be an increase in noise pollution, instances of vandalism, litter and damage to parked cars will also increase.

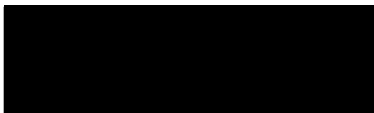
The local area is very residential with apartments right opposite who would be severely impacted by noise from patrons, deliveries, rubbish removal during unsociable hours. This is a residential area and such disruption should not be forced upon the local community.

The request for a license to serve alcohol up to 11 o'clock, seven days a week should therefore be rejected.

I hereby register my strong objection to this application and request it does not proceed. Please acknowledge my objection has been registered.

Thank you,

Party 6



London  
SE1 3FH

Friday 8 September 2017

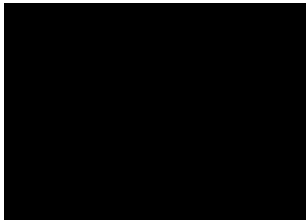
Dear Sir/Madam,

I am writing to object to two licencing applications:

Application 859851 – The Barrrell Project, 80 Druid Street  
Application 860091 – Speckmobile, 76 Druid Street

The serving of alcohol in these establishments until midnight or later, 7 days a week would lead to increased noise, anti-social behaviour and litter in a mainly residential area where there are many families with children. The area is already full of litter at weekends due to the Druid Street/Maltby Street market and most bars and restaurants along Ropewalk close their doors at 22:30.

Yours faithfully,



Party 7

**From:** Regen, Licensing  
**Sent:** Monday, September 11, 2017 10:17 AM  
**To:** Mills, Dorcas; Jerrom, Charlie  
**Subject:** FW: Objection to license applications 859851 and 860091

**From:** [REDACTED]  
**Sent:** Monday, September 11, 2017 7:32 AM  
**To:** Regen, Licensing  
**Subject:** Objection to license applications 859851 and 860091

Dear Sir / Madam

I would like to object to two proposed licensed premises on Druid Street / Ropewalk, these are:

Application 859851 - The Barrell Project, 80 Druid Street  
Application 860091 - Speckmobile, 76 Druid Street

As these premises have entrances that back onto the road that my flat overlooks (Ropewalk) I believe it would make an already bad situation intolerable.

As well as living beside the train line there are a number of bars and restaurants on Ropewalk that are open until 10pm and later on Wednesdays to Sundays.

So far, I have not objected to the late opening of the existing restaurants and bars as I enjoy them myself but my worry is that granting a license to the new premises and for such late hours would open the door to other businesses applying to open later.

Many thanks,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**Sent:** Tuesday, September 12, 2017 5:26 PM  
**To:** Regen, Licensing  
**Subject:** Licensing application ref: 859851

Hello,

We would like to register our objection to the above Premises License application for 80 Druid Street (the proposed bar would face onto the Ropewalk )

I write on behalf of LASSCO, a local business operating eight railway arches in Maltby Street, seven of which are in Ropewalk. We operate our workshop, timber yard, stock storage, three bars (Wednesday to Sunday) and Maltby Street Market (weekends only) within the Ropewalk. The entirety of the Ropewalk is licensed for on and off sales of alcohol.

The incoming tenant to arch 80, The London Beer Factory (trading as the Barrel Project), contacted LASSCO earlier this year to ask if we'd be happy for them to open their fire escape door at the weekend. I understood this to be for the purpose of allowing a small amount of people to visit their arch to see the barrel ageing process and agreed. They have now altered this stance and have submitted a planning application and premises license application to create a new 100 person capacity, late license, alcohol only bar onto the Ropewalk.

Arch 80 opens directly onto Druid Street, home of several breweries with brewery tap style bars. The popular 'brewery mile' event finishes in Druid Street. LASSCO welcomes the rising popularity of the area but have encountered problems with the volume of beer mile customers crossing under the railway to stop by Stanworth Street and the Market. Maltby Street and Ropewalk both have residential neighbours in close proximity. The majority of operators on the Ropewalk / Maltby Street side of the railway are restaurants, produce stalls, and small licensed activities. In light of local residents recently communicating their concerns we are altering the nature of Maltby Street Market to become quieter and to ensure that there is a mix of produce and antiques to enhance the existing food and drink offer. We understand the value of our licensed area and the delicate nature of our relationship with our residential neighbours. We now employ security to manage the movement of people in and out of the Ropewalk and have invested heavily in building toilet facilities for Market and Ropewalk bar customers. No other railway arch in the Ropewalk currently goes through to Druid Street. This newly proposed bar would open onto Druid as well as directly onto Ropewalk, our licensed premises. Responsibility for any problem activities, control of numbers, production of waste etc. would become unnecessarily difficult to manage.

Opening up a late night, large capacity, beer-only bar onto the Ropewalk would obviously have a huge impact on the residents and in turn the many business operations that exist on this side of the railway. We understand that the Barrel Project may want a 'brewery tap' operation, but we do not believe that this would be beneficial for us or them if it opened onto Ropewalk. Their existing frontage onto Druid Street is where this bar should open. Bringing the 'beer milers' into the heart of the Ropewalk, a carefully crafted, delicately balanced environment, would clash badly with what we are all, commercial operators and residents alike, trying hard to maintain. We are not opposed to competition. Our operations are under close scrutiny and any escalation of problem activities could potentially jeopardise our license.

- **The prevention of crime and disorder.**
- It is proposed that the new bar would open immediately directly onto Ropewalk, our licensed premises. This would cause confusion of responsibility for any crime or disorder committed. We have installed lighting, CCTV and lockable gates at either end of the

Ropewalk to fulfil our license responsibilities and to maintain security for the businesses here. Having another entrance would unnecessarily complicate this.

- **Public Safety**

Maltby Street Market has thousands of visitors every weekend. We control visitor numbers at either end of the Ropewalk with paid security staff. No other railway arch in the Ropewalk currently goes through to Druid Street. Opening an additional access point makes this unnecessary difficult to manage.

- **The prevention of public nuisance**

An alcohol only bar with a 100 person capacity would create too much noise and late night activity. Many families live in Bermondsey Central Building which is immediately above the proposed bar. We close the market at 4pm and ensure that our small capacity bars close at 10pm. As a result of the relationship we have with residents, we have strict controls over the volume of music and intend to invest in canopies over the three bar / restaurants to further restrict any noise. Any additional activities would not be welcome.

Please let me know if any further information is required to support this objection.

Regards

Ian

-----  
Ian Banfield  
LASSCO Ltd.

020 7394 8061

[lassco.co.uk](http://lassco.co.uk)

[Ropewalk, 37 Maltby Street, London, SE1 3PA,](#)

**Shop Opening Times:** Mon - Fri 9am - 5.30pm; Sat 9am - 5pm; Sun 11am - 5pm

Party 9

**From:** [REDACTED]  
**Sent:** Tuesday, September 12, 2017 12:19 PM  
**To:** Regen, Licensing  
**Cc:** [REDACTED]  
**Subject:** Objection

Dear Sir or Madam,

we would like to object to the applications 859851-The Barrel Project, 80 Druid Street and 860091-Speckmobile, 76 Druid Street.

The reason is that there would be more nuisance and noise from masses of people who eat and drink **a lot of alcohol** around the addresses at stake.

The current licencing in this area has already created nuisance and noise on the weekends and in the evenings. People scream around and leave lots of rubbish. This creates an inappropriate environment for bringing up a family. Our baby constantly already wakes up reacting to the loud screams of drunk people in the streets. The problem is especially with alcohol, which people start drinking right after breakfast which produces the noise.

What also bothers us is potentially more steam and smoke from burnt meat. Not everyone eats meat and we do not want to have our windows closed all the time, to protect ourselves from this pollution.

Then there would be more car traffic, more cabs who need to pick up these drunk people.

What promised to be an interesting food market would turn even more into a one large pub.

Sincerely yours,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

## Party 10

Senders Email Address: [REDACTED]  
Message:

RE - Licensing application number (859851)

Dear Sirs,

Due to holidays and what would appear to be poor display of notices we were unaware of the planning and licence applications by the London Beer Company. It now appears that they plan to open up the rear of their closed arch into Ropewalk and also apply for an extended licence and capacity for bar customers to drink on the premises.

We do not oppose the use of course and welcome new ventures but we do wish to raise the concerns of ourselves and our neighbours with regard to the effect on amenity and the potential for nuisance relating directly to the "Beer Mile". The new plan to access and operate into the Ropewalk side of Arch 80 will bring it's own problems, not least overcrowding, we can only echo the comments already made by others. There are technical and ownership issues here too that you are aware of I believe.

Generally there is a lack of lavatory, waste and other facilities along the "Mile" and the activities of Druid Street have a tendency to roll over into Maltby Street. Maltby Street and Ropewalk folk have worked hard to foster good relations with their neighbours, the nature of the market is one of community, quality produce and good and often specialist operators, a happily unique environment with its own tempo if you will. The "Beer Mile" is a separate experience, there is no implied criticism here, we simply want to protect the nature and ambiance that has been created for our staff, our customers, local folk and the broad range of visitors that we now attract.

I hope that our concerns can be taken into account, our apologies for the late submission.

Yours sincerely,

[REDACTED]

## Party 11

From: [REDACTED]

Sent: Tuesday, September 12, 2017 12:52 PM

To: Regen, Licensing

Subject: OBJECTION - Licensing Register - Applications for Premises

Licences, Club Registrations, and Reviews Details for Licence Number:

859851

Hello,

[http://app.southwark.gov.uk/Licensing/LicPremisesAppliedDetails.asp?  
systemkey=859851](http://app.southwark.gov.uk/Licensing/LicPremisesAppliedDetails.asp?systemkey=859851)

Please accept my objection to the above referenced application, as per below:

**The prevention of crime and disorder**

No mention of steps being taken to ensure or enhance public security, whether physical and/or digital, loitering and overspill, as the increased number of attendees (patrons) will increase the need for more crowd management personnel / security, especially on weekends.

This will also increase the level of vulnerability and opportunistic theft both to attendees and (local) residents of Bermondsey Central.

There has also been a recent increase number of incidences of tailgating.

**Public safety**

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





The Barrel Project Ltd  
80 Druid Street  
London  
SE1 2HQ

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

8<sup>th</sup> September 2017

Dear Sir/Madam,

I am writing in response to the representations that I have received with regard to the premises license that I have applied for at 80 Druid Street, reference 859851.

We take on board all of the comments that have been raised with the upmost seriousness. We want The Barrel Project to be a positive addition to the local community and we will ensure that the issues raised are fully addressed.

Please find below the full premises description with an outlined plan of the premises attached.

“80 Druid Street is a 2,800 sq ft railway arch that runs between Druid Street and Ropewalk. On the Druid Street side it is number 80 and on the Ropewalk side it is number 45. The space is primarily used as a barrel aging facility. We also want to use part of the arch as a Taproom style bar so that members of the public and customers of The London Beer Factory can taste the beers that we produce. We are going to be installing four toilets and three urinals. There is no outside area.”

I list below the conditions that we would like to put on the license to adhere with the requests made by the various representations.

- Amend opening and closing times to 11:00 - 23:00
- Amend sales of “on” the premises to cease at 22:30
- Amend sales of “off” the premises to 23:00
- Any “off sales” of alcohol shall be provided in sealed containers and staff members will inform customers that these have to be taken away from the premises and not opened and consumed in the vicinity of the premises. This information will also be clearly displayed on visible signage.
- Limit the capacity to 150 people

- No customers should be allowed to take drinks onto Druid Street other than to take away and they must be in a sealed container.
- Smokers on Druid Street shall be limited to 5 people at any time.
- All external doors and windows shall be kept closed after 21:00 on any day, except for access and egress.
- External waste handling, collections, deliveries and the cleaning of external areas shall only occur between the hours of 08:00 and 20:00.
- Clearly legible signage shall be prominently displayed at all exits where it can easily be seen and read, requesting that customers leave the premises in a quiet and orderly manner that is respectful to neighbours.
- The attached Dispersal Policy has been produced and will be implemented at the premises. All staff will be trained on the Dispersal Policy and a record of this training shall be kept at the premises. A copy of the policy and the training records will be made available to the council or the police on request.
- A CCTV system will 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 license. The CCTV System will be capable of capturing a clear facial image of every person who enters the premises.
- All CCTV footage will be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council.
- A member of staff should be on duty at all times the premises is open that is trained in the use of CCTV and able to view and download images to a removable device on request of Police or council officer.
- All staff will be trained in their responsibilities under the licensing act 2003 and training records will be kept and updated every 6 months and will on request be made immediately available to officers of the Police and the council.

Yours Sincerely,

Simon Cotton

Managing Director

The Barrel Project / The London Beer Factory

The Barrel Project Ltd.

80 Druid Street

London

SE1 2HQ

## Dispersal Policy

Policy Number: P01

Policy Date: 08/09/17

- Last orders will be called at 22:15 with the sale of “on sales” to cease at 22:30.
- Lights to be fully turned on and music to be turned off at 22:30.
- Staff to encourage customers to drink up after 22:30 so that all customers have left by 23:00
- Closing time 23:00
- “Off sales” to cease at 23:00
- Any “off sales” of alcohol shall be provided in sealed containers and staff members will inform customers that these have to be taken away from the premises and not opened and consumed in the vicinity of the premises. This information will also be clearly displayed on visible signage.
- No customers should be allowed to take drinks onto Druid Street other than to take away and they must be in a sealed container.
- Smokers on Druid Street shall be limited to 5 people at any time.
- All external doors and windows shall be kept closed after 21:00 on any day, except for access and egress.
- Clearly legible signage shall be prominently displayed at all exits where it can easily be seen and read, requesting that customers leave the premises in a quiet and orderly manner that is respectful to neighbours.



Reproduced from the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationary Office. Crown Copyright. Licence No. 100040692

TANNER STREET

Shelter

+ 2.7m

DRUID STREET

277 to 295

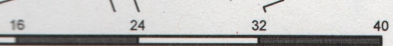
263 to 276

Ropewalk

1 to 90  
Bermondsey  
Central

MALTRBY STREET

A1



**Landinformation** 

**LBG1232**  
**LONDON BRIDGE**  
**80 DRUID STREET**  
**LEASE PLAN**

Coordinates  $\oplus$  533686E 179615N

Date: 24 May 2017	Drawn By: James Johnson	
Drawing No: 5671570	Rev: B	
Scale: 1:500 @ A4		



**ROPEWALK  
EXISTING LICENSED AREA  
SCALE 1:200 @ A1**

The Barrel Project Ltd

80 Druid Street

London

SE1 2HQ

The Licensing Unit

Floor 3

160 Tooley Street

London

SE1 2HQ

14<sup>th</sup> September 2017

Dear Sir/Madam,

I am writing in response to the representations that I have received with regard to the premises license that I have applied for at 80 Druid Street, reference 859851.

We take on board all of the comments that have been raised with the upmost seriousness. We want The Barrel Project to be a positive addition to the local community and we will ensure that the issues raised are fully addressed.

Please find below the full premises description with an outlined plan of the premises attached.

“80 Druid Street is a 2,800 sq ft railway arch that runs between Druid Street and Ropewalk. On the Druid Street side it is number 80 and on the Ropewalk side it is number 45. The space is primarily used as a barrel aging facility. We also want to use part of the arch as a Taproom style bar so that members of the public and customers of The London Beer Factory can taste the beers that we produce.”

I list below the conditions that we would like to put on the license to adhere with the requests made by the various representations.

- Amend opening and closing times to 11:00 - 23:00
- Amend sales of “on” the premises to cease at 22:30
- Amend sales of “off” the premises to 23:00
- Any “off sales” of alcohol shall be provided in sealed containers and staff members will inform customers that these have to be taken away from the premises and not opened and consumed in the vicinity of the premises. This information will also be clearly displayed on visible signage.
- Limit the capacity to 150 people

- No customers should be allowed to take drinks onto Druid Street other than to take away and they must be in a sealed container.
- Smokers on Druid Street shall be limited to 5 people at any time.
- All external doors and windows shall be kept closed after 21:00 on any day, except for access and egress.
- External waste handling, collections, deliveries and the cleaning of external areas shall only occur between the hours of 08:00 and 20:00.
- Clearly legible signage shall be prominently displayed at all exits where it can easily be seen and read, requesting that customers leave the premises in a quiet and orderly manner that is respectful to neighbours.
- The attached Dispersal Policy has been produced and will be implemented at the premises. All staff will be trained on the Dispersal Policy and a record of this training shall be kept at the premises. A copy of the policy and the training records will be made available to the council or the police on request.
- A CCTV system will 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 license. The CCTV System will be capable of capturing a clear facial image of every person who enters the premises.
- All CCTV footage will be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council.
- A member of staff should be on duty at all times the premises is open that is trained in the use of CCTV and able to view and download images to a removable device on request of Police or council officer.
- All staff will be trained in their responsibilities under the licensing act 2003 and training records will be kept and updated every 6 months and will on request be made immediately available to officers of the Police and the council.

Yours Sincerely,

Simon Cotton

Managing Director

The Barrel Project / The London Beer Factory



The Barrel Project Ltd.

