

Licensing (Urgency) Sub-Committee

Tuesday 15 May 2018

10.00 am

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

Membership

Councillor Renata Hamvas
Councillor Maria Linforth-Hall
Councillor Sandra Rhule

Reserves

Councillor Sunny Lambe

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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Contact

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

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 4 May 2018



Licensing (Urgency) Sub-Committee

Tuesday 15 May 2018
10.00 am

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

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
1.	ELECTION OF CHAIR	
	To elect a chair for the meeting.	
2.	APOLOGIES	
	To receive any apologies for absence.	
3.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
4.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
5.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
6.	LICENSING ACT 2003: THE MINISTRY, 79-81 BOROUGH ROAD, LONDON SE1 1DN	1 - 149
7.	LICENSING ACT 2003: LIGHTHOUSE, 262-270 CAMBERWELL ROAD, LONDON SE5 0DP	150 - 208

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: 4 May 2018

Item No. 6.	Classification: Open	Date: 15 May 2018	Meeting Name: Licensing Sub-Committee
Report Title		Licensing Act 2003: The Ministry, 79-81 Borough Road, London SE1 1DN	
Ward(s) of group(s) affected		Cathedrals	
From		Strategic Director of Environment and Social Regeneration	

RECOMMENDATION

1. That the licensing sub-committee considers an application made by 79 Borough Road Ltd for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as The Ministry, 79-81 Borough Road, London SE1 1DN.
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 11 of this report provide a summary of the application under consideration by the sub-committee. A copy of the full application is attached as Appendix A.
 - c) Paragraphs 12 to 20 of this report deal with the representations submitted and any further correspondence in respect of the application. Copies of the representations are attached as Appendices B and C.
 - d) Paragraph 22 deals with licensed premises within a 100 metre 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 licensing regime for:
 - The sale of and supply of alcohol
 - The provision of regulated entertainment
 - The provision of late night refreshment.
4. Within Southwark, the licensing responsibility is wholly administered by this council.

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

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

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

KEY ISSUES FOR CONSIDERATION

The premises licence application

8. On 19 March 2018, 79 Borough Road, Ltd applied to this council for the grant of a premises licence in respect of the Ministry, 79-81 Borough Road, London SE1 1DN. The premises is described as a private members' workspace with ancillary bar/restaurant and events space.

9. The application is summarised as follows:
 - Plays (indoors):
 - Monday to Wednesday from 09:00 till 00:00
 - Thursday to Saturday from 09:00 till 01:00
 - Sunday from 09:00 till 23:00.

 - Films (indoors):
 - Monday to Wednesday from 09:00 till 00:00
 - Thursday to Saturday from 09:00 till 01:00
 - Sunday from 09:00 till 23:00.

- Live music (indoors & outdoors):
 - Monday to Wednesday from 09:00 till 00:00
 - Thursday from 09:00 till 01:00
 - Friday and Saturday from 09:00 till 03:00
 - Sunday from 09:00 till 23:00.
 - Recorded music (indoors & outdoors):
 - Monday to Sunday 24 hours.
 - Performance of dance (indoors):
 - Mon to Wed from 09:00 till 00:00
 - Thurs to Sat from 09:00 till 01:00
 - Sun from 09:00 till 23:00.
 - Anything similar to the above (e, f or g) (indoors):
 - Monday to Wednesday from 09:00 till 00:00
 - Thursday from 09:00 till 01:00
 - Friday and Saturday from 09:00 till 03:00
 - Sunday from 09:00 till 23:00.
 - Late night refreshment (indoors):
 - Monday to Sunday from 23:00 till 05:00
 - Supply of alcohol (on the premises)
 - Mon to Sun 24 Hours (external areas will cease at 23:00)
 - Operating hours
 - Mon to Sun 24 Hours
 - Non Standard Timings: From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day and until 00:00 on Sundays before a bank holiday.
10. The premises licence application form provides the applicant's operating schedule. Parts A, B, E, F, G, H, I, J, K, L, and M of the operating schedule set out the proposed licensable activities, operating hours and operating control measures in full, with reference to the four licensing objectives as stated in the Licensing Act 2003. Should a premises licence be issued in respect of the application the information provided in the operating schedule will form the basis of conditions that will be attached to any licence granted subsequent to the application. A copy of the application is attached to this report in Appendix A.

Designated premises supervisor

11. The proposed designated premises supervisor Olivia Brafman who has a personal licence issued by Islington Council.

Representations from responsible authorities

12. There are three representations from environmental protection team (EPT), licensing (as a responsible authority) and public health.
13. The EPT is concerned that despite the applicant wishing to undertake live music into the middle of the night on Thursdays to Saturdays and perform regulated entertainment 24/7, there is no mention in the application on how noise from the licensable activities, entertainment and from people will be controlled. This is not considered adequate considered the relatively large amount of licensable activities and late hours sought. The 11pm limit is also beyond the 10pm limit advised within the Southwark Licensing Policy 2016-2020 (section 224, page 57). There are numerous existing properties opposite the premises and as such EPT would expect to see a comprehensive noise management plan with this application.
14. The licensing representation states that the closing times for the premises is significantly earlier than the termination for the licensable activities for members of the public. This premises sits in the Borough and Bankside policy area as defined in paragraph 129 of the policy and there is a rebuttable presumption under para 119 that applications for new premises licences that falls in the class of premises in 130 of the policy will add to the cumulative impact of crime and disorder and public nuisance in the area and should be refused. 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 or that the premises is suitable conditions to ensure that the operation of the premises does not fall into the class of premises that should be refused.
15. The premises is also situated within the Elephant and Castle major town centre area, the hours applied for exceed the guidance hours in section seven, table 2 of the policy for this type of premises, which states that the closing time for restaurants and cafes is Sunday to Thursday: 00:00 and for Friday and Saturday is 01:00. The applicant has provided conditions within the operating schedule but has not specifically addressed the presumption to refuse the licence. To promote the licensing objectives the default presumption is to refuse the application.
16. The public health representation reiterates that this premises is located within the Borough and Bankside cumulative impact policy area and the applicant has not adequately rebutted the presumption that this premises will add to the cumulative impact of alcohol harms in the local area. The premises is located near a residential area and therefore the dispersal from this premises, going on to the early morning hours, could result in public nuisance and attribute to antisocial behaviour and crime. Additionally, the applicant has not provided a much detail as to the intended licensable activities that will take place in the venue and therefore it is difficult to suggest conditions to protect the licensing objectives. The applicant has also not given any indication as to what the accommodation limit is for the venue.
17. The representations are attached as Appendix B.

Representations from other persons

18. There are 15 representations from other persons (consisting of two local councillors and 13 residents). Their concerns are that this premises is directly opposite a low rise residential housing estate, who already have problems with patrons from nearby premises cutting through the estate late at night, shouting and urinating. They are

experiencing current problems with existing late-night businesses which already affect the health and well-being of residents in the area. There is also a current issue with rubbish, including loose pieces of food waste, beer bottles, and other miscellaneous objects, which is consistently being dumped. This attracts foxes and other vermin to area and they would only expect this issue to exacerbated by a 24 hour club.

19. The representations are attached as Appendix C.

Conciliation

20. The representations were forwarded to the applicant representative. However, issues remain outstanding. A response to the representations has been submitted by the applicant and this is attached as Appendix D. The licensing sub-committee will be updated on 15 May 2018 of any developments.

Deregulation of entertainment

21. On 6 April 2015 entertainment became deregulated and as a result:

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

Map of the local area

22. A map of the area is attached to this report as Appendix D. 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.

Restaurant,Public House/Bars

- Duke of York, 47-48 Borough Road London SE1 (Sunday to Wednesday until 00.30 and Thursday to Saturday until 01:00)
 - Tops Pizza, 86 Borough road, London SE1 (Monday to Sunday until 01.00)
 - Mercato Metropolitan, Unit A, 40 - 42 Newington Causeway, London SE1 (Monday to Wednesday until 23:00, Thursday and Friday until 00.00 and Sunday until 00:00)
 - Il Café Del Mercato, 48 -54 Newington Causeway, London SE1 (Sunday to Thursday until 23.30 and Friday and Saturday until 01:00).
23. Within the Southwark statement of licensing policy 2016 - 2020 the following closing times are recommended as appropriate within this area for this categories of premises as follows:
- Restaurants and cafes:

- Sunday to Thursday is 00:00
- Friday and Saturday is 01:00.

Borough and Bankside Cumulative Impact Zone

24. 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.
25. 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.
26. The effect of this special policy 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.
27. The applicant has been advised to address the committees concerns around cumulative impact at the meeting.