80 Druid Street

London

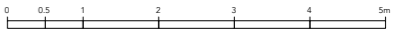
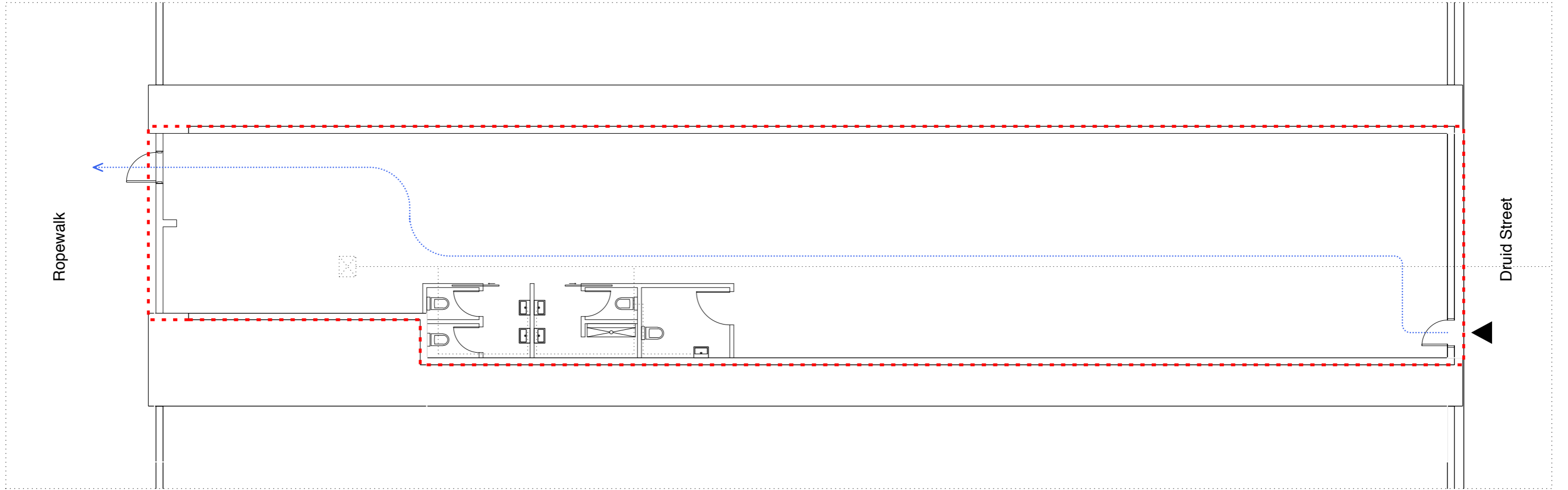
SE1 2HQ

## Dispersal Policy

Policy Number: P01

Policy Date: 08/09/17

- Last orders will be called at 22:15 with the sale of “on sales” to cease at 22:30.
- Lights to be fully turned on and music to be turned off at 22:30.
- Staff to encourage customers to drink up after 22:30 so that all customers have left by 23:00
- Closing time 23:00
- “Off sales” to cease at 23:00
- Any “off sales” of alcohol shall be provided in sealed containers and staff members will inform customers that these have to be taken away from the premises and not opened and consumed in the vicinity of the premises. This information will also be clearly displayed on visible signage.
- No customers should be allowed to take drinks onto Druid Street other than to take away and they must be in a sealed container.
- Smokers on Druid Street shall be limited to 5 people at any time.
- All external doors and windows shall be kept closed after 21:00 on any day, except for access and egress.
- Clearly legible signage shall be prominently displayed at all exits where it can easily be seen and read, requesting that customers leave the premises in a quiet and orderly manner that is respectful to neighbours.



←..... Fire Egress

..... Site Boundary

▲ Entrance

Drawing	GA Proposed GF Plan 00	
Job	80 Druid Street London SE1 2HQ	
Job No.	Date	Initials
003	170924	TH
Scale	Drawing No.	Version
1:100 A3	011	002

**From:** [REDACTED]  
**Sent:** Monday, September 25, 2017 8:06 PM  
**To:** Mills, Dorcas; Orton, Mark  
**Subject:** Re: FW:The Barrel Project,, 80 Druid Street, SE1

Dorcas

Thank you for your email.

I've added comments in red to the points that concern me.

I hope Southwark updates its community engagement strategy for matters like this, to keep in line with a significant rise in numbers of licence applications/ impact on life quality of the surrounding community. The outside areas of Druid Street premises are public highways and I question the safety of large numbers of people consuming alcohol whilst competing with the traffic that has right of way. This in addition to the nuisance presented to local residents.

On previous experience, Southwark does not have the resources to properly uphold licencing conditions for premises when they are in breach. The Noise Team are stretched. When they do attend fail to end nuisance behaviour. Advice from your team to "call the police" if nuisance noise occurs, contradicts both common sense and police advice - that the licencing body is accountable for enforcing licencing conditions, not the police. Suggesting otherwise seems naive at best and incompetent at worst.

As recently as Saturday, Hawkes were (again) in breach of their licence; operating after midnight, drunk customers causing a disturbance outside at that time; **Call reference 952895, with Noise Team.** Again, residents have no recourse against these breaches of licence and the licencing department seem to make no sanctions each time they are presented with evidence of breaches.

Finally, I would ask that any questions are points requiring responses below are answered.

**Comments on Barrel Projects points - IN BOLD**

- Any "off sales" of alcohol shall be provided in sealed containers and staff members will inform customers that these have to be taken away from the premises and not opened and consumed in the vicinity of the premises. This information will also be clearly displayed on visible signage - **For the past couple of weeks, customers have already been drinking outside of the premises, so it's hard to believe that this issue is taken seriously or that the clause will be upheld - Photo attached**
- Limit the capacity to 150 people - **With numbers like these there is potential for people to end up drinking on the street, which is a public highway becoming increasingly dangerous as it is littered with drinkers, stationary traffic double parked and moving trying to negotiate between the two.**
- No customers should be allowed to take drinks onto Druid Street other than to take away and they must be in a sealed container - **I'm concerned that revisions to licences elsewhere on Druid Street will set a precedent for the reversal of this condition and fear the impact on residents. Can you explain what actions will be taken if this clause is not withheld and how opposing residents are to be consulted about any revisions?**
- All external doors and windows shall be kept closed after 21:00 on any day, except for access

and egress - **Given the high residential percentage of kids under 10, it would be encouraging to the doors kept closed earlier.**

- External waste handling, collections, deliveries and the cleaning of external areas shall only occur between the hours of 08:00 and 20:00 - **I doubt Southwarks' ability to enforce this, since to date there has been no interventions at other Druid Street premises handling waste outside of these hours, despite repeated mentions from residents - Again, if breached, what recourse to residents have?**
- Clearly legible signage shall be prominently displayed at all exits where it can easily be seen and read, requesting that customers leave the premises in a quiet and orderly manner that is respectful to neighbours - **Again, we are yet to see throughout Druid Street. Only Anspach & Hobday, so far, have explicit signage opposite the premises. So it's hard to believe Southwark will enforce this condition if the applicant fails to meet it.**
- A CCTV system will 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 license. The CCTV System will be capable of capturing a clear facial image of every person who enters the premises.
- All CCTV footage will be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council.- **This is good news and I would hope it is used to review any nuisance behaviour.**





police withdrawal

**From:** [Graham.S.White@met.pnn.police.uk](mailto:Graham.S.White@met.pnn.police.uk) [<mailto:Graham.S.White@met.pnn.police.uk>] **On Behalf Of** [SouthwarkLicensing@met.pnn.police.uk](mailto:SouthwarkLicensing@met.pnn.police.uk)  
**Sent:** Monday, September 11, 2017 3:49 PM  
**To:** Regen, Licensing  
**Subject:** Premises License - 80 Druid Street - 85985

Please find attached agreement reached and conditions agreed as per are representation.  
We withdraw are objection  
Regards  
Graham

**PC Graham White 288MD**

*Southwark Police Licensing Unit  
323 Borough High Street  
London  
SE1 1JL  
Tel: 0207 232 6756 (726756)  
[SouthwarkLicensing@met.police.uk](mailto:SouthwarkLicensing@met.police.uk)  
[graham.white4@met.police.uk](mailto:graham.white4@met.police.uk)*

**From:** Sim Cotton [<mailto:> ]  
**Sent:** 11 September 2017 11:53  
**To:** MD Mailbox - Southwark Licensing <[SouthwarkLicensing@met.pnn.police.uk](mailto:SouthwarkLicensing@met.pnn.police.uk)>  
**Subject:** Premises License - 80 Druid Street - 85985

Dear Sir/Madam,

I have attached my response to the representation that you have made to our license application.

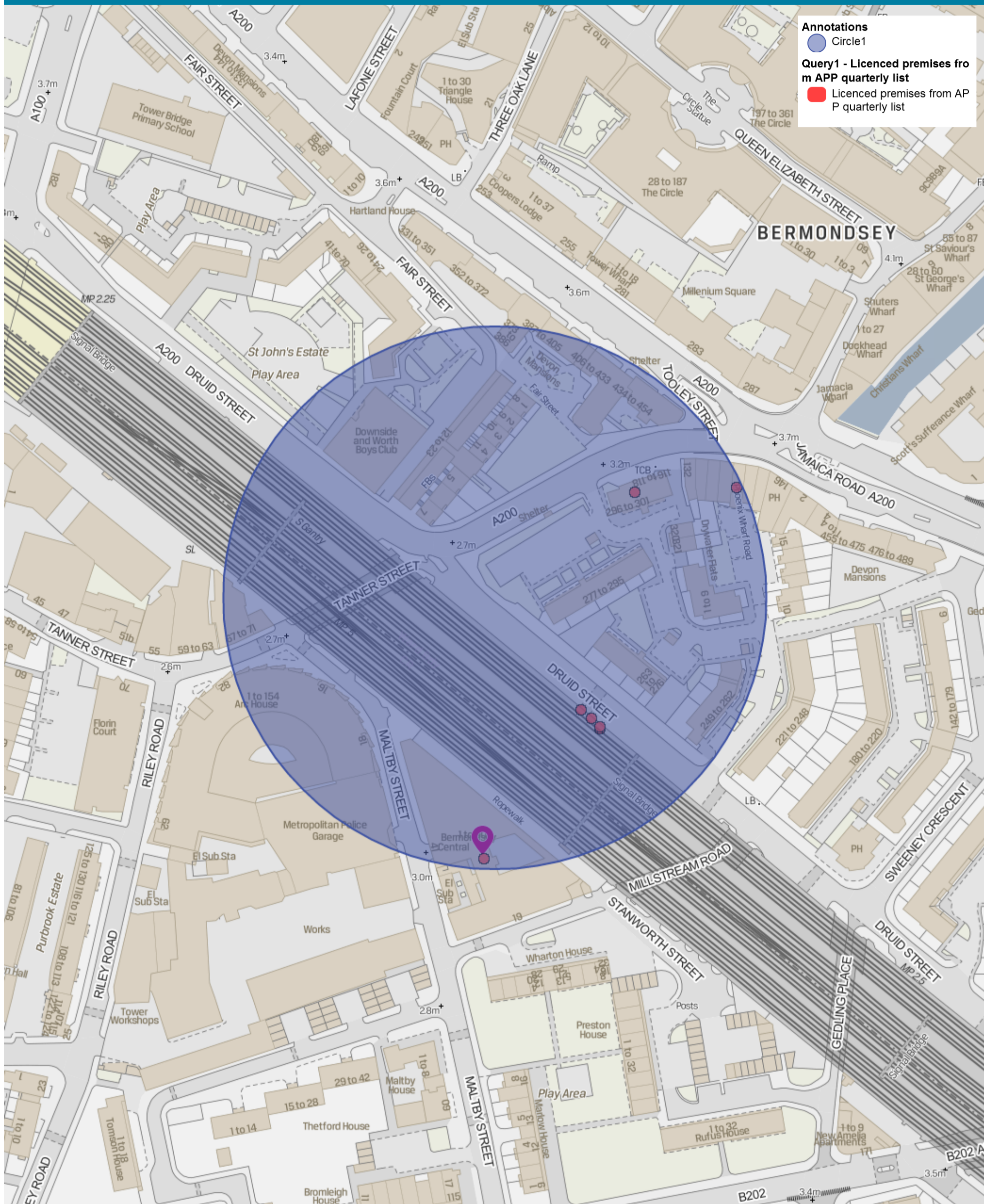
If you think this satisfies your concerns can you please withdraw your representation today as this needs to be down by tomorrow to prevent it going to a hearing.

If you have concerns we have not addressed can you please let me know.

Many thanks,

■

# THE BARREL PROJECT 80, DRUID STREET,

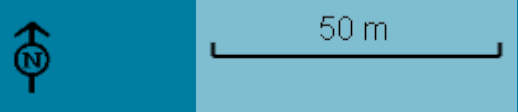


**Annotations**

- Circle1

**Query1 - Licenced premises from APP quarterly list**

- Licenced premises from APP quarterly list



Scale = 1 : 1000  
21-Sep-2017

<b>Item No.</b> 6.	<b>Classification:</b> Open	<b>Date:</b> 9 October 2017	<b>Meeting Name:</b> Licensing Sub-Committee
<b>Report title:</b>		Licensing Act 2003: The Rose, 123 Snowsfields, London SE1 3ST	
<b>Ward(s) or groups affected:</b>		Grange	
<b>From:</b>		Strategic Director of Environment and Social Regeneration	

## RECOMMENDATION

1. That the licensing sub-committee considers an application made by Niall Devlin and Michael Peters to vary the premises licence granted under the Licensing Act 2003 in respect of the premises known as: The Rose, 123 Snowsfields, London SE1 3ST.
2. Notes:
  - The application seeks to vary the premises licence held under current legislation in respect of the premises known as: The Rose, 123 Snowsfields, London SE1 3ST, under section 34 of the Licensing Act 2003. Existing permitted licensable activities are not under consideration at this meeting. The variation application is subject to outstanding representations submitted by responsible authorities and local residents and is therefore referred to the sub-committee for determination.
  - Paragraph 8 of this report provides a summary of the existing premises licence. A copy of the existing premises licence is attached at Appendix A.
  - Paragraphs 10 to 12 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 B. A map showing the location of the premises is attached as Appendix E.
  - Paragraphs 15 to 21 of this report deal with the representations submitted in respect of the application. Copies of the representations for responsible authorities and local residents are attached in Appendices C and D.

## 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, this council wholly administers the licensing responsibility.
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 interested parties 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 current premises licence**

8. The current premises licence issued in respect of the premises known as the The Rose, 123 Snowfields, London SE1 3ST was issued on 13 July 2013 and allows the following licensable activities:
- The sale by retail of alcohol (both on and off sales):
    - Monday to Sunday from 12:00 (midday) to 23:00
  - The provision of regulated entertainment in the form of recorded music (indoors):
    - Monday to Sunday from 12:00 (midday) to 23:00
  - Opening hours:
    - Monday to Sunday from 09:00 to 23:00.
9. A copy of the existing premises licence is attached as Appendix A.

### **The variation application**

10. On 17 August 2017 Niall Devlin and Michael Peters applied under section 34 of the Licensing Act 2003 to this council to vary the premises licence issued in respect of the premises known as The Rose, 123 Snowfields, London SE1 3ST.

11. The application for variation is described as follows:

‘To trade an extra two hours on Thursday, Friday and Saturday night to 1am.

We are a small, well ran pub/restaurant and believe we have scope to become a safe space to drink later on in the evening than we currently trade.

This premise when owned by another several years ago had a licence that was similar to that which we'd like to apply for.

We are aware of our responsibilities and since the premise and alcohol licence was granted almost 5 years ago have never had any issues, or problems. ...’

12. The application is to extend the hours of the operation for on premises sales of alcohol and the provision of regulated entertainment; and to add late night refreshment, three nights a week:

- The supply of alcohol for consumption on the premises:
  - Thursday to Saturday from 12:00 (midday) to 01:00 (the following day)
- The provision of late night refreshment (indoors):
  - Thursday to Saturday from 23:00 to 01:00 (the following day)
- To the provision of regulated entertainment in the form of recorded music (indoors)
  - Thursday to Saturday from 12:00 (midday) to 01:00 (the following day)
- The opening hours:
  - Sunday to Wednesday from 12:00 (midday) to 23:00
  - Thursday to Saturday from 12:00 (midday) to 01:00 (the following day).

13. A copy of the application is attached to this report as Appendix B.

#### **Designated premises supervisor**

14. The current designated premises supervisor (DPS) under the existing premises licence is Danny Phillips Kwiatkowski, who holds a personal licence issued by East Lindsey District Council. Mr Kwiatkowski has also made the application on behalf of the premises licence holders.

#### **Representations from responsible authorities**

15. The Metropolitan Police Service have made a representation as the premises lies within a cumulative impact Zone (CIZ). They have concerns in relation to the hours. Additional conditions have also been requested, namely:
- 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 and cover the main areas including all outside areas and immediately outside 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. There will be at least one person on duty at all times that is familiar with the operation of the CCTV and able to download the footage upon request;
  - 3) That all staff are trained in their responsibilities under the licensing act 2003 and training records to be kept and updated every six months and shall, upon request, be made immediately available to officers of the police and the council.
  - 4) That all licensable activities shall cease 30 minutes prior to the terminal hour.
16. The Southwark environmental protection team (EPT) have also made a representation, again taking issued with the hours as they are outside of the Southwark Licensing Policy and within a CIZ. There are concerns in relation to the potential for public nuisance from departing patrons and also noise egress from the extension of the hours for regulated entertainment.
  17. The licensing authority made a representation mirroring the concerns of EPT in relation to the policy and the location of the premises within a CIZ. The licensing authority is concerned that the applicant has not addressed the assumption for rebuttal through the operating Schedule by providing any further control measures to promote the licensing objectives. The applicant has also been asked to provide an accommodation limit for the premises and a written dispersal policy for the premises.
  18. Public health made a representation under three licensing objectives, which cover a general concern with the availability of alcohol.
  19. Copies of all the representations made by responsible authorities are available in Appendix C.