Southwark council statement of licensing policy

28. 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.

Resource implications

29. A fee of £100.00 has been paid by the applicant company in respect of this application being the statutory fee payable for premises within non-domestic rateable value band A.

Consultations

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

Community impact statement

31. 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

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

Principles for making the determination

34. 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.
35. 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.

36. 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

37. 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.
38. The four licensing objectives are:
- The prevention of crime and disorder
 - Public safety
 - The prevention of nuisance
 - The protection of children from harm.
39. 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.
40. 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.
41. 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

42. 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

43. 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.
44. 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

45. 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.
46. 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.

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

53. 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

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

BACKGROUND DOCUMENTS

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

APPENDICES

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

AUDIT TRAIL

Lead Officer	Deborah Collins, Strategic Director of Environment and Social Regeneration	
Report Author	Dorcas Mills, Principal Licensing Officer	
Version	Final	
Dated	1 May 2018	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law & Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team		2 May 2018

APPENDIX A

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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We 79 Borough Road Ltd

(Insert name(s) of applicant)

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

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description			
The Ministry 79 – 81 Borough Road			
Post town	LONDON	Postcode	SE1 1DN

Telephone number at premises (if any)	tbc
Non-domestic rateable value of premises	£980,000

Part 2 - Applicant details

Please state whether you are applying for a premises licence as Please tick as appropriate

- | | | | |
|----|--|-------------------------------------|-----------------------------|
| a) | an individual or individuals * | <input type="checkbox"/> | please complete section (A) |
| b) | a person other than an individual * | | |
| | i as a limited company/limited liability partnership | <input checked="" type="checkbox"/> | please complete section (B) |
| | ii as a partnership (other than limited liability) | <input type="checkbox"/> | please complete section (B) |
| | iii as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| | iv other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) | a recognised club | <input type="checkbox"/> | please complete section (B) |
| d) | a charity | <input type="checkbox"/> | please complete section (B) |

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

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a statutory function or
- a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

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

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		

Date of birth		I am 18 years old or over <input type="checkbox"/> Please tick yes	
Nationality			
Current postal address if different from premises address			
Post town		Postcode	
Daytime contact telephone number			
E-mail address (optional)			

(B) OTHER APPLICANTS

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

Name 79 Borough Road Ltd
Address Registered office: 103 Gaunt Street, London SE1 6DP Correspondence to: TLT LLP, 20 Gresham Street, London EC2V 7JE fao: Luke Elford/Julian Skeens
Registered number (where applicable) 10746952
Description of applicant (for example, partnership, company, unincorporated association etc.) Private limited company
Telephone number (if any) c/o 0333 006 1358 / [REDACTED]
E-mail address (optional) c/o luke.elford@tltsolicitors.com

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
A	S	A P

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

DD		MM		YYYY			
┆	┆	┆	┆	┆	┆	┆	┆

Please give a general description of the premises (please read guidance note 1)

Private members' workspace with ancillary bar/restaurant and events space

If 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 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

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

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

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



In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>	
Day				Start	Finish	
				Outdoors	<input type="checkbox"/>	
Mon			09:00	00:00	<u>Please give further details here</u> (please read guidance note 4) Plays ancillary to the main use of the premises as a private members' workspace	
Tue						
Wed			09:00	00:00		
Thur						
Fri		01:00	09:00			<u>State any seasonal variations for performing plays</u> (please read guidance note 5) None
Sat		01:00				
Sun		01:00	09:00	23:00		
			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 6) From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day			
			Until 00:00 on Sundays before bank holidays			

B

Films Standard days and timings (please read guidance note 7)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 4) Films ancillary to the main use of the premises as a private members' workspace		
	09:00	00:00			
Tue					
	09:00	00:00			
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5) None		
	09:00	00:00			
Thur					
	09:00				
Fri		01:00	<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
	09:00				
Sat		01:00	From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day		
	09:00				
Sun		01:00	Until 00:00 on Sundays before bank holidays		
	09:00	23:00			

C [INTENTIONALLY BLANK]

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Fri			
Sat			
Sun			

D [INTENTIONALLY BLANK]

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 4)	Both	<input type="checkbox"/>
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 4) Live music as ancillary to the main use of the premises as a private members' workspace	Both	<input checked="" type="checkbox"/>
	09:00	00:00			
Tue			Please refer to the Applicant's schedule of suggested conditions in relation to outdoor live music		
	09:00	00:00			
Wed			State any seasonal variations for the performance of live music (please read guidance note 5) None		
	09:00	00:00			
Thur					
	09:00				
Fri		01:00	Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 6)		
	09:00				
Sat		03:00	From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day		
	09:00				
Sun		03:00	Until 00:00 on Sundays before bank holidays		
	09:00	23:00			

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish			
Mon	00:00	00:00	<u>Please give further details here</u> (please read guidance note 4)		
			Recorded music throughout ancillary to the main use of the premises as a private members' workspace.		
Tue	00:00	00:00	Please refer to the Applicant's schedule of suggested conditions in relation to outdoor recorded music		
Wed	00:00	00:00	<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)		
Thur	00:00	00:00	None		
Fri	00:00	00:00	<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat	00:00	00:00			
Sun	00:00	00:00			

G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4) Performances of dance ancillary to the main use of the premises as a private members' workspace		
	09:00	00:00			
Tue					
	09:00	00:00			
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5) None		
	09:00	00:00			
Thur					
	09:00				
Fri		01:00	<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
	09:00				
Sat		01:00	From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.		
	09:00				
Sun		01:00	Until 00:00 on Sundays before a bank holiday.		
	09:00	23:00			

H [INTENTIONALLY BLANK]

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing Anything similar to live music, recorded music or the performance of dance, but not specifically covered by those activities ancillary to the main use of the premises as a private members' workspace		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
	09:00	00:00		Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 4)		
	09:00	00:00	As above		
Wed			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
	09:00	00:00			
Thur			None		
	09:00				
Fri		01:00	<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
	09:00				
Sat		03:00	From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.		
	09:00				
Sun		03:00	Until 00:00 on Sundays before a bank holiday.		
	09:00	23:00			

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon		05:00	Please give further details here (please read guidance note 4) Late night refreshment throughout the premises		
		23:00			
Tue		05:00			
		23:00			
Wed		05:00	State any seasonal variations for the provision of late night refreshment (please read guidance note 5)		
		23:00	None		
Thur		05:00			
		23:00			
Fri		05:00	Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 6)		
		23:00	None		
Sat		05:00			
		23:00			
Sun		05:00			
		23:00			

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input checked="" type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Mon	00:00	00:00	None		
Tue	00:00	00:00			
Wed	00:00	00:00			
Thur	00:00	00:00	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 (please read guidance note 6)		
Fri	00:00	00:00	The supply of alcohol (on-sales only) to be permitted within the premises 24 hours daily to members and their guests		
Sat	00:00	00:00	The supply of alcohol in external areas will cease at 23:00		
Sun	00:00	00:00			

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

Name Olivia Brafman	
[REDACTED]	
Address [REDACTED]	
Postcode	[REDACTED]
Personal licence number (if known) [REDACTED]	
Issuing licensing authority (if known) The London Borough of Islington	

□□□□

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 9).

None

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5)
Day	Start	Finish	
Mon	00:00	00:00	None
Tue	00:00	00:00	
Wed	00:00	00:00	
Thur	00:00	00:00	
Fri	00:00	00:00	
Sat	00:00	00:00	
Sun	00:00	00:00	
			<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> (please read guidance note 6)
			The premises will be open to members and their guests 24 hours daily

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

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

Please see the Applicant's schedule of proposed conditions

b) The prevention of crime and disorder

Please see the Applicant's schedule of proposed conditions

c) Public safety

Please see the Applicant's schedule of proposed conditions

d) The prevention of public nuisance

Please see the Applicant's schedule of proposed conditions

e) The protection of children from harm

Please see the Applicant's schedule of proposed conditions

Checklist:

Please tick to indicate agreement


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

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

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


Part 4 – Signatures (please read guidance note 11)

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

Declaration	<ul style="list-style-type: none"> [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)
Signature	
Date	16/3/18
Capacity	Solicitors for the Applicant

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

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Luke Elford Solicitor TLT LLP 20 Gresham Street			
Post town	London	Postcode	EC2V 7JE
Telephone number (if any)	0333 006 1358 / 		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) luke.elford@tltsolicitors.com			

Notes for Guidance

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

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.