#### **Representations from other persons**

20. Four representations have been received from other persons. These are available in Appendix D.
21. These representations raise concerns in relation to extended hours being granted to a premises within a CIZ. One objector raises concerns for the potential for an increase in anti-social behaviour and the proximity of the premises in relation to residential addresses.

#### **Conciliation**

22. Copies of representations were provided to Mr Kwiatkowski on 15 and 20 September 2017. At the point of publication of this report, the Applicant had not responded the concerns of the responsible authorities or other persons.

#### **Operating history**

23. The current premises licence holders had the licence transferred to their names in June 2013. The licence was then varied the following month in relation to the layout of the premises and the removal of regulated entertainment in the form of facilities for dancing, performances of dance, making music and the provision of late night

refreshment; this application was granted without going before the Licensing Sub Committee.

24. No temporary event notices have ever been applied for by the incumbent premises licence holders.
25. No complaints have been received about the premises in the last 3 years.

### **Map**

26. A map of the area is attached to this report as Appendix E. The premises is identified by a triangle at the centre of the map. For purposes of scale only, the circle on the map has a 100 metre radius. The following licensed premises terminal hours are also shown on the map:

#### **Texas Joe's, 8-9 Snowsfields, London SE1 3SU**

- The sale by retail of alcohol (both on and off sales)
  - Monday to Sunday from 11:00 to 23:30
- The provision of late night refreshment (both indoors and outdoors)
  - Monday to Sunday from 23:00 to 23:30
- The provision of regulated entertainment in the form of recorded music (indoors)
  - Monday to Sunday from 11:00 to 23:30

#### **Londrino Restaurant, 36 Snowsfields Yard, London SE1 3QQ**

- The sale by retail of alcohol (both on and off sales)
  - Sunday to Wednesday from 10:00 to 23:30
  - Thursday to Saturday from 11:00 to 00:0 (midnight)
- The provision of late night refreshment (both indoors and outdoors)
  - Sunday to Wednesday from 23:00 to 00:00 (midnight)
  - Thursday to Saturday from 23:00 to 00:30

#### **Miller of Mansfield, 96 Snowsfields, London SE1 3SS**

- The sale by retail of alcohol (on and off sales)
  - Sunday to Thursday from 11:00 to 00:00 (midnight)
  - Friday and Saturday from 11:00 to 01:00 (the following day)
- The provision of late night refreshment (both indoors and outdoors)
  - Sunday to Thursday from 23:00 to 00:30 (midnight)
  - 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 the performance of dance (all indoors)
  - Sunday to Thursday from 11:00 to 00:00 (midnight)
  - Friday and Saturday from 11:00 to 01:00 (the following day)

**Lost Rivers Deli Bar, 7-13 Melior Street, London SE1 3QP**

- The sale by retail of alcohol (on and off sales)
  - Sunday to Thursday from 11:00 to 23:00
  - Friday and Saturday from 11:00 to 23:30
- The provision of late night refreshment (both indoors and outdoors)
  - Friday and Saturday from 23:00 to 23:30

**The Horseshoe Inn, 26 Melior Street, London SE1 3QP**

- The sale by retail of alcohol (on and off sales)
  - Monday to Saturday from 10:00 to 00:00 (midnight)
  - Sunday from 12:00 (midday) to 23:00
- The provision of late night refreshment (indoors)
  - Monday to Saturday from 23:00 to 00:30 (the following day)
  - Sunday from 23:00 to 23:30
- The provision of regulated entertainment in the form of live music, recorded music, and films (all indoors)
  - Monday to Saturday from 10:00 to 00:00 (midnight)
  - Sunday from 12:00 (midday) to 23:00

**The Greenwood Theatre, 55 Weston Street, London SE1 3RA**

- The sale by retail of alcohol (on sales only)
  - Monday to Saturday from 12:00 (midday) to 23:00
  - Sunday from 12:00 (midday) to 22:30
- The provision of regulated entertainment in the form of live music, recorded music, films, plays and the performance of dance (all indoors)
  - Monday to Sunday from 09:00 to 00:00 (midnight)

**Champor-Champor, 62-64 Weston Street, London SE1 3QJ**

- The sale by retail of alcohol (on sales only)
  - Monday to Saturday from 11:00 to 00:00 (midnight)
  - Sunday from 11:00 to 23:30

- The provision of late night refreshment (both indoors)
  - Monday to Saturday from 23:00 to 00:30 (the following day)
  - Sunday from 23:00 to 00:00 (midnight).

### **Southwark council statement of licensing policy**

27. 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.

28. 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.

### **Cumulative impact zone (CIZ)**

29. The premises sits inside the Borough and Bankside cumulative impact policy area and within a residential area.

30. Council assembly approved the introduction of a special policy for Borough and Bankside on the cumulative impact of a concentration of licensed premises (saturation/cumulative impact policy) on 5 November 2008, and extended the area in April 2011. This application falls within the policy area.
31. The decision to introduce saturation policy was taken with regard to the committee's concern over rising trends of late night alcohol related violence against the person and late night disorder and rowdiness associated with late night licensed premises in the area.
32. The effect of this special policy is that is to create a presumption that applications for new premises licences or variations that are likely to add to the existing cumulative impact will normally be refused, following relevant representations, unless the applicant can demonstrate in their Operating Schedule that there will be no negative cumulative impact on one or more of the licensing objectives.
33. The applicant has been advised to address the committee's concerns around cumulative impact at the meeting.
34. Under the Southwark statement of licensing policy 2016 - 2020 the following closing times are recommended as appropriate within this area for these categories of premises:
  - Closing time for Restaurants and Cafes:
    - Monday to Sunday until 23:00
  - Closing time for Public Houses Wine bars or other drinking establishments:
    - Monday to Sunday until 23:00)
  - Closing time for off licenses
    - Monday to Sunday until 23:00).

### **Resource implications**

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

### **Consultation**

36. Consultation has been carried out in respect of this application in accordance with the provisions of the Licensing Act 2003. A public notice was published in a local newspaper twice (there was an error on the initial advert; however, this was republished within the specified time period to the satisfaction of the Licensing Authority). A similar notice exhibited at the premises for a period of 28 consecutive days. This was inspected by a Licensing Officer during the consultation period and found to be compliant.

### **Community impact statement**

37. 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**

38. The sub-committee is asked to determine the application to vary the premises licence under Section 34 of the Licensing Act 2003.
39. The principles which sub-committee members must apply are set out below.

### **Principles for making the determination**

40. Section 35 of the Licensing Act 2003 sets out the licensing authority's powers and duties in considering the determination of an application for variation.
41. The general principle is that applications for variation 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.
42. 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 other party or responsible authority
  - Have not been withdrawn
  - Are not, in the opinion of the relevant licensing authority, frivolous or vexatious.
43. 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
  - Add to, omit, and/or alter the conditions of the licence or
  - Reject the whole or part of the application for variation.

### **Conditions**

44. The sub-committee's discretion is thus limited. It can only modify the conditions put forward by the applicant, or refuse the variation, 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.
45. The four licensing objectives are:
  - The prevention of crime and disorder
  - Public safety
  - The prevention of nuisance
  - The protection of children from harm.
46. 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.



47. Conditions will not be necessary if they duplicate a statutory position. Conditions relating to late night refreshment and take away aspect of the licence 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.
48. The Licensing Act requires mandatory conditions in respect of supply of alcohol, the exhibition of films and in respect of door supervisors. The Licensing Act 2003 (mandatory licensing conditions) Order 2003 introduced three conditions in respect of irresponsible promotions, the oral dispensing of alcohol and free tap water. In October 2010 an additional 2 conditions will come into force – age verification policy and smaller measures for alcoholic drinks.
49. 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**

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

### **Hearing procedures**

51. 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

52. This matter relates to the determination of an application to vary a premises licence under section 34 of the Licensing Act 2003. Regulation 26(1) (a) requires the sub-committee to make its determination at the conclusion of the hearing.

### **The council's multiple roles and the role of the licensing sub-committee**

53. 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.
54. 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.
55. 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.
56. 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.
57. 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.
58. 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.
59. 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

60. Members are required to have regard to the Home Office 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

61. The head of regulatory services has confirmed that the costs of this process over and above the application fee are borne by the service.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Licensing Act 2003 Home Office 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	Mrs Kirty Read Tel: 020 7525 5748

## APPENDICES

Name	Title
Appendix A	Copy of the existing premises licence
Appendix B	Copy of the application
Appendix C	Copies of representations from responsible authorities:
Appendix D	Copies of the representations (anonymised) submitted by other persons
Appendix E	Map of the local area

## AUDIT TRAIL

<b>Lead Officer</b>	Deborah Collins, Strategic Director of Environment and Social	
<b>Report Author</b>	Andrew, Principal Licensing Officer	
<b>Version</b>	Final	
<b>Dated</b>	22 September 2017	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>	26 September 2017	

# Licensing Act 2003 Premises Licence



Environmental Health & Trading Standards  
Licensing Unit  
Hub 2, 3rd Floor  
PO Box 64529  
London, SE1P 5LX

Premises licence number

841340

## Part 1 - Premises details

<b>Postal address of premises, or if none, ordnance survey map reference or description</b>	
THE ROSE 123 Snowfields London SE1 3ST  Ordnance survey map reference (if applicable), 179876532975	
<b>Post town</b> London	<b>Post code</b> SE1 3ST
<b>Telephone number</b> [REDACTED]	

**Where the licence is time limited the dates**

**Licensable activities authorised by the licence**

Recorded Music - Indoors  
 Sale by retail of alcohol to be consumed on premises  
 Sale by retail of alcohol to be consumed off premises

**The opening hours of the premises**

For any non standard timings see **Annex 2**

Monday	09:00 - 23:00
Tuesday	09:00 - 23:00
Wednesday	09:00 - 23:00
Thursday	09:00 - 23:00
Friday	09:00 - 23:00
Saturday	09:00 - 23:00
Sunday	09:00 - 23:00

**Where the licence authorises supplies of alcohol whether these are on and/ or off supplies**

Sale by retail of alcohol to be consumed on premises  
 Sale by retail of alcohol to be consumed off premises

**The times the licence authorises the carrying out of licensable activities**

For any non standard timings see Annex 2 of the full premises licence

**Recorded Music - Indoors**

Monday	12:00 - 23:00
Tuesday	12:00 - 23:00
Wednesday	12:00 - 23:00
Thursday	12:00 - 23:00
Friday	12:00 - 23:00
Saturday	12:00 - 23:00
Sunday	12:00 - 23:00

**Sale by retail of alcohol to be consumed on premises**

Monday	12:00 - 23:00
Tuesday	12:00 - 23:00
Wednesday	12:00 - 23:00
Thursday	12:00 - 23:00
Friday	12:00 - 23:00
Saturday	12:00 - 23:00
Sunday	12:00 - 23:00


**Sale by retail of alcohol to be consumed off premises**

Monday	12:00 - 23:00
Tuesday	12:00 - 23:00
Wednesday	12:00 - 23:00
Thursday	12:00 - 23:00
Friday	12:00 - 23:00
Saturday	12:00 - 23:00
Sunday	12:00 - 23:00

## Part 2

**Name, (registered) address, telephone number and email (where relevant) of holder of premises licence**

Niall Devlin



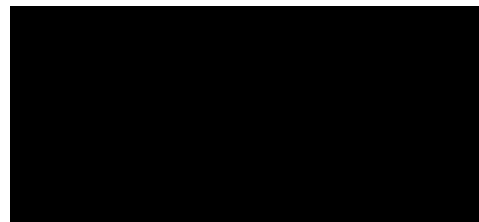
Michael Peters


**Registered number of holder, for example company number, charity number (where applicable)****Name, address and telephone number of designated premises supervisor where the premises licence authorises for the supply of alcohol**

Danny Phillips Kwiatkowski


**Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol**


Licence Issue date 13/07/2013



Community Safety Enforcement  
 Business Unit Manger  
 Hub 2, 3rd Floor  
 PO Box 64529  
 London, SE1P 5LX  
 020 7525 5748  
 licensing@southwark.gov.uk

## **Annex 1 - Mandatory conditions**

**100** No supply of alcohol may be made under the Premises Licence -

- a. At a time when there is no Designated Premises Supervisor in respect of the Premises Licence; or
- b. At a time when the Designated Premises Supervisor does not hold a Personal Licence or his Personal Licence is suspended.

**485** (1) The responsible person shall take all reasonable steps to ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises in a manner which carries a significant risk of leading or contributing to crime and disorder, prejudice to public safety, public nuisance, or harm to children

(a) games or other activities which require or encourage, or are designed to require, encourage, individuals to

- (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
- (ii) drink as much alcohol as possible (whether within a time limit or otherwise);

(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic (other than any promotion or discount available to an individual in respect of alcohol for consumption at a table meal, as defined in section 159 of the Act);

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less;

(d) provision of free or discounted alcohol in relation to the viewing on the premises of a sporting event, where that provision is dependent on-

- (i) the outcome of a race, competition or other event or process; or
- (ii) the likelihood of anything occurring or not occurring;

(e) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.

**486** The responsible person shall ensure that no alcohol is dispensed directly by one person into the mouth of another (other than where that person is unable to drink without assistance by reason of a disability).

**487** The responsible person shall ensure that free tap water is provided on request to customers where it is reasonably available.

**488** (1) The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sale or supply of alcohol.

(2) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol,

identification bearing their photograph, date of birth and a holographic mark.

**489** The responsible person shall ensure that -

(a) Where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures -

(i) Beer or cider: 1/2 pint;

(ii) Gin, rum, vodka or whisky: 25 ml or 35 ml; and

(iii) Still wine in a glass: 125 ml; and

(b) Customers are made aware of the availability of these measures

**101** Every supply of alcohol under the Premises Licence must be made, or authorised by, a person who holds a Personal Licence.



## **Annex 2 - Conditions consistent with the operating Schedule**

**109** Alcohol shall be sold or supplied during permitted hours on New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December).

**110** No statutory regulations for music and dancing shall apply so as to require any licence for the provision in the premises of public entertainment by the reproduction of wireless (including television) broadcasts or of programmes included in any programme service (within the meaning of the Broadcasting Act 1990) other than a sound or television broadcasting service, or of public entertainment by way of music and singing only which is produced solely by the reproduction of recorded sound is permitted.

**111** This licence provides for the provision of private music and dancing entertainment that is promoted for private gain;

**114** This licence allows for the premises to stay open for the sale and supply of alcohol and to extend the following licensable activities as stated below on 17 March and 24 December from 0900 hours until 0200 hours with a closing time of 0300 hours

**122** No person under fourteen shall be in the bar of the licensed premises during the permitted hours unless one of the following applies

a. He is the child of the holder of the premises licence

b. He resides in the premises, but is not employed there

c. He is in the bar solely for the purpose of passing to or from some part of the premises which is not a bar and to and from which there is no other convenient means of access or egress

d. The bar is in railway refreshment rooms or other premises constructed, fitted and intended to be used bona fide for any purpose to which the holding of the licence is ancillary. In this condition "bar" includes any place exclusively or mainly used for the consumption of intoxicating liquor. But an area is not a bar when it is usual for it to be, and it is, set apart for the service of table meals and alcohol is only sold or supplied to persons as ancillary to their table meals.

**310** That all windows and doors excepting any that may be required to be locked open for the purposes of means of escape, shall be kept closed whenever recorded music is being played

**325** That after 2000 hours children under 18 shall not be admitted in any area where alcohol is sold and consumed

**340** Recorded music will be played via the Jukebox

**341** Apparatus to cool the premises will be installed in conjunction with the existing extract system

**342** No live music will be played on the premises

**343** Challenge 21 scheme is in place

**344** CCTV in operation throughout

**345** Monitored intruder alarm system

**Annex 3 - Conditions attached after a hearing by the licensing authority**

**Annex 4 - Plans - Attached**

Licence No. 841340

Plan No. GD 320/108/B

Plan Date 02/04/2013

**APPENDIX B**

16/08/2017

Business - Application to vary a premises licence under the Licensing Act 2003

Ref No. 869093

Please enter the name(s) of the premises licence holders who is applying to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

	Niall Devlin & Michael Peters
Premises licence number	841340

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

£	82,100
---	--------

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

Address Line 1	123 SNOWFIELDS
Address Line 2	
Town	LONDON
County	
Post code	SE1 3ST
Ordnance survey map reference	
Description of the location	
Telephone number	██████████

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

Daytime contact telephone number	██████████
Email address	██████████
Postal Address if different from premises address	
Town / City	
Postcode	

Do you want the premises licence to have effect as soon as possible?

Please tick	Yes
-------------	-----

If not from what date do you want the variation to take effect?

(DD/MM/YYYY)	
--------------	--

Please describe briefly the nature of the proposed variation ( see guidance note 2 )

	<p>To trade an extra two hours on Thursday, Friday and Saturday night to 1am.</p> <p>We are a small, well ran pub/restaurant and believe we have scope to become a safe space to drink later on in the evening than we currently trade.</p> <p>This premise when owned by another several years ago had a licence that was similar to that which we'd like to apply for.</p> <p>We are aware of our responsibilities and since the premise and alcohol licence was granted almost 5 years ago have never had any issues, or problems.</p>
--	---

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

Please select number from range	Less than 5000
If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time. Please state the number expected to attend	

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)
--	---

Provision of regulated entertainment

	f) recorded music

Provision of late night refreshment

	i) Late night refreshment
--	---------------------------

Supply of alcohol

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

Will the playing of recorded music take place indoors or outdoors or both? ( Please read guidance note 3 )

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

Please give further details here ( Please read guidance note 4 )

	music to be played at a reasonable level so conversations can take place, emitting from just two small speakers
--	---

Standard days and timings for Recorded Music ( Please read guidance note 7 )

Day	Start	Finish
Mon	12:00	23:00
Tues	12:00	23:00
Wed	12:00	23:00
Thur	12:00	01:00
Fri	12:00	01:00
Sat	12:00	01:00
Sun	12:00	23:00

State any seasonal variations for playing recorded music ( Please read guidance note 5 )

--	--

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 6 )

--	--

Will the provision of late night refreshment take place indoors or outdoors or both? ( Please read guidance note 3 )

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

Please give further details here ( Please read guidance note 4 )

	Small, well established safe neighbourhood gastropub. trading for over 4 years with zero trouble.
--	---

Standard days & timings for Late night refreshment (Late night start time is from 23.00, see guidance notes 7)

Day	Start	Finish
Mon		
Tues		
Wed		
Thur	23:00	01:00
Fri	23:00	01:00
Sat	23:00	01:00
Sun		

State any seasonal variations for the provision of late night refreshment ( Please read guidance note 5 )

--	--

Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed. Please list, ( Please read guidance note 6 )

--	--

Will the supply of alcohol be for consumption ( Please read guidance note 8)

	On the premises
--	-----------------

Standard days and timings for Supply of alcohol ( Please read guidance note 7 )

Day	Start	Finish
Mon	12:00	23:00
Tues	12:00	23:00
Wed	12:00	23:00
Thur	12:00	01:00
Fri	12:00	01:00
Sat	12:00	01:00
Sun	12:00	23:00

State any seasonal variations for the supply of alcohol ( Please read guidance 5 )

--	--

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 6 )

--	--

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 9 )

	None
--	------

Hours premises are open to the public ( standard timings Please read guidance note 7 )

Day	Start	Finish
Mon	12:00	23:00
Tues	12:00	23:00
Wed	12:00	23:00
Thur	12:00	01:00
Fri	12:00	01:00
Sat	12:00	01:00
Sun	12:00	23:00

State any seasonal variations ( Please read guidance note 5 )

--	--

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 6 )

--	--

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

--	--

a) General - all four licensing objectives (b,c,d,e) ( Please read guidance note 10 )

	<p>We have traded The Rose for the previous 4 years with ZERO problems, we train our staff effectively and we soon be part of <a href="http://bbnuk.com/">http://bbnuk.com/</a> which is a National Award Scheme supported by the Home Office and the drinks industry which is aimed primarily at promoting responsible management and operation of alcohol licensed premises.</p> <p>We are aware we have a social responsibility, and are very experienced in managing and developing bar, restaurants and pubs in SE1</p>
--	--

b) the prevention of crime and disorder

	Staff are well trained on zero tolerance policies around drugs.
--	---



	<p>Staff do not serve drunk customers, we not promote shots or shooters and don't sell any form of energy drink.</p> <p>Our venue is small enough to be actively managed with a small security team.</p> <p>We have good CCTV and are aware of our social responsibilities.</p>
--	---

c) public safety

	<p>As above,</p> <p>Staff are also all first aid trained.</p> <p>We have a robust fire evacuation plan.</p> <p>Our pub is very safe and compact</p>
--	---

d) the prevention of public nuisance

	<p>We are very responsible, we actively give the bar staff the power to refuse service and will ALWAYS back them if they feel a member of the public has had too much to drink.</p> <p>We will have a team based on our front door from 23:00 ensuring no highly intoxicated individuals enter the premise, and also ensuring any noise outside is minimal.</p> <p>We are very responsible operators and do not encourage binge drinking.</p>
--	---

e) the protection of children from harm

	<p>Children will not be permitted in the venue during the extended hours.</p> <p>We have a challenge 21 policy, Staff are constantly monitored and trained</p>
--	--

If the plan of the premises are varying please upload a plan of the premises,

Upload proposed plans	
Upload existing plans	

Checklist

	<p>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.</p>
--	--

I agree to the above statement

	I agree
PaymentDescription	[REDACTED],

AuthCode	[REDACTED]
LicenceReference	[REDACTED]
PaymentContactEmail	

Please provide name of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 12). If completing on behalf of the applicant, please state in what capacity.

Full name	Niall Devlin
Date (DD/MM/YYYY)	[REDACTED]
Capacity	Owner

Where the premises licence is jointly held, please enter the 2nd applicants name (the current premises licence holder) or 2nd solicitor or other authorised agent (please read guidance note 13). If completing on behalf of the applicant, please state i

Full name	Michael Peters
Date (DD/MM/YYYY)	[REDACTED]
Capacity	Owner

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

Contact name and address for correspondence	Danny Kwiatkowski The Rose 123 Snowsfields London SE1 3ST
Telephone No.	[REDACTED]
If you prefer us to correspond with you by e-mail, your email address (optional)	[REDACTED]

Please tick to indicate agreement

<input type="checkbox"/>	I am a company or limited liability partnership
--------------------------	---

I agree to the above statement

<input type="checkbox"/>	Yes
--------------------------	-----

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.



## APPENDIX C

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/ 3019/17

**Date:** 14/09/2017

Dear Sir/Madam

**Re:- The Rose, 123 Snowfields, London SE1 3ST**

Police are in possession of an application from the above for a variation to the premises licence.

The applicant is applying to extend the licensable hours from Thursday to Saturday to 0100hrs with no changes to the rest of the week. The premises is situated within the Borough and Bankside cumulative impact zone (CIZ) and also under the Southwark Statement of license policy a district town centre. The hours recommended within the policy are 2300hrs on Thursday and 0000hrs on Friday and Saturday.

The premises does not benefit from any outside space and has residential premises next door on Snowfields.

The police object to the granting of the application in its current format and would like to see the hours reduced to those that are recommended in Southwark's statement of licensing policy.

The police would like to see the following control measures to promote the licensing objectives and avoid adding to the impact within the CIZ.

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 and cover the main areas including all outside areas and immediately outside 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. There will be at least one person on duty at all times that is familiar with the operation of the CCTV and able to download the footage upon request.
3. 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
4. All licensable activities shall cease 30 minutes prior to the terminal hour.

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

Yours Sincerely

Pc Graham White 288MD

Southwark Police Licensing Unit

Tel: 0207 232 6756

**Heron, Andrew**

---

**From:** Jerrom, Charlie on behalf of Regen, Licensing  
**Sent:** 13 September 2017 15:25  
**To:** Heron, Andrew  
**Subject:** FW: Major Variation of Licence Consultation for The Rose, 123 Snowsfields, London SE1 3ST

fyi

---

**From:** Binya, Raymond  
**Sent:** Wednesday, September 13, 2017 3:16 PM  
**To:** Regen, Licensing  
**Cc:** Andrews, Ken  
**Subject:** Major Variation of Licence Consultation for The Rose, 123 Snowsfields, London SE1 3ST

Dear Licensing,

**RE: Major Variation of Licence Consultation for The Rose, 123 Snowsfields, London SE1 3ST**

Type of Variation Sought: Major variation to trade an extra two hours on Thursday, Friday and Saturday night to 1am. To add late night refreshment indoors between 23:00 - 01:00 Thursday to Saturday. opening hours between 12:00 - 23:00 Sunday to Wednesday & 12:00 - 01:00 Thursday to Saturday.

EPT has now reviewed the above application and would like to make representation under the following licensing objective:

-The prevention of public nuisance

SITE CONTEXT

The premises is within Borough Bankside Cumulative Impact Zone and the area is classified as Residential.

EPT CONCERNS

EPT has concerns on the requested hours which also fall outside the recommended closing hours of 23.00 for this type of premises within this CIP as recommended by Statement of Licensing Policy. EPT are concerned that, with the lack of proper dispersal policy, additional hours could likely lead to noise nuisance/disturbance from patrons when leaving premises at early-morning when background noise in the area at that time is low.

In addition, although, the applicant has stated that they are intend to have recorded music played at 'reasonable levels', however without proper noise assessment of the possible noise levels from the premises at the requested hours (with low background noise levels) and without specific control limits and noise management plans, EPT are again concerned that loud amplified music from the premises could cause disturbance to the nearest residential premises.

Therefore, EPT recommend the above application to be refused.

Kind Regards,

Raymond Binya  
 Environmental Noise Enforcement Officer

[Postal address: Southwark Council | Environmental Protection Team | Environmental and Social Regeneration | 3rd Floor Hub 1 | PO Box 64529 | London | SE1P 5LX.](#)

**Heron, Andrew**

---

**From:** Jerrom, Charlie  
**Sent:** 01 September 2017 15:02  
**To:** Mills, Dorcas  
**Cc:** Heron, Andrew  
**Subject:** FW: Consultation - The Rose, 123 Snowsfields

fyi

---

**From:** Jerrom, Charlie **On Behalf Of** Regen, Licensing  
**Sent:** Friday, September 01, 2017 2:44 PM  
**To:** Jerrom, Charlie  
**Subject:** FW: Consultation - The Rose, 123 Snowsfields

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**From:** Regmi, Sadie  
**Sent:** Friday, September 01, 2017 2:29 PM  
**To:** Regen, Licensing  
**Cc:** Public Health Licensing  
**Subject:** RE: Consultation - The Rose, 123 Snowsfields

To whom it may concern:

**Re: The Rose, 123 Snowsfields, London, SE1 3ST**

On behalf of the Director of Health and Wellbeing (incorporating the role of Director of Public Health) for Southwark (a responsible authority under the Licensing Act 2003) I wish to make representation in respect of the above.

This representation is made in respect of the following licensing objective(s):

- The prevention of crime and disorder
- Prevention of public nuisance
- Public safety

**General Comments**

The applicant requests a variation to their current licence to extend the hours for the sale of alcohol on the premises between the hours of 12:00-01:00 Thursdays to Saturdays.

I have concerns regarding the hours of alcohol sales requested. Research suggests that increased hours of alcohol sales are associated with increased alcohol consumption, increased alcohol-related injuries, and increased alcohol-related harm. Additionally, early-morning alcohol purchasers are more likely to be alcohol misusers and may thereby contribute to antisocial behaviour such as street drinking.

This premises is also located within Borough Bankside Cumulative Impact Zone and in my opinion the applicant has not rebutted the presumption that this premises will add to the cumulative impact of alcohol related harm in the local area. Additionally the hours requested fall outside what is recommended in Southwark's Statement of Licensing policy which is 23:00 for drinking establishments.

**Recommendations**

- I recommend the application for extension of the current licence is rejected

If you have any further questions, please do not hesitate to contact me.

Yours sincerely,  
Dr Sadie Regmi

*on behalf of Professor Kevin Fenton, Director of Health and Wellbeing (incorporating the role of Director of Public Health)*

-----  
Dr Sadie Regmi | [sadie.regmi@southwark.gov.uk](mailto:sadie.regmi@southwark.gov.uk) | 02075253063

Specialty Registrar in Public Health Medicine, London Borough of Southwark, 160 Tooley Street, London SE1 2QH

## MEMO: Licensing Unit

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<b>To</b>	Licensing Unit	<b>Date</b>	13 September 2017	
<b>Copies</b>				
<b>From</b>	Jayne Tear	<b>Telephone</b>	020 7525 0396	<b>Fax</b>
<b>Email</b>	jayne.tear@southwark.gov.uk			

---

**Subject** Re: The Rose, 123 Snowfields, London, SE1 3ST  
 - Application to vary a premises licence

I write with regards to the above application to vary the premises licence submitted by Niall Michael Peters under the Licensing Act 2003, which seeks the following licensable activities:

- Late night refreshment (indoors) on Thursday to Saturday from 23:00 to 01:00 the following day
- To extend recorded music (indoors) on Thursday to Saturday from 23:00 to 01:00 the following day
- To extend the supply of alcohol (on the premises) on Thursday to Saturday from 23:00 to 01:00 the following day
- Overall opening times shall be on Sunday to Wednesday from 12:00 to 23:00 and on Thursday to Saturday from 12:00 to 01:00 the following day

Within the application the premises is described as *'A small well established safe neighbourhood gastropub, trading for over 4 years with zero trouble'*

The premises is situated in a residential area and under the Southwark Statement of Licensing policy 2016 - 2020 the appropriate closing times for Restaurants; Cafes, Public Houses, Wine bars or other drinking establishments is 23:00 daily.

The premises also falls within the Borough and Bankside CIP Area.

My representation is based on the Southwark Statement of Licensing policy 2016 – 2020 and relates to the licensing objectives for the prevention of crime and disorder and the prevention of public nuisance.

Section six of the policy (from page 32) deals with Southwark's local cumulative impact policies. This premises sits in the Borough and Bankside policy area as defined in paragraph 129 of the policy and, as a public house, this premises falls into the class of premises in 130 of the policy.

Therefore under 119 of the policy there is a rebuttable presumption that applications for new premises licences/ variations that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations. In such circumstances, it is for the



applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.

The applicant has not addressed the presumption to refuse this application within the operating schedule. I would recommend refusal of this application unless the applicant can demonstrate that the premises will not be contributing to crime and disorder and public nuisance within the policy area.

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.

The operating schedule has not provided any further control measures to promote the licensing objectives and due to the limited information on the application form and I ask the applicant to provide the following information:

- To provide an accommodation limit for the premises. (to be conditioned)
- To provide a written dispersal policy for the premises. (to be conditioned)

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

**APPENDIX D  
PARTY A****Heron, Andrew**

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**From:** Regen, Licensing  
**Sent:** 11 September 2017 10:19  
**To:** Jerrom, Charlie  
**Cc:** Heron, Andrew  
**Subject:** FW: Objection to Premises licence application 860090 - Rose Public House, Snowfields, SE1  
**Attachments:** WIN\_20170910\_15\_50\_26\_Pro.jpg; WIN\_20170910\_15\_50\_36\_Pro.jpg

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**From:** [REDACTED]  
**Sent:** Monday, September 11, 2017 7:44 AM  
**To:** Regen, Licensing  
**Subject:** Objection to Premises licence application 860090 - Rose Public House, Snowfields, SE1

10<sup>th</sup> September 2017

Dear Sirs,

I am writing as a local resident to object to this application, 860090, to increase the opening hours, and for late night refreshment indoors, from Thursday – Saturday to 1am, at the Rose public house on Snowfields, SE1.

These premises sit immediately to the south of the boundary of the Strategic Cultural Area and the Borough and Bankside Cumulative Impact Area in a residential area.

The council's policy in relation to public houses in a residential area is to limit opening hours to 23.00.

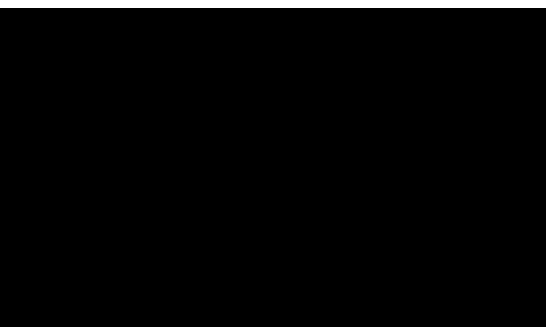
These premises are operating as a public house (with ancillary pub food, they are not a restaurant) and the new management are currently promoting the pub with fliers at London Bridge Station (see attached).

The increase in hours applied for (as they include Thursday to 1am) would not comply with Southwark's policies even if they were; a restaurant, within the Strategic Cultural Area and not in a Cumulative Impact Area.

The premises are a public house, in a residential area and adjacent to part of the the Borough and Bankside Cumulative Impact Area which has recently seen a number of new licenses granted.

The primary concern is the prevention of public nuisance due to noise from intoxicated and other customers entering (for late night drinking) and leaving the premises after 23:00. A substantial proportion of these customers will be travelling south down Weston Street, or along Snowfields, through the residential area and past the existing and various new apartment buildings that have either recently been completed or are just reaching completion which, at that time of night, is likely to result in a public nuisance.

I would be grateful if you would maintain my anonymity in relation to this objection.