The Ministry

Applicant's Schedule of Suggested Conditions

1. The premises will operate as offices with ancillary bar and events space. Save for Founding Members, membership shall be limited to persons over the age of 18 who have paid for office space within the building.
2. Admission to the premises shall only be:
 - a. Via reception when a member of staff will record each admission; or
 - b. By members using an electronic keycard or similar.
3. Licensable activities may only be sold or supplied to:
 - a. Members and their guests;
 - b. Employees and their guests;
 - c. Management and their guests; and
 - d. Artistes and their guests.
4. Food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied.
5. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and to leave the area quietly.
6. The external courtyard will be closed between 23:00 and 07:00 otherwise than for up to 20 smokers at any one time
7. A CCTV system shall 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. It should cover all communal areas within the premises including outside area to the front in all lighting conditions.
8. 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.
9. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Recordings shall be made available immediately upon the request of Police or authorized officer throughout the preceding 31 day period. The CCTV system should be updated and maintained according to police recommendations.

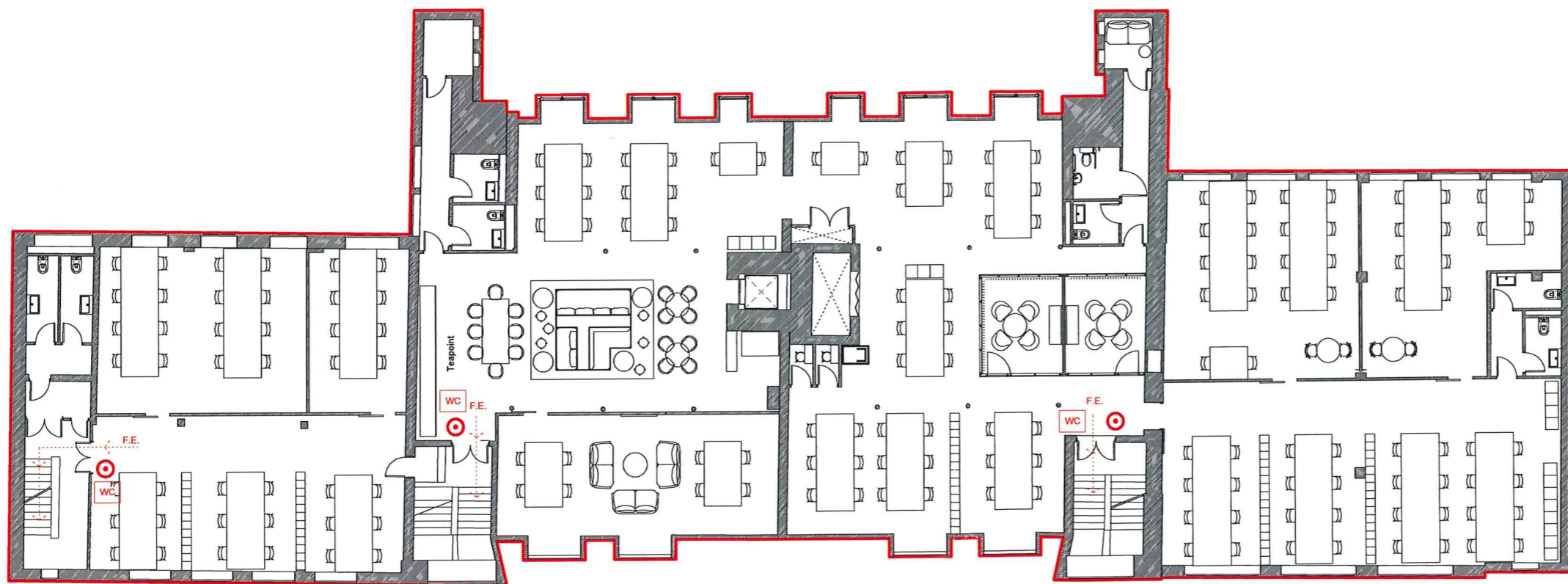
10. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity
11. A challenge 25 proof of age scheme for guests of members will operate at the premises where the only acceptable forms of identification are recognised photographic identification (including electronic) cards such as:
 - a. Driving licences
 - b. Passports
 - c. National identity cards
 - d. Military identity cards
 - e. Cards bearing the PASS Hologram
12. All staff involved in the sale of alcohol shall be trained in their responsibilities under the Licensing Act 2003, training records to be kept for a minimum period of 6 months.

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- Extent of the licensed premises
1. Any detail not required by relevant regulations is indicative only and subject to change without notice
 2. Licensable activities may take place anywhere within the red line
 3. The locations of any fire safety equipment are subject to the requirements of any fire risk assessment and/or the requirements of the London Fire Brigade

- Legend**
- F.E. Fire exit routes
 - Fire call point
 - Fire Extinguisher Station: 1 x Water Extinguisher, 1 x CO2 Extinguisher
 - Fire Extinguisher Station: 1 x Foam Extinguisher
 - Fire Extinguisher Station: 1 x Fire Blanket, 1 x CO2 Extinguisher, 1 x Wet Chemical Extinguisher
 - Fire Extinguisher Station: 1 x CO2 Extinguisher
 - Fire Extinguisher Station: 1 x Powder Extinguisher, 1 x CO2 Extinguisher
 - Fire Extinguisher Station: 1 x Water Extinguisher



DRAFT

Description	Date	Dr/Chk	Rev
Issued for Licensing - DRAFT	23/02/18	LCh	B
Issued for Licensing - DRAFT	12/02/18	LCh	A

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www.squireandpartners.com

Project
The Ministry
79-81 Borough Road
London SE1 1DN

Title
Premises Licence Plan
Fourth Floor

Status
DRAFT

Date	Scale @ ISO A1	Job Number
12/02/18	1 : 100	17080
Drawing Number	Revision	
17080-SQP-A-SK058	B	

17080-SQP-A-SK057
 Drawing Number
 Revision
 17080
 1 : 100
 Date
 Scale @ ISO A1
 Job Number
 DRAFT
 Status

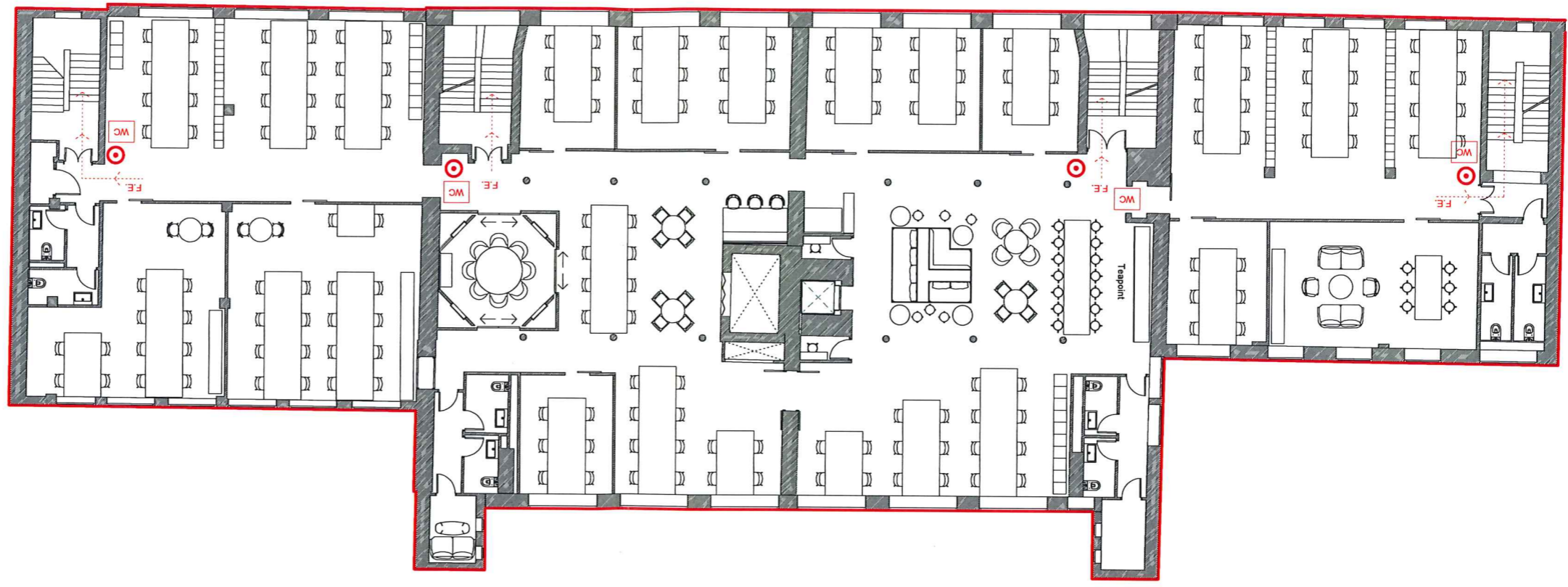
Third Floor
 Premises Licence Plan
 Title
 London SE1 1DN
 79-81 Borough Road
 The Ministry
 Project