**UNDER NEW MANAGEMENT**

**THE ROSE**

**LONDON BRIDGE**

**@THEROSELDN - 020 74030168 - 123 SNOWFIELDS, LONDON, SE1 3ST**  
**INFO@THEROSEPUBLICHOUSE.CO.UK**

# SUMMERTIME SPECIAL

HOUSE PROSECCO

£5 GLASS

£20 BOTTLE

COORS LIGHT

ESTRELLA DAMM

STAROPRAMEN

CAMDEN PALE ALE

BREWDOG PUNK IPA

BEAVERTOWN GAMMA RAY

PABST BLUE RIBBON

COOPERS PALE ALE

HOFBRAU DUNKLE

BOOKINGS

TAKEN FOR

FOOD OR

DRINKS

TRUFFLE BURGER £12

PARMO £11

CHICKEN & WAFFLES £10

FISH & CHIPS £11

BURRITO £10

FISH FINGER SANDWICH £10

DUCK & ORANGE SALAD £11

SALT BEEF SANDWICH £11

RIB EYE & CHIPS £16

MONTE CRISTO £10

CAESAR SALAD £11

POUTINE £6

**PARTY B****Heron, Andrew**

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**From:** Jerrom, Charlie  
**Sent:** 13 September 2017 10:40  
**To:** Heron, Andrew  
**Subject:** FW: Objection to Premises licence application 860090 - Rose Public House, Snowfields, SE1

fyi

---

**From:** [REDACTED]  
**Sent:** Wednesday, September 13, 2017 10:12 AM  
**To:** Jerrom, Charlie  
**Subject:** Re: Objection to Premises licence application 860090 - Rose Public House, Snowfields, SE1

Hi Charlie

My current address is:

[REDACTED]

Sent from my iPhone

On 13 Sep 2017, at 09:24, Jerrom, Charlie <[Charlie.Jerrom@southwark.gov.uk](mailto:Charlie.Jerrom@southwark.gov.uk)> wrote:

Hi [REDACTED]

Please can you give us your full postal address.

Regards

Charlie Jerrom

| Unit Support Officer |  
| Environment and Social Regeneration | Licensing Team |  
| Third Floor Hub 1 | 160 Tooley Street | SE1 2QH |  
| 0207 525 5718 | [charlie.jerrom@southwark.gov.uk](mailto:charlie.jerrom@southwark.gov.uk)  
**Visitor's Address: 160 Tooley Street | London | SE1 2QH**  
***If you have any queries or questions, or require any further information, please do not hesitate to contact me.***

---

**From:** Jerrom, Charlie **On Behalf Of** Regen, Licensing  
**Sent:** Wednesday, September 13, 2017 9:14 AM  
**To:** Jerrom, Charlie  
**Subject:** FW: Objection to Premises licence application 860090 - Rose Public House, Snowfields, SE1

---

**From:** [REDACTED]  
**Sent:** Wednesday, September 13, 2017 7:24 AM  
**To:** Regen, Licensing  
**Subject:** Objection to Premises licence application 860090 - Rose Public House, Snowfields, SE1

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Dear Sir/madam

I am writing as a local resident to object to this application, 860090, to increase the opening hours, and for late night refreshment indoors, [from Thursday – Saturday to 1am](#), at the Rose public house on Snowfields, SE1.

The Rose is located immediately to the south of the boundary of the Strategic Cultural Area and the Borough and Bankside Cumulative Impact Area in a residential area.

The council's policy in relation to public houses in a residential area is to limit opening hours to 23.00. The applicant is suggesting that the premises is a restaurant but it is not, it is a pub with food and its website is [www.therosepublichouse.co.uk](http://www.therosepublichouse.co.uk).

The increase in hours applied for is a significant departure from Southwark's policies - for both pubs and restaurants. I see no justification for such a departure. The Rose is in a residential area and adjacent to part of the the Borough and Bankside Cumulative Impact Area which has recently seen a significant number of new licenses granted. The area already suffers from significant problems of street drinking and vagrancy.

I am concerned, both as a current resident, and about to move into a new home on Weston Street, with regard to the prevention of public nuisance due to noise from intoxicated and other customers entering (for late night drinking) and leaving the premises after [23:00](#). A lot of people, live on Weston Street and Snowsfields and are already disturbed by late night activity from the many bars and restaurants in the area and this licence application for such late night opening will undoubtedly result in a public nuisance.

<image001.jpg>

[REDACTED]  
Sent from my iPad

The email you received and any files transmitted with it are confidential, may be covered by legal and/or professional privilege and are intended solely for the use of the individual or entity to whom they are addressed. If you have received this in error please notify us immediately. If you are not the intended recipient of the email or the person responsible for delivering it to them you may not copy it, forward it or otherwise use it for any purpose or disclose its contents to any other person. To do so may be unlawful. Where opinions are expressed in the email they are not necessarily those of Southwark Council and Southwark Council is not responsible for any changes made to the message after it has been sent.

**PARTY C****Heron, Andrew**

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**From:** Bray, Suzanne  
**Sent:** 15 September 2017 09:06  
**To:** Heron, Andrew  
**Subject:** FW: Objection to Premises licence application 860090 - Rose Public House, Snowfields, London SE1.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

---

**From:** [REDACTED]  
**Sent:** Thursday, September 14, 2017 6:12 PM  
**To:** Regen, Licensing  
**Subject:** Objection to Premises licence application 860090 - Rose Public House, Snowfields, London SE1.

Dear Sirs,

I am writing as a local housing officer who manage some properties near the Rose Public House to object to this application,860090, to increase the opening hours, and for late night refreshment indoors, from Thursday – Saturday to 1am,at the Rose public house on Snowfields, SE1.

The premises sit to the south of the boundary of the Strategic Cultural Area and the Borough and Bankside Cumulative impact Area in a residential area.

The council's policy in relation to the public houses in a residential area is to limit opening hours to 23.00.

These premises are operating as a public house (with ancillary pub food, they are not a restaurant) and the new management are currently promoting the pub with fliers at London Bridge Station ( see attached ).

The increase in hours applied for (as they include Thursday to 1am) would not comply with Southwark's policies even if they were a restaurant within the Strategic Cultural Areas and not in a Cumulative Impact Area.

The premises are a public house, in a residential area and adjacent to part of the Borough and Bankside Cumulative Impact Area which has recently seen a number of new licenses granted.

The primary concern is the prevention of public nuisance due to noise from intoxicated and other customers entering (for late night drinking) and leaving the premises after 23.00. A substantial proportion of these customers will be travelling south down Weston Street, or along Snowfields, through the residential area and past the existing and various new apartment buildings that have either recently been completed or are just reaching completion which, at that time of night is likely to result in a public nuisance.

Kind Regards

[REDACTED]

**PARTY D**

Regulatory Services  
3rd Floor Hub 1  
PO Box 64529  
London  
SE1P 5LX

Dear Sirs

**Objection to License No**  
**Trading address**

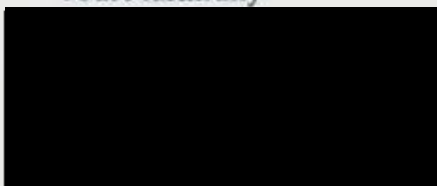
**860090**  
**The Rose**  
**123 the Rose, Snowfields**  
**London SE1 3ST**

We wish to object to the above application on the grounds of public nuisance and public safety. We are virtually opposite the Rose and the increase in disorderly behaviour particularly on Frinday and Saturday evenings is quite marked over recent years. What is being proposed will only increase exponentially the problem and difficulties down the street.

Public safety is also an issue, where i have in the past been mugged just outside our yard gates. While this was many years ago it always results in an increased anxiety for years to come. This anxiety only increases when there is disorderly behavior and when the licensing hours will be increased from 11 to 1 in the morning.

The Rose has been on site for many years past and has obviously been a sufficient commercial success for its owners with the regular licensing hours , without the need for an extension.

Yours faithfully







123 Snowfields

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<b>Item No.</b> 7.	<b>Classification:</b> Open	<b>Date:</b> 9 October 2017	<b>Meeting Name:</b> Licensing Sub-Committee
<b>Report title:</b>		Licensing Act 2003: Speckmobile, Railway Arch, 76 Druid Street, London SE1 2HH	
<b>Ward(s) or groups affected:</b>		Riverside	
<b>From:</b>		Strategic Director of Environment and Social Regeneration	

## RECOMMENDATION

1. That the licensing sub-committee considers an application made by Franz Schinagl for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Speckmobile, Railway Arch, 76 Druid Street, London SE1 2HH.
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 other persons 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 19 of this report deals with the representations received to the premises licence application and conciliations progress made. Copies of the relevant representations from responsible authorities, other persons and the subsequent conciliation statements are attached as Appendices B, C & D.
  - d) Paragraph 22 deals with licensed premises within a 100m radius of the premises. A map of the area is attached as Appendix E.
  - e) 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 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 16 August 2017, Franz Schinagl applied to this council for the grant of a new premises licence in respect of the premises known as Speckmobile, Railway Arch 76 Druid Street, London SE1 2HH. The premises is described as a production kitchen and storage space for catering services with a goods receiving area in the front. It is intended at weekends to install tables and chairs to sell food as part of Maltby Street and Druid Street Market. The parking space in front of the arch would be used for off licence activities during market hours on the weekend. In addition to this they intend to wholesale alcohol for private and corporate clients.

The application is summarised as follows:

- Supply of alcohol (indoors & outdoors)
  - Monday to Friday from 12:00 to 23:00
  - Saturday from 10:00 to 23:00
  - Sunday from 11:00 to 22:30
  
- Operating hours of premises
  - Monday to Saturday from 11:00 to 23:00
  - Sunday from 11:00 to 22:30
  
- 9. The premises licence application form provides the applicant operating schedule. Parts J, K, L, and M set out the proposed operating hours and operating controls 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 the licence. A copy of the application is attached to this report as Appendix A.

### **Designated premises supervisor**

10. The proposed designated premises supervisor Franz Schinagl who has a personal licence issued by Southwark Council.

### **Representations from responsible authorities**

11. Representations were submitted by the Metropolitan Police Service, the environmental protection team (EPT), licensing authority and trading standards.
12. The Metropolitan Police Service are concerned that there are a number of large residential blocks directly opposite the premises with a children's playground in view of the entrance. Outside the Druid Street entrance is very limited pavement and no outside area available to the applicant and the road is single carriageway with loading bays. Any use of outside area would be on the public highway and cause obstruction to the loading bay and carriage way. There are also complaints being received due to the operation of a number of existing premises in the area. They have offered conditions which if agreed by the applicant and will form part of the licence conditions if granted.
13. The EPT representation was made on the grounds that the control measures listed in the application are considered insufficient to prevent public nuisance and offered a number of conditions which have been agreed by the applicant and will form part of the licence if granted. As such their representation is now withdrawn.
14. The licensing representation is concerned that the premises is situated in a residential area and under the Southwark statement of licensing policy 2016 - 2020 the appropriate closing times for restaurants, cafes, public houses, wine bars or other drinking establishments is 23:00 daily. The 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. Due to the limited information on the application form and to promote the licensing objectives they seek the applicant to provide the further information.
15. Trading standards acknowledge and welcome most of the statements made in the operating schedule with regards to Protection of children. However for clarity and avoidance of any doubt, they have recommended a number of conditions to be agreed and added to the licence if granted.
16. Copies of the representations are attached as Appendix B.

### **Representation from other persons**

17. There are six representations from other persons. They relate to the fact that large numbers of families live opposite the premises and are likely to be disturbed by its presence. They say that they already suffer noise from existing premises as well as anti-social behaviour. As these premises also have entrances that back onto the road that some of the flats overlooks (Ropewalk) they believe it would make an already bad situation intolerable.

18. Copies of the representations are attached as Appendix C.

### Conciliation

19. The representations received were forwarded to the applicant. In an attempt to address the concerns raised, the applicant has submitted a conciliation statement which has been circulated to all parties concerned. The EPT have withdrawn their representation. These are attached as Appendix D. The licensing sub committee will be updated on 9 October 2017.

### Temporary event notices (TENs)

20. Below is the recent history of TENs applied for in respect of the premises.

No.	Date of event	Time of event and activities
1	12 & 13 Aug 2017	10:00 to 22:00 - Alcohol
2	26 & 27Aug 2017	11:00 to 22:00 - Alcohol
3	16 &17 Sept 2017	11:00 to 17:00 - Alcohol
6	23 to 24 Sept 2017	11:00 to 18:00 - Alcohol
7	30 Sept & 1 Oct 2017	11:00 to 18:00 -Alcohol
8	7 &10 Oct 2017	11:00 to 22:00 - Alcohol

### Complaints

21. There are no recorded complaints.

### The local area

22. A map of the area is attached to this report as Appendix E. The premises is identified by a triangle at the centre of the map. For purposes of scale only, the circle on the map has a 100 metre radius. The following licensed premises terminal hours are also shown on the map:

#### **Marquis of Wellington PH, 21 Druid Street, SE1**

- Monday to Wednesday until 23.00, Thursday until 00.00, Friday and Saturday until 01.00 and Sunday until 00.00) - Currently closed for operation

#### **Elmadero, Railway Arch 840, 30 Druid Street, London SE1**

- Monday to Sunday until 23.00

#### **Southwark Brewing Company Limited, 46 Druid Street, London SE1**

- Monday to Sunday until 23.00

#### **Doodle Bar, 60 Druid Street, London SE1**

- Sunday to Thurs until 00:00 and Friday and Saturday until 01:00

**St John Bakery Company Ltd, 72 Druid Street, London SE1**

- Monday to Sunday until 23.00

**Bea's of Bloomsbury Railway Arch, 76 Druid Street, London SE1**

- Monday to Sunday until 22.00

**Maltby & Greek wholesalers, Railway Arch, 76 Druid Street, London SE1**

- Monday to Sunday until 22.00

**Hawkes, 92 Druid Street, London SE1**

- Monday to Sunday until 23:00

**Anspach & Hobday, 116 - 118 Druid Street, SE1**

- Monday to Sunday until 23:00

**Bottles, 128 Druid Street, London SE1**

- Monday to Sunday until 23.00

**Lemporio, 134 Druid Street, London SE1**

- Sunday to Wed until 22.00 and Thursday to Saturday until 23:00

**Thames Takeaway, 140 Tanner Street, London SE1**

- Sunday to Thursday until 00:00 and Sunday until 00:30

**Ronnies Supermarket, 116-118 Tanners Street, London SE1**

- Monday to Saturday from 23:00 and Sunday until 22:30

**Maltby Restaurant, 40 Maltby Street, London SE1**

Monday and Tuesday until 23:30, Wednesday to Saturday until 01:00 and Sunday until 17:30)

**Deregulation of entertainment**

23. On 6 April 2015 entertainment became deregulated and as a result:
  - Live unamplified music is deregulated between 08:00 and 23:00hrs on any premises.
  - Live amplified music is deregulated between 08.00 and 23.00 provided the audience does not exceed 500 people.
24. 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').

### **Southwark statement of licensing policy**

25. The premises is situated in a residential area and under the Southwark statement of licensing policy 2016 - 2020 the appropriate closing times for restaurants, cafes, public houses, wine bars or other drinking establishments is 23:00 daily.
26. Council assembly approved Southwark's statement of licensing policy 2016-20 on 25 November 2015. 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.
27. 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.

### **Resource implications**

28. A fee of £315 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**

29. 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 a similar notice exhibited outside of the premises for a period of 28 consecutive days.

## **Community impact statement**

30. 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**

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

### **Principles for making the determination**

33. 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.
34. 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.
35. 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

36. 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.
37. The four licensing objectives are:
  - The prevention of crime and disorder
  - Public safety
  - The prevention of nuisance
  - The protection of children from harm.
38. 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.
39. 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.
40. 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

41. 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

42. 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.
43. 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**

44. 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.
45. 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.
46. 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.
47. 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.
48. 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.

49. The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Interested parties must live in the vicinity of the premises. This will be decided on a case to case basis.
50. 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.
51. 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

52. 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

53. The head of regulatory services has confirmed that the costs of this process over and above the application fee 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	Mrs Kirty Read Tel: 020 7525 5748

### APPENDICES

Name	Title
Appendix A	Application premises licence
Appendix B	Representations from responsible authorities
Appendix C	Representation from other persons
Appendix D	Conciliation statements
Appendix E	Map of local area

## AUDIT TRAIL

<b>Lead Officer</b>	Deborah Collins, Strategic Director of Environment and Social Regeneration	
<b>Report Author</b>	Dorcas Mills, Principal Licensing Officer	
<b>Version</b>	Final	
<b>Dated</b>	27 September 2017	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>	27 September 2017	

16/08/2017

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

Ref No. 869125

## 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

	Franz Schinagl
--	----------------

## Premises Details

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

£	27000
	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

	Speckmobile
--	-------------

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

Address Line 1	RAILWAY ARCH 76 DRUID STREET
Address Line 2	
Town	LONDON
County	
Post code	SE1 2HH
Ordnance survey map reference	
Description of the location	
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	Speckmate Ltd
------	---------------

Address - First Entry

Street number or building name	36A
Street Description	Granville Park
Town	London
County	
Post code	SE13 7EA
Registered number ( where applicable )	8060769
Description of applicant ( for example, partnership, company, unincorporated association etc )	Ltd Company

Contact Details - First Entry

Telephone number	██████████
Email address	████████████████████

Operating Schedule

When do you want the premises licence to start?

	01/09/2017
--	------------

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 )

	<p>Production Kitchen and Storage space for Catering services with a Goods receiving Area in the Front that I am planning to use on weekends for Tables and Chairs to sell Food as part of Maltby street and Druid Street Market</p> <p>The space has Washroom Facilities in the Back, followed by Storage and a Walkin Fridge, The middle of the Space contains a Commercial kitchen and then the Goods receiving area in front.</p> <p>There is a Parking Space in front of the Arch for delivery Vehicles running alongside the Main Road which I would like to use for off licence activities during Market hrs on the Weekend, in addition to this I would like to be able to sell Alcohol Wholesale for Private and Corporate Clients as part of Caterings</p>
--	--

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)
--	---

Provision of regulated entertainment


Provision of late night refreshment

--	--

Supply of alcohol

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

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	12:00	23:00
Tues	12:00	23:00
Wed	12:00	23:00
Thur	12:00	23:00
Fri	12:00	23:00
Sat	10:00	23:00
Sun	11:00	22:30

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

	The only Standard time we intend to serve alcohol is Saturday and Sundays till 8pm the rest of the Days are for Private Hire Events like Cooking Classes, Pre booked Dinners and Networking Events. As well as Off licence Sales as part of Caterings
--	--

Please upload the consent form completed by the proposed premises supervisor

	<a href="#">dps-form.pdf</a>
--	------------------------------

Premises Supervisor

Full name of proposed designated premises supervisor

First names	Franz
Surname	Schinagl

Address of proposed designated premises supervisor

Street number or Building name	█
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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 )	Southwark Council

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 )

	Service of Alcohol
--	--------------------

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		
Tues		
Wed		
Thur		
Fri		
Sat	10:00	23:00
Sun	11:00	22:30

State any seasonal variations ( Please read guidance note 4 )

	we are planning on opening the Space midweek for Private hire Events, Cooking Classes, Pop up dinners and Networking Events. which can be any day Monday -Friday, but this will be on a booking to booking basis and not a daily incurrence, I am hoping for / estimating around 4-6 Events mid week per Month
--	--

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 )

--	--

M - Steps to promote four licencing objectives

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			<u>State any seasonal variations</u> (please read guidance note 4)
Day	Start	Finish	
Mon	1100	2300	<p><b><u>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</u></b> (please read guidance note 5)</p> <p>THE INITIAL PLAN IS TO OPEN TO PUBLIC ONLY SAT + SUNDAY FROM 11AM - 5PM</p> <p>THE OTHER DAYS ARE RESERVED FOR OFF LICENCE SALES AS PART OF A CATERING AND FOR POP UP DINNERS OCCASIONALLY</p>
Tue	1100	2300	
Wed	1100	2300	
Thur	1100	2300	
Fri	1100	2300	
Sat	11.00	2300	
Sun	1100	2230	

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

	Train the staff that they can refuse to serve customers, and that they are supported by management to not serve intoxicated customers Clearly stated signs referring to drinking ages and showing the right to not serve those with no ID and those who appear intoxicated . Weekday Access restrictions will apply as they will be for private hire and prebooked Events only.
--	---

b) the prevention of crime and disorder

	Liaise with local police/security to start dialogue and a relationship between our premises and the community Premises and immediate Surrounding area covered by CCTV Designated Smoking area with Limited amount of People outdoors at any time after 8pm. always at least 2 Staff members on Duty at any time esp during Closing, Dropbox Safe on Premises so no Cash will have to be taken home by Staff after Closing. keep all areas well Lit,
--	---

c) public safety

	All Fire exits kept clear at all times ensure Fire extinguishers and firefighting equipment is serviced yearly, yearly Pat testing, ensure Risk assessments are in place and followed. fully stocked first aid kits on Premises and trained first Aiders, All Staff Trained on Fire Safety procedures
--	--

d) the prevention of public nuisance

	Provide sufficient Bins for Waste, Provide designated Smoking area away from Entrance and Limit amount of People smoking outside any time after 8pm.
--	--

e) the protection of children from harm

	Operate Check 25 policy , No unoccupied Children after 6pm
--	--

Please upload a plan of the premises

	<a href="#">Floor-Plan-2-.sdr</a>
--	-----------------------------------

Please upload any additional information i.e. risk assessments

	<a href="#">Risk-Assessment-of.doc</a>
--	--

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

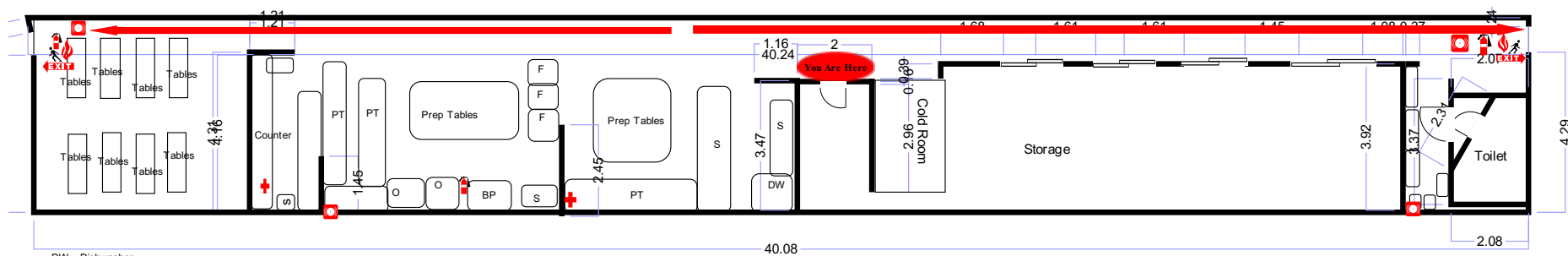
	I am a company or limited liability partnership
--	---

Declaration

I agree to the above statement

	Yes
PaymentDescription	██████████,
AuthCode	██████
LicenceReference	██████████
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.



- DW= Dishwasher
- S= Sinks
- O=Ovens
- BP=Brat Pan
- PT=Prep Tables
- F=Fridges
- S=Shelving

# HEALTH AND SAFETY RISK ASSESSMENT

FOR

Speck Mate LTD

Membership Number **8572**

Responsible Person - **Franz Schinagl**

Unit Name	Creation Date	Next Renewal Date
Catering	25/Jan/2017	16/Nov/2017

As part of managing the health and safety in our business we understand that we must understand and control the risks in our workplace. To do this we have thought about what might cause harm to people and documented it in this risk assessment and have attempted to take reasonable steps to prevent that harm.

This should be inserted in Section 8 of your Due Diligence Folder

<b>Manual Handling</b>
------------------------

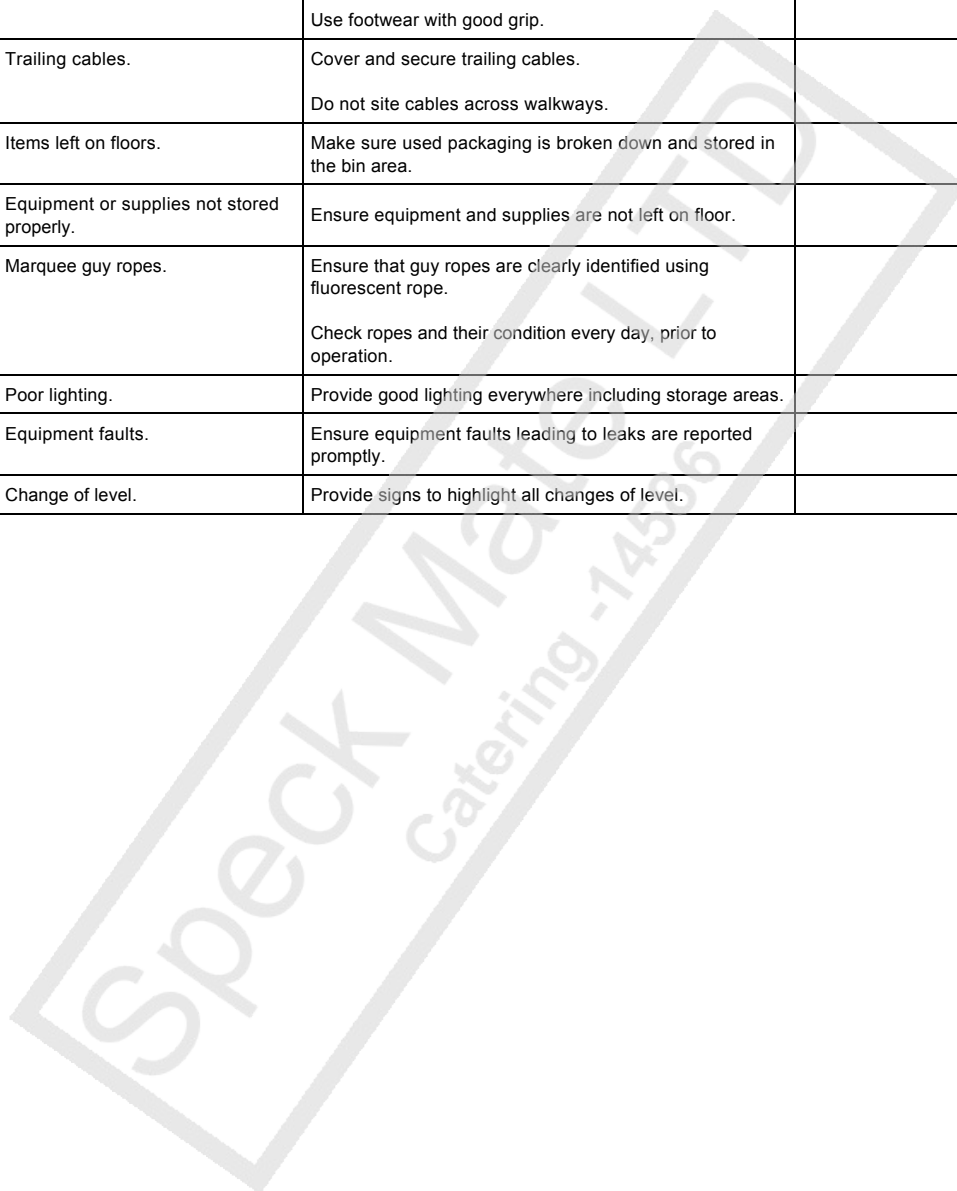
<b>Hazard - Manual Handling</b>
---------------------------------

Who would be at risk?	Cause of risk	How do we control the risk?	Date additional controls completed/implemented
Staff.	Incorrect posture.	Provide training in correct lifting.	
	Heavy items.	Correct sizing and weighting of loads. Consider substituting with a lighter option. Train staff in team working for moving heavy items. Provide handling aids such as sack trucks.	
	Oversized items.	Provide appropriate lifting equipment for heavy items. Consider substituting with a smaller option. Train staff in team working for moving awkward items. Provide handling aids such as sack trucks.	
	Cramped conditions.	Ensure adequate space is available to safely access stock.	

Speck Mate LTD  
catering -14586

## Slips, Trips and Falls

<b>Hazard - Slips, Trips and Falls</b>			
<b>Who would be at risk?</b>	<b>Cause of risk</b>	<b>How do we control the risk?</b>	<b>Date additional controls completed/implemented</b>
Staff. Public.	Stairs.	Ensure clear marking for steps. Make sure steps are maintained in a good condition.	
Contractors.	Poor or insufficient cleaning of floors.	Cleaning up spillages immediately. Consider using slip-resistant flooring. Regularly review your cleaning schedule. Use footwear with good grip.	
	Trailing cables.	Cover and secure trailing cables. Do not site cables across walkways.	
	Items left on floors.	Make sure used packaging is broken down and stored in the bin area.	
	Equipment or supplies not stored properly.	Ensure equipment and supplies are not left on floor.	
	Marquee guy ropes.	Ensure that guy ropes are clearly identified using fluorescent rope. Check ropes and their condition every day, prior to operation.	
	Poor lighting.	Provide good lighting everywhere including storage areas.	
	Equipment faults.	Ensure equipment faults leading to leaks are reported promptly.	
	Change of level.	Provide signs to highlight all changes of level.	





<b>Cuts</b>
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<b>Hazard – Cuts</b>			
<b>Who would be at risk?</b>	<b>Cause of risk</b>	<b>How do we control the risk?</b>	<b>Date additional controls completed/implemented</b>
Staff.	Poorly or incorrectly guarded equipment.	Provide training on how to safely use equipment.  Ensure guards are in correct position and not damaged or removed.  Remove and isolate dangerous equipment.	
	Knives.	Ensure staff are trained on how to safely handle knives.  Make sure knives are suitably stored when not in use.  Ensure no open toe shoes are worn by staff.	

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## Burns and Scalds

Hazard - Burns and Scalds			
Who would be at risk?	Cause of risk	How do we control the risk?	Date additional controls completed/implemented
Staff.	Contact with hot surfaces.	Provide adequate protective clothing and gloves.	
Customers.	Contact with steam and hot fluids.	Train staff in risk of oils and in the procedure for emptying and cleaning fryers. Train staff in the operation of all equipment producing heat or steam.	
	Handing hot drinks to customers.	Provide drinks that are not boiling hot. Use insulated cups with sip lids.	
	Spillage of hot liquids.	Make sure the workspace is sufficiently unobstructed. Display signs wherever there are hot liquids.	
	Inappropriate equipment.	Ensure suitable utensils are available. Make sure the site checklist with all required equipment is available prior to leaving for site.	

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## Electrocution

Hazard – Electrocution			
Who would be at risk?	Cause of risk	How do we control the risk?	Date additional controls completed/implemented
Staff.  Customers.	Poor plug wiring.	Visual checks of plug condition by nominated staff.  Keep equipment maintenance records.	
	Incorrect use of generators.	Suitably trained person only to handle generators.	
	Water.	Keep electrical sockets and equipment away from areas where they are at risk of coming into contact with water.  Install residual current devices (RCDs).  Train staff on the location of the fuse box and how to safely shut off electricity.	
	Handling plugs or cables with wet hands.	Staff training.  Provide warning notices to remind staff.	
	Faulty equipment.	Regular visual checks of equipment by nominated staff.  Regular PAT test on appliances at intervals dependent on equipment (this must be determined and stated by business).  Train staff to check equipment before use and to report any defects immediately.  Remove and isolate faulty appliances from area immediately.  Diarise review dates based on an electrician's advice on how often equipment should be inspected and tested.	

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<b>Fire</b>
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<b>Hazard – Fire</b>
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Who would be at risk?	Cause of risk	How do we control the risk?	Date additional controls completed/implemented
Staff. Public. Contractors.	Electrical installation.	Have all electrical equipment PAT tested. Have your installation certified by a competent person. Diarise your electrical testing programme.	
Property.	Equipment being too close to flammable materials.	Install wind / splash guards. Keep appliances 300mm from flammable vertical surfaces. Complete visual checks.	
	Fryers being over filled.	Check that fryers are not over-filled every time they are used. Provide the correct firefighting equipment and training in its use. Complete and annual check on firefighting equipment and staff training.	
	Equipment not being cleaned or serviced adequately.	Ensure filters and ducts are cleaned regularly. Keep an equipment cleaning and maintenance records and diarise regular maintenance.	
	Gas leaks.	Obtain a gas safety record and check by a suitably qualified Gas Safe engineer at least annually. Provide staff training on what to do in case of a leak.	
	Incorrect, out of date firefighting equipment.	Ensure the correct equipment is available and clearly marked. Ensure firefighting equipment is serviced regularly. Diarise the annual inspection date and keep records.	
	Lack of sufficient firefighting equipment training.	Ensure at least one person with adequate training is always on site. Keep training records up to date and assess needs.	
	Use of non-fire retardant materials.	Ensure all materials including linings are fire retardant. If the item came with a certificate, keep a copy of it.	

## Chemical Burns or Irritation

### Hazard - Chemical burns/irritation

Who would be at risk?	Cause of risk	How do we control the risk?	Date additional controls completed/implemented
Staff.	Cleaning fluids.	Provide correct personal protective clothing & equipment (PPE). Rinse gloves after use and store in a clean, dry place. Wear masks when using caustic cleaning fluids. Train staff in safe use and storage of cleaning chemicals and protective equipment. Source safer alternative cleaning chemicals.	



## Use of Generators

<b>Hazard - Generators</b>			
<b>Who would be at risk?</b>	<b>Cause of risk</b>	<b>How do we control the risk?</b>	<b>Date additional controls completed/implemented</b>
Staff.  Public.	Refuelling.	Never refuel a generator while it is running or hot.  Do not keep excessive amounts of fuel on site.  Store fuel away from public access and direct heat or sunlight.  Do not store combustible materials near the generator.  Only allow nominated, trained staff to undertake refuelling.	
	Poor or inadequate maintenance.	Ensure regular maintenance and servicing according to the manufacturer's instructions.  Isolate and do not use damaged or faulty generator(s).  Keep equipment records and diarise service intervals.	



## Use of LPG

### Hazard - LPG

Who would be at risk?	Cause of risk	How do we control the risk?	Date additional controls completed/implemented
Staff. Public.	Improper use or connection of gas cylinders.	Use correct equipment that is designed for use with LPG installations and equipment.  Diarise a review date based on a qualified engineer's advice on how often equipment should be inspected and tested.	
	Not having gas safety shut off valves.	Properly label the emergency shut off valve, providing signage to help staff locate it.  Train staff in its use.	
	An excessive amount of cylinders.	Bring only the required amount of cylinders to run the equipment and the same in reserve.	
	Inappropriate storage of cylinders.	Store cylinders away from heat sources.  Secure cylinders in an upright position.  Store cylinders in such a way to minimise risk of tampering (you'll need to work out how to do this for your business needs).	