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Rev	Description	Date	By
B	Issued for Licensing - DRAFT	23/02/18	LCH
A	Issued for Licensing - DRAFT	12/02/18	LCH

DRAFT



Legend

	Extent of the licensed premises
	Fire exit routes
	Fire call point
	1 X Water Extinguisher
	1 X Powder Extinguisher
	1 X CO2 Extinguisher
	1 X Wet Chemical Extinguisher
	1 X Foam Extinguisher
	1 X Water Extinguisher
	1 X Fire Blanket
	1 X CO2 Extinguisher
	1 X Wet Chemical Extinguisher
	1 X CO2 Extinguisher
	1 X Powder Extinguisher
	1 X Water Extinguisher

1. Any detail not required by relevant regulations is indicated only and subject to change without notice.

2. Licenseable activities may take place anywhere within the red line.

3. The locations of any fire safety equipment are subject to the requirements of any fire risk assessment and/or the requirements of the London Fire Brigade.

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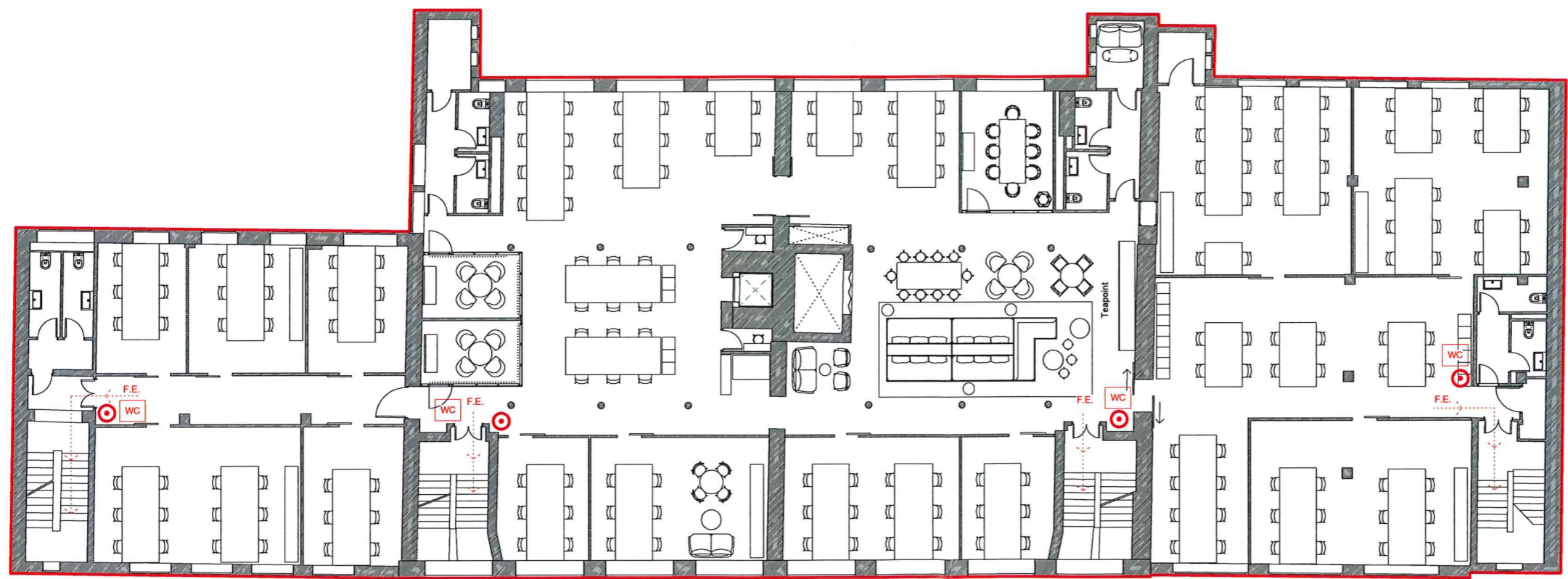
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- Extent of the licensed premises**
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 2. Licensable activities may take place anywhere within the red line
 3. The locations of any fire safety equipment are subject to the requirements of any fire risk assessment and/or the requirements of the London Fire Brigade