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## Asphyxiation

### Hazard – Asphyxiation

Who would be at risk?	Cause of risk	How do we control the risk?	Date additional controls completed/implemented
Staff.	Poor ventilation.	Ensure that equipment is not operated in confined spaces without sufficient ventilation.	
	Incorrect use of cleaning fluids.	Only use chemicals as directed by manufacturer. Source safer alternative cleaning chemicals if needs be.	
	Poorly installed or maintained equipment.	Make sure all equipment is installed and maintained by a competent engineer. Fit an appropriate monitoring device.	





## Falls from Height

Hazard - Fall from Height			
Who would be at risk?	Cause of risk	How do we control the risk?	Date additional controls completed/implemented
Staff.	Poorly maintained steps or ladders.	Conduct equipment checks prior to use by staff. Store stock at low levels whenever possible to avoid working at height.	
	Use of steps or ladders.	Ensure steps and/or ladders are properly secured. Provide staff training in use of ladders and steps.	
	Inappropriate equipment.	Only use steps and ladders that are suitable for the task.	



**Cash Handling****Hazard - Cash Handling**

Who would be at risk?	Cause of risk	How do we control the risk?	Date additional controls completed/implemented
Staff.	Theft.	Hold cash in a register (or similar), and away from public reach.  Remove cash to a secure place on a regular basis.	



## Use of Marquees

Hazard – Marquees			
Who would be at risk?	Cause of risk	How do we control the risk?	Date additional controls completed/implemented
Staff.	Uneven site.	Survey site prior to arrival.	
Public.	Untrained marquee erection team.	Ensure all staff are suitably trained.	
	Bad weather.	Get a recent weather report and put appropriate measures in place to mitigate against poor weather. E.g. Provide extra ballast/pegs to account for strong winds.  Ensure that the structure will stand when closed up in strong wind.  Do not take part in the event if conditions are unsafe.	
	Use of non-fire retardant materials.	Ensure all materials including linings are fire retardant.	

Speck Mate LTD  
 catering -14586

## Use of Driving Vehicles

Hazard - Driving Vehicles			
Who would be at risk?	Cause of risk	How do we control the risk?	Date additional controls completed/implemented
Staff. Public.	Driving under the influence of alcohol or drugs.	Enforce a zero alcohol or drugs policy.  If staff are on prescribed medication whilst working, ensure the medication doesn't affect driving.	
	Falling asleep at the wheel.	Minimise the distance staff have to drive after a shift.  Ensure drivers take regular breaks, and that they do not drive if drowsy.  Permit staff to stay on site between shifts when possible.  Review timesheets.	
	Poorly maintained vehicles.	Regularly maintain vehicles.  Ensure that staff report any damage immediately.	
	Collision when reversing.	Take extra care whilst reversing with visual checks and mirrors.  Use banksman to assist with reversing.	

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 catering -14586

## Use of Wood or Charcoal-Fired Equipment

### Hazard - Wood/Charcoal Fired Equipment

Who would be at risk?	Cause of risk	How do we control the risk?	Date additional controls completed/implemented
Staff.  Public.	Embers igniting other materials.  Inadequate ventilation leading to carbon monoxide poisoning.	Use fire bucket with a lid to remove embers prior to moving.  Provide a site checklist with all required equipment prior to leaving for site.  Provide adequate ventilation.  Do not leave coals to burn out when you have been trading in a confined space.  Install a CO alarm.	





**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/3020/17

**Date:** 14TH Sept 2017

**Re:- Speckmobile Railway Arch 76 Druid Street London SE1 2HQ**

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 to public	Sat	1000hrs to 2300hrs
	Sun	1100hrs to 2230hrs
Sale of Alcohol on/off sales	Mon to Fri	1200hrs to 2300hrs
	Sat	1000hrs to 2300hrs
	Sun	1100hrs to 2230hrs

The applicant describes the venue as a Bar serving hot and cold food. The premises is situated near to a number of other similar venues and market.

The recommended hours with the Southwark statement of Licensing Policy for Bar in a designated residential area which the premises is situated is 23.00hrs. There are a number of large residential blocks in Druid Street directly opposite the premises with a children's playground in view of the entrance.

Outside the Druid street entrance is very limited pavement and no outside area available to the applicant and the road is single carriageway with loading bays. Any use of outside area on Druid Street would be on the public highway and cause obstruction to the loading bay and carriage way. This may put customers in danger from passing vehicles especially to people who are consuming alcohol which diminishes people's perception of danger.

A number of premises of similar nature in the area have been subject to complaints and the review process by local residents. And any deviation from the policy would increase the public nuisance to residents of the area. Further to this we would like to

see the following conditions place on the licence to negate complaints about anti-social behaviour, noise nuisance and crime and disorder.

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. No customers should be allowed to take drinks onto Druid Street other than to take away and they must be in a sealed container. Staff members will inform customers that these have to be taken away from the premises and not opened and consumed in the vicinity of the premises.
6. Smokers on Druid Street shall be limited to 5 people at any time, this shall be monitored by staff
- 7, All external doors and windows shall be kept closed after 21:00 on any day, except for access and egress.
8. Clearly legible signage shall be prominently displayed at all exits where it can easily be seen and read, requesting that customers leave the premises in a quiet and orderly manner that is respectful to neighbours

Kind Regards

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

**From:** Earis, Richard  
**Sent:** Wednesday, September 06, 2017 2:59 PM  
**To:** Regen, Licensing  
**Cc:** 'franz.schinagl@googlemail.com'  
**Subject:** New License Application for Speckmobile 76 Druid Street, London

**RE: New License Application for Speckmobile 76 Druid Street, London**

I have considered the above application on behalf of the Environmental Protection Responsible Authority.

I would like to object to the application on the grounds that the controls included in the application are considered insufficient to prevent Public Nuisance.

I would be happy to withdraw my representation if the applicant can agree to the following conditions:

- That customers shall not use any outside area for consumption of alcohol. No drinks shall leave the premises other than off sales that are sold in a sealed container for consumption away from the premises.
- That alcohol for consumption off the premises is not sold for immediate consumption in the area around the premises and is supplied in sealed containers that require a tool such as a bottle opener or corkscrew to be opened.
- External waste handling, collections, deliveries and the cleaning of external areas shall only occur between the hours of 08.00 and 20.00.
- Clearly legible signage shall be prominently displayed at all exits where it can easily be seen and read, requesting that customers leave the premises in a quiet and orderly manner that is respectful to neighbours.
- Noise from plant, patrons and activities at the premises shall be managed to ensure that public nuisance shall not be caused in the vicinity of the premises or intrude inside the nearest or most exposed noise sensitive premises.
- All external doors and doors to noise lobbies used by patrons to enter the premises shall have self-closers to the doors in accordance with BS 6459 Pt. 1 1984.

Kind Regards,

Richard

**Richard Earis**  
Principal Environmental Protection Officer  
**Environmental Protection Team**

**020 7525 2469**



Postal address: Southwark Council | Environmental Protection Team | Regulatory Services | 3rd Floor Hub 1 | PO Box 64529 | London | SE1P 5LX.

Office address (By appointment only): Southwark Council | Environmental Protection Team | Regulatory Services | 3rd Floor Hub 1 | 160 Tooley Street | London | SE1 2QH

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## MEMO: Licensing Unit

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To	Licensing Unit	Date	12 September 2017	
Copies				
From	Jayne Tear	Telephone	020 7525 0396	Fax
Email	jayne.tear@southwark.gov.uk			

---

Subject Re: Speckmobile, Railway Arch 76 Druid Street, London, SE1 2HQ  
 – Application for a premises licence

I write with regards to the above application for a premises licence submitted by Franz Schinagl under the Licensing Act 2003, which seeks the following licensable activities:

- Supply of alcohol (on and off the premises) on Monday to Saturday from 12:00 to 23:00 and on Sunday 11:00 to 22:30
- Overall opening times shall be on Monday to Saturday from 11:00 to 23:00 and on Sunday 11:00 to 22:30

The premises is described within the application as a *'Production kitchen and storage for catering services with a goods receiving area in the front that I am planning to use on weekends for tables and chairs to sell food as part of Maltby Street and Druid Street Market. The Space has washroom facilities in the back, followed by storage and a walk in fridge. The middle of the space contains a commercial kitchen and then the goods receiving in the front. There is a parking space in front of the arch for delivery vehicles running alongside the main road which I would like to use for off licence activities during Market hrs. on the weekend, in addition to this I would like to be able to sell Alcohol Wholesale for Private and Corporate Clients as part of caterings.*

The premises is situated in a residential area and under the Southwark Statement of Licensing policy 2016 - 2020 the appropriate closing times for Restaurants; Cafes, Public Houses, Wine bars or other drinking establishments is 23:00 daily.

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.

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

- To provide an accomodation limit for the premises. (to be conditioned)
- To provide a written dispersal policy for the premises. (to be conditioned)

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 patron have left the premises. I therefore suggest that the following adjustment to the activity times:

- To amend the sales of alcohol 'on' the premises to cease at 22:30 on Monday to Saturday and to cease at 22:00 on a Sunday (this will allow half an hour drinking up time).

Add further conditions to the operating schedule as follows:

- Any '*off sales*' of alcohol shall be provided in sealed containers and taken away from the premises
- That clear legible signage shall be prominently displayed where it can be easily seen and read, requesting that alcohol sold as off sales should not be opened and consumed in the vicinity of 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:** Masini, Bill  
**Sent:** Monday, September 11, 2017 2:21 PM  
**To:** Regen, Licensing  
**Cc:** Tear, Jayne; Simcock, Eva  
**Subject:** Application for Premises Licence - Speckmobile, Railway Arch, 76 Druid Street SE1 2HQ

As a Responsible Authority under The Licensing Act, Trading Standards are in receipt of the application for a premise licence for Speckmobile at Railway Arch 76 Druid Street London SE1 2HQ and respond accordingly under the Licensing objective of The Protection of Children from harm.

Trading Standards acknowledge and welcome the statements made in the Protection of children from Harm box at Paragraph M (e) [Operate Challenge 25] though are concerned about the statement "No unoccupied children after 6pm". Presumably the applicant meant "No unaccompanied after 6pm" and if so, in Trading Standards' opinion this does not address the licensing objective of The Protection of Children from Harm because it says, by omission, that unaccompanied children would be allowed up to 6pm!,

To address this particular licensing objective, if a Premises Licence is granted, Trading Standards would like the following conditions on the licence:

- 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.
- There shall be no children on the premise whilst licensable activities take place.

- Alcohol supplied for consumption off the premises will be collected in person by the purchaser from the premise and the Challenge 25 policy shall be operated.

**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](http://www.southwark.gov.uk/TradingStandards)

Need clear practical consumer advice? Visit Consumer Direct at [www.direct.gov.uk/consumer](http://www.direct.gov.uk/consumer)



**From:** [REDACTED]  
**Sent:** Tuesday, September 12, 2017 12:19 PM  
**To:** Regen, Licensing  
[REDACTED]  
**Subject:** Objection

Dear Sir or Madam,

we would like to object to the applications 859851-The Barrel Project, 80 Druid Street and 860091-Speckmobile, 76 Druid Street.

The reason is that there would be more nuisance and noise from masses of people who eat and drink **a lot of alcohol** around the addresses at stake.

The current licencing in this area has already created nuisance and noise on the weekends and in the evenings. People scream around and leave lots of rubbish. This creates an inappropriate environment for bringing up a family. Our baby constantly already wakes up reacting to the loud screams of drunk people in the streets. The problem is especially with alcohol, which people start drinking right after breakfast which produces the noise.

What also bothers us is potentially more steam and smoke from burnt meat. Not everyone eats meat and we do not want to have our windows closed all the time, to protect ourselves from this pollution.

Then there would be more car traffic, more cabs who need to pick up these drunk people.

What promised to be an interesting food market would turn even more into a one large pub.

Sincerely yours,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Party 2

[REDACTED]

[REDACTED]

[REDACTED]

London

SE1 3FH

Friday 8 September 2017

Dear Sir/Madam,

I am writing to object to two licencing applications:

Application 859851 – The Barrrell Project, 80 Druid Street

Application 860091 – Speckmobile, 76 Druid Street

The serving of alcohol in these establishments until midnight or

later, 7 days a

week would lead to increased noise, anti-social behaviour and litter

in a mainly

residential area where there are many families with children. The area

is already

full of litter at weekends due to the Druid Street/Maltby Street

market and most

bars and restaurants along Ropewalk close their doors at 22:30.

Yours faithfully,

[REDACTED]

## Party 3

**From:** [REDACTED]  
**Sent:** Monday, September 11, 2017 7:32 AM  
**To:** Regen, Licensing  
**Subject:** Objection to license applications 859851 and 860091

Dear Sir / Madam

I would like to object to two proposed licensed premises on Druid Street / Ropewalk, these are:

Application 859851 - The Barrell Project, 80 Druid Street  
Application 860091 - Speckmobile, 76 Druid Street

As these premises have entrances that back onto the road that my flat overlooks (Ropewalk) I believe it would make an already bad situation intolerable.

As well as living beside the train line there are a number of bars and restaurants on Ropewalk that are open until 10pm and later on Wednesdays to Sundays.

So far, I have not objected to the late opening of the existing restaurants and bars as I enjoy them myself but my worry is that granting a license to the new premises and for such late hours would open the door to other businesses applying to open later.

Many thanks,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Party 4

**From:** [REDACTED]  
**Sent:** Tuesday, September 05, 2017 5:51 PM  
**To:** Regen, Licensing  
**Cc:** [REDACTED]  
**Subject:** Objection to application made by Speckmobile no. 860091

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

5<sup>th</sup> September 2017

**Objection to application made by Speckmobile no. 860091**

**Introduction:**

I object to the application made by Speckmobile to serve alcohol from 76 Druid Street from 9AM to 23.00 daily on the following grounds:

**Objection 1—Prevention of public nuisance.**

Referring to the 'Southwark Statement of licensing policy 2016-2020', Maltby Street and surroundings clearly fall outside the defined Strategic Cultural areas and Major Town centre described in Appendix B of the licensing policy. Currently, Tower Bridge Rd. separates the busy licensed areas West of Tower Bridge Rd around Bermondsey High St. to London Bridge and North to the river from a totally peaceful residential area to the East along Maltby street and the surrounds. Residents are able to enjoy a good quality of life and choose the Maltby St area for that reason. There are only a few licensed premises in the near vicinity and they a) serve food and b) close well before 00.30. In addition, Lassco recently applied to extend their license and there were a number of conditions that were attached to this (serving of food, dispersal policy) which are not included in this application.

The Maltby Street/Druid Street/Ropewalk area and around is generally deserted after evening rush hour and very quiet. In the evenings when events were held at Lassco in their previous premises, people congregated on Maltby Street smoking and chatting as well as arguing after drinking. There was also the noise from people coming and going in taxis. The

smoke drifts up to the flats, all of which have a balcony on the front. This has interfered with the quiet enjoyment of residents.

The current application is to serve alcohol from the premises until 003.0 with drinks served outside which is a major concern. Clearly this is going to cause considerable public nuisance to the flats in Bermondsey Central and those opposite in The Arc. This would be a completely different type of venue to the current quiet restricted licensed premises mentioned above. There would be street noise all evening

- a. from people coming and going in taxis
- b. from people standing outside smoking, chatting. As the evening draws on and people drink more this will get louder and louder.
- c. particularly at midnight and closing, people will be hanging around waiting for taxis and talking loudly

In the past, when Lassco's was operating at 41 Maltby Street and open until 10pm, people were still making noise on the street until 10.45pm and so we expect disturbance until around 00.45am. That is what happens with this type of proposed venue. Smoking is another problem for the residents. People will congregate at the entrance on Maltby Street to smoke and as mentioned, the smoke drifts up to the flats above and is most unpleasant for non-smokers living above.

### **Objection 2 –Prevention of Crime and Disorder.**

1. The occupants of the flats at 41 Maltby St have had a number of letters from the management company detailing thefts from the flats and bicycles from the garage. We had a new bicycle stolen from a locked unit in the garage.

A large licensed premises on the ground floor as proposed with entertainment and selling alcohol until Midnight with people coming and going will clearly attract and provide a cover for thieves who can blend with the visitors. Currently, Maltby Street is more or less deserted in the evening and anyone acting suspiciously is obvious.

2. Drinkers are obviously going to consume a large volume of alcohol in the venue proposed with long opening hours. There have already been problems with people who have obviously had a lot to drink arguing and shouting on leaving the premises at 10pm.

This disorder can only increase with extended hours.

### **Objection 3 –Public safety.**

There would be a very large increase in the number of taxis, mostly diesel, stopping and waiting outside the venue which will cause an increase in diesel pollutants in the area such as nitrogen oxides and particulate matter. The World Health Organisation has issued a warning that diesel fumes are a major cancer risk. Asthma UK states that the tiny particles found in Diesel fumes aggravates Asthma and COPD (Chronic Obstructive Pulmonary Disease).

To summarise, Maltby Street and the surroundings are currently a quiet residential area. There is already ample provision of licensed premises on the other side of Tower Bridge Rd., and around Bermondsey High St. To grant this license to the Speckmobile will change the area significantly and will clearly cause a public nuisance to the residents of local flats. There is also a strong possibility that there will be an increase in crime and disorder in the vicinity due to alcohol consumption. There will also be a decrease in air quality due to diesel pollutants.

For these reasons, I strongly object to the extension of this license. (860091)

Yours sincerely,

██████████

Party 5

**From:** [REDACTED]  
**Sent:** Tuesday, September 05, 2017 5:23 PM  
**To:** Regen, Licensing  
**Subject:** Re: Objection to application made by Speckmobile no. 860091

Flat 61  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]5<sup>th</sup> September 2017**Objection to application made by Speckmobile no. 860091****Introduction:**

I object to the application made by Speckmobile to serve alcohol from 76 Druid Street from 9AM to 23.00 daily on the following grounds:

**Objection 1—Prevention of public nuisance.**

Referring to the 'Southwark Statement of licensing policy 2016-2020', Maltby Street and surroundings clearly fall outside the defined Strategic Cultural areas and Major Town centre described in Appendix B of the licensing policy. Currently, Tower Bridge Rd. separates the busy licensed areas West of Tower Bridge Rd around Bermondsey High St. to London Bridge and North to the river from a totally peaceful residential area to the East along Maltby street and the surrounds. Residents are able to enjoy a good quality of life and choose the Maltby St area for that reason. There are only a few licensed premises in the near vicinity and they a) serve food and b) close well before 00.30. In addition, Lassco recently applied to extend their license and there were a number of conditions that were attached to this (serving of food, dispersal policy) which are not included in this application.

The Maltby Street/Druid Street/Ropewalk area and around is generally deserted after evening rush hour and very quiet. In the evenings when events were held at Lassco in their previous premises, people congregated on Maltby Street smoking and chatting as well as arguing after drinking. There was also the noise from people coming and going in taxis. The smoke drifts up to the flats, all of which have a balcony on the front. This has interfered with the quiet enjoyment of residents.

The current application is to serve alcohol from the premises until 003.0 with drinks served outside which is a major concern. Clearly this is going to cause considerable public nuisance to the flats in Bermondsey Central and those opposite in The Arc. This would be a completely different type of venue to the current quiet restricted licensed premises mentioned above. There would be street noise all evening

- a. from people coming and going in taxis
- b. from people standing outside smoking, chatting. As the evening draws on and people drink more this will get louder and louder.
- c. particularly at midnight and closing, people will be hanging around waiting for taxis and talking loudly

In the past, when Lassco's was operating at 41 Maltby Street and open until 10pm, people were still making noise on the street until 10.45pm and so we expect disturbance until around 00.45am. That is what happens with this type of proposed venue. Smoking is another problem for the residents. People will congregate at the entrance on Maltby Street to smoke and as mentioned, the smoke drifts up to the flats above and is most unpleasant for non-smokers living above.

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A large licensed premises on the ground floor as proposed with entertainment and selling alcohol until Midnight with people coming and going will clearly attract and provide a cover for thieves who can blend with the visitors. Currently, Maltby Street is more or less deserted in the evening and anyone acting suspiciously is obvious.

2. Drinkers are obviously going to consume a large volume of alcohol in the venue proposed with long opening hours. There have already been problems with people who have obviously had a lot to drink arguing and shouting on leaving the premises at 10pm.

This disorder can only increase with extended hours.

**Objection 3 –Public safety.**

There would be a very large increase in the number of taxis, mostly diesel, stopping and waiting outside the venue which will cause an increase in diesel pollutants in the area such as nitrogen oxides and particulate matter. The World Health Organisation has issued a warning that diesel fumes are a major cancer risk. Asthma UK states that the tiny particles found in Diesel fumes aggravates Asthma and COPD (Chronic Obstructive Pulmonary Disease).

To summarise, Maltby Street and the surroundings are currently a quiet residential area. There is already ample provision of licensed premises on the other side of Tower Bridge Rd., and around Bermondsey High St. To grant this license to the Speckmobile will change the area significantly and will clearly cause a public nuisance to the residents of local flats. There is also a strong possibility that there will be an increase in crime and disorder in the vicinity due to alcohol consumption. There will also be a decrease in air quality due to diesel pollutants.

For these reasons, I strongly object to the extension of this license. (860091)

Kind regards,

██████████

Party 6

**From:** [REDACTED]  
**Sent:** Saturday, August 19, 2017 9:30 AM  
**To:** Regen, Licensing  
**Subject:** Objection to licence application 860091 - Speckmobile

Dear sirs

I wish to make an objection with regards to the above licence application for The Barrel Project, 76 Railway Arch Druid Street SE1 2HQ – Application number 860091

I am a resident of [REDACTED], at the rear of Arch 76 Druid Street. The explosion of licenced premises in the area is adversely affecting both the residential character and safety of the area, should this licence application be granted. The litter in and out of the rubbish containers is spoiling the area and is unpleasant to say the least, not to mention that the number of additional rubbish containers is unsightly. Moreover, the arches between Maltby Street and Tanner and between Millstream Road and Druid Street are being used as rubbish dumps, smoking areas and public urinals, all of which pose a health and safety risk. None of the premises in Ropewalk have toilet facilities. The stink some mornings is unacceptable for a modern city, harking back to the London slums of old.

Bermondsey Central is occupied by professional working people and young families who should be able to walk to and from school/work without being exposed to this unpleasantness.

Living at the back of the building, there is already noise pollution from the current licence holders whose customers do not leave quietly at closing time of 10pm. Mostly the noise doesn't die down until much beyond 10:30pm especially in Summer.

Providing additional licences to sell alcohol both on and off premises as outlined in the application WILL exacerbate the current issues and turn the area into a hotspot for late night revellers, adversely affecting the quality of life and also the resale potential of the properties in the area.

I am further concerned by the potential of drug related crime and prostitution associated with the extended opening times beyond normal public houses closing time, which would mean the noise and nuisance levels would increase at this particularly critical time. I have some evidence that this will be the case, as since the Doodle bar opened in Druid Street some months ago, and the more recent extended activity at Lassco, there often is evidence of sex and drug paraphernalia underneath the arch leading from Tanner St to Maltby Street, making me feel uneasy when walking in the area after 10pm.

Many of the residents of 41 Maltby Street and other properties nearby have small children and noise late at night (especially after 10pm every night) will impact on their schooling. The exposure to litter and potential drunken or anti-social behaviour, would adversely affect their safety.

Whereas I am a full supporter of developing the area into a vibrant living/working environment, the unprecedented increase in licence applications for the arches in Ropewalk/Maltby Street/Druid Street poses the risk that the character of the area will change into one that is prone to crime and unruly behaviour. This is a residential area, not Soho! I would respectfully request that you take these objections into account when considering this application.

Best regards,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

To our Neighbours in Druid Street

I have received your concerns about our Alcohol Licence Application for 76 Druid Street and I would like to address some of the issues Highlighted

I appreciate that our Application as it is, seems a bit much, another place open 7 Days a Week till 11pm serving alcohol, I can assure you this won't be the Case

Our Regular opening times will be only Saturday and Sunday from 11am -5pm

The reason I did apply for a 7 day is to Allow me to sell Alcohol at my Catering Events and to be able to Organize Private and Corporate Dinner Parties, Cooking Classes, Tastings and similar... at my Kitchen.

I doubt that I will have Events more then 3-4 times a Month as my main part of the Business is Catering where I go to the Clients rather then the other way around.

In regards to smells from the Kitchen: the Kitchen is already a fully operating Catering Kitchen for the last 6 years, the few Dishes we are serving in our Space rather then just prepping to take with us wont make any noticeable difference.

In addition we don't have a Chargrill, Cook with Gas or Smoke in the premises which is where most of the Nuisance in terms of Smells come from in the area.

In regards to Noice and Cigarette smoke in Maltby street / Ropewalk:

Our Entrance is on Druid street and we will keep it this way, I do know that the way the Ropewalk is situated any noice or smells have no way of escaping other then upwards towards the flats. The front is a lot more open and any cigarette smoke be blown away before it gets anywhere close to the flats opposite the streets, as part of our conditions we also agreed to keep the number of smokers outside below 5 at a time to keep any noise down.

In regards to Noise and Drunk people: the nature of our Events in the Evenings will always be focused on Food with the Alcohol being an accompaniment rather than the main feature as with most of the current premises in the area.

As these Events will be prebooked we always know who is coming, have control over the number of people and we will have the Gates and Doors closed as we are not relying on passing Food traffic for those Events.

We are not having a full Bar just mainly Wines and Beers to accompany all the Food, so with all our Guests eating at those Events and not having them Drinking strong cocktails or spirits it's a lot easier to control to ensure that people wont get drunk making it easier to keep them quiet when leaving as well.

In regards to Rubbish in the area: I totally see where this concern is coming from as I always have my bins full and packaging and Cans around my Entrance after a weekend (without us being open) I can assure that we will do everything to not make this problem worse.

As we are providing Seating for the public during Market hrs our customers don't have to eat their food whilst Standing or walking around in the area, which means all the packaging, cups we use stay within our premises where there are sufficient bins Available and where my Waitstaff can clear after them so they wont end up on the Streets.

Its also in my own interest to Keep the Area upfront and surrounding my space tidy as I don't want my guests to walk through other peoples rubbish.

I hope I have addressed all your main concerns if you have any questions feel free to contact me anytime

Thanks

Franz Schinagl





## RESONSE FROM RESIDENT

**From:** [REDACTED]  
**Sent:** Wednesday, September 20, 2017 11:30 AM  
**To:** Mills, Dorcas  
**Subject:** Re: Speckmobile, 76 Druid Street, SE1

Dear Dorcas Mills,

Thank you for forwarding the letter from Speckmobile. However, we do not consider that this addresses the objections. The objections are made to the licence and what it allows, not to the an individual and their individual intentions. Although the letter suggests that the licence will be used in a restricted way, there is no guarantee that this will be the case. If Speckmobile was going to pass on his premises to an other individual, he might have other intentions in regard to the licence. For example, another individual might want to sell alcohol seven days a week and 5-11 pm.

Thank you in advance for collecting the comments for you rreport.

Regards

[REDACTED]

## EPT WITHDRAWAL

**From:** Earis, Richard  
**Sent:** Thursday, September 07, 2017 4:27 PM  
**To:** 'Franz Schinagl'  
**Cc:** Regen, Licensing  
**Subject:** RE: New License Application for Speckmobile 76 Druid Street, London

Thank you for the swift response – on this basis I withdraw my objections.

Kind Regards,

Richard

**Richard Earis**  
Principal Environmental Protection Officer  
**Environmental Protection Team**

**020 7525 2469**

Postal address: Southwark Council | Environmental Protection Team | Regulatory Services | 3rd Floor Hub 1 | PO Box 64529 | London | SE1P 5LX.

Office address (By appointment only): Southwark Council | Environmental Protection Team | Regulatory Services | 3rd Floor Hub 1 | 160 Tooley Street | London | SE1 2QH

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visit: <http://www.southwark.gov.uk/air-quality>



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**From:** Franz Schinagl [<mailto:franz.schinagl@googlemail.com>]  
**Sent:** Wednesday, September 06, 2017 4:23 PM  
**To:** Earis, Richard  
**Cc:** Regen, Licensing  
**Subject:** Re: New License Application for Speckmobile 76 Druid Street, London

Good Afternoon

I'll be happy to comply with all the points raised. They are all very valid points some of which we already follow anyway and the rest is easy to implement

Thanks

Franz

DIRECTOR  
SPECKMATE LTD

On 6 Sep 2017 14:59, "Earis, Richard" <[Richard.Earis@southwark.gov.uk](mailto:Richard.Earis@southwark.gov.uk)> wrote:

**RE: New License Application for Speckmobile 76 Druid Street, London**

I have considered the above application on behalf of the Environmental Protection Responsible Authority.

I would like to object to the application on the grounds that the controls included in the application are considered insufficient to prevent Public Nuisance.

I would be happy to withdraw my representation if the applicant can agree to the following conditions:

- That customers shall not use any outside area for consumption of alcohol. No drinks shall leave the premises other than off sales that are sold in a sealed container for consumption away from the premises.
  
- That alcohol for consumption off the premises is not sold for immediate consumption in the area around the premises and is supplied in sealed containers that require a tool such as a bottle opener or corkscrew to be opened.
  
- External waste handling, collections, deliveries and the cleaning of external areas shall only occur between the hours of 08.00 and 20.00.
  
- Clearly legible signage shall be prominently displayed at all exits where it can easily be seen and read, requesting that customers leave the premises in a quiet and orderly manner that is respectful to neighbours.

- Noise from plant, patrons and activities at the premises shall be managed to ensure that public nuisance shall not be caused in the vicinity of the premises or intrude inside the nearest or most exposed noise sensitive premises.
- All external doors and doors to noise lobbies used by patrons to enter the premises shall have self-closers to the doors in accordance with BS 6459 Pt. 1 1984.

Kind Regards,

Richard

**Richard Earis**

Principal Environmental Protection Officer  
**Environmental Protection Team**

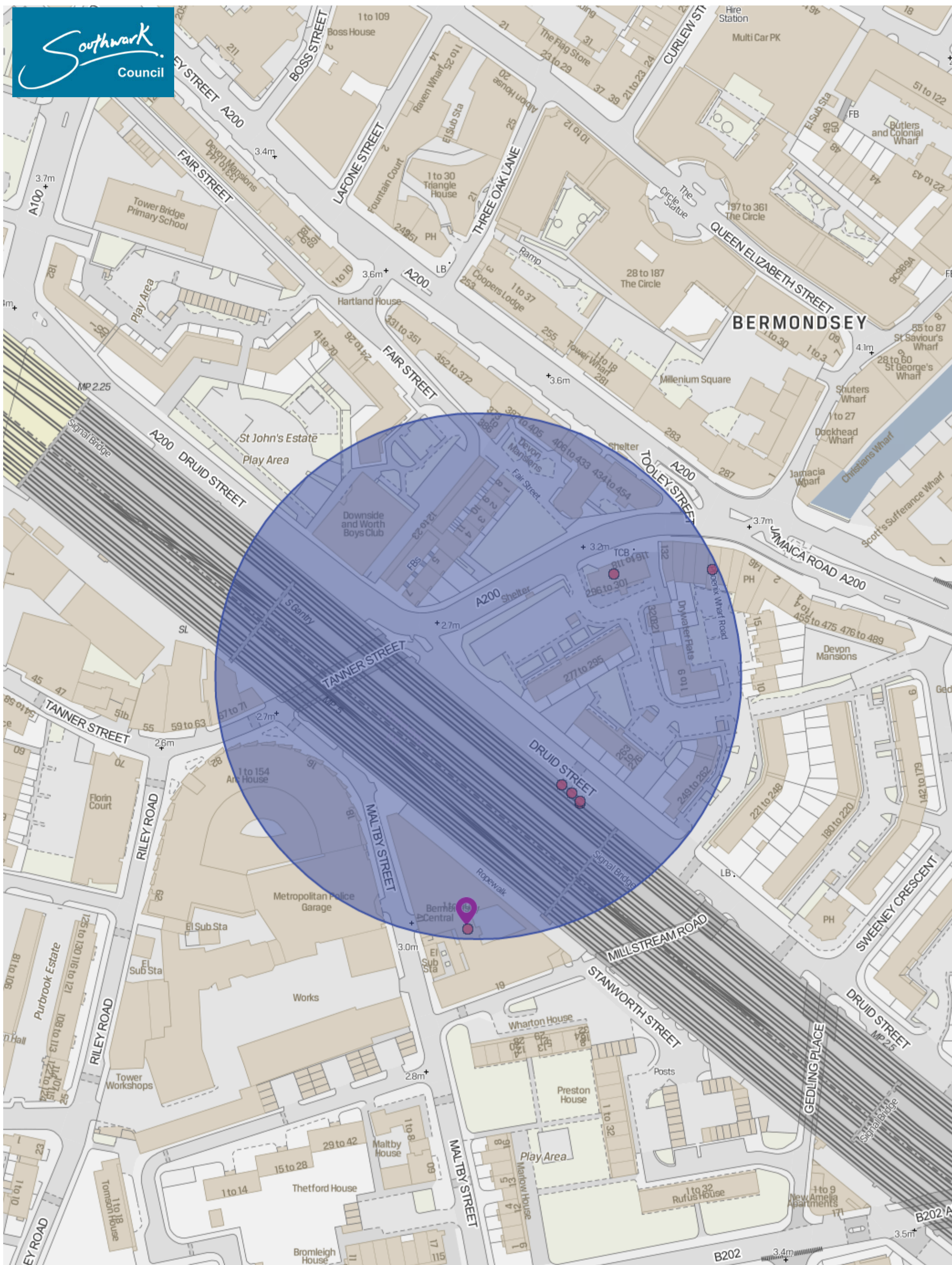
[020 7525 2469](tel:02075252469)

Postal address: Southwark Council | Environmental Protection Team | Regulatory Services |  
3rd Floor Hub 1 | PO Box 64529 | London | SE1P 5LX.

Office address (By appointment only): Southwark Council | Environmental Protection Team |  
Regulatory Services | 3rd Floor Hub 1 | 160 Tooley Street | London | SE1 2QH

[www.southwark.gov.uk](http://www.southwark.gov.uk)

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