- Legend**
- Fire exit routes
 - Fire call point
 - Fire Extinguisher Station:
1 x Water Extinguisher
1 x CO2 Extinguisher
 - Fire Extinguisher Station:
1 x Foam Extinguisher
 - Fire Extinguisher Station:
1 x Fire Blanket
1 x CO2 Extinguisher
1 x Wet Chemical Extinguisher
 - Fire Extinguisher Station:
1 x CO2 Extinguisher
 - Fire Extinguisher Station:
1 x Powder Extinguisher
1 x CO2 Extinguisher
 - Fire Extinguisher Station:
1 x Water Extinguisher



DRAFT

Description	Date	Dirn/Chk	Rev
Issued for Licensing - DRAFT	23/02/18	L.Ch	B
Issued for Licensing - DRAFT	12/02/18	L.Ch	A

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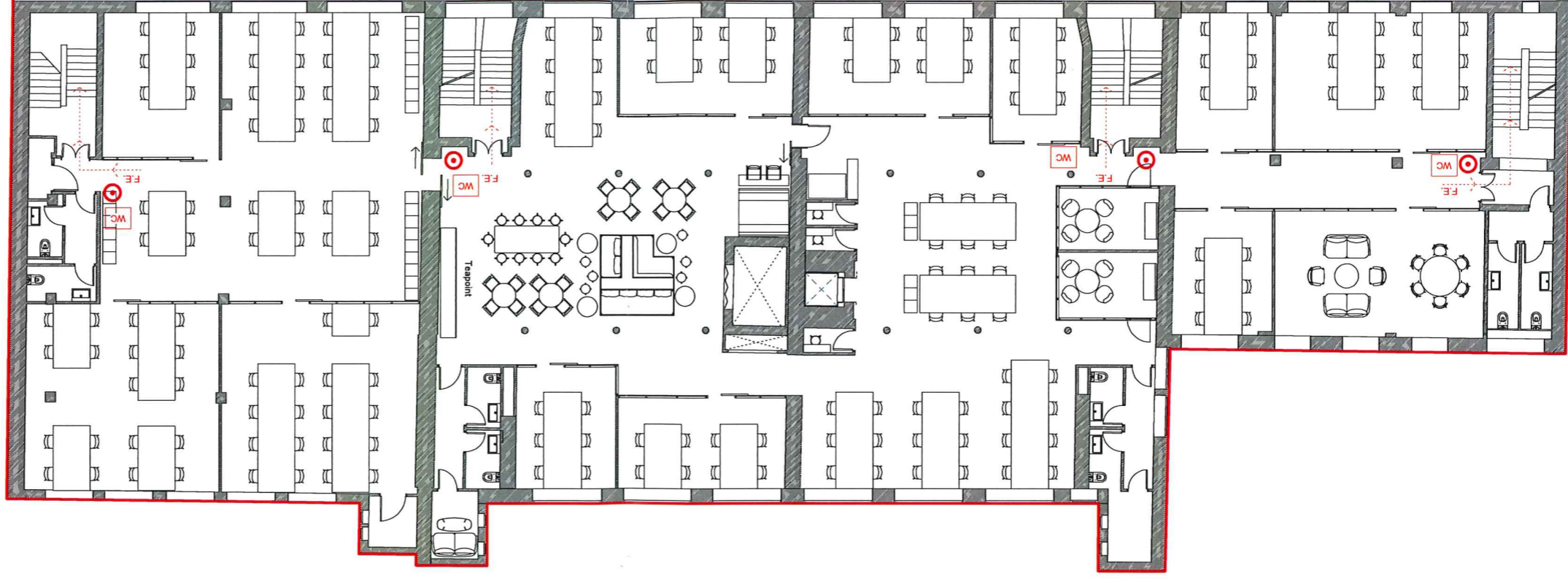
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Project
The Ministry
79-81 Borough Road
London SE1 1DN

Title
Premises Licence Plan
Second Floor

Status
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Date	Scale @ ISO A1	Job Number
12/02/18	1 : 100	17080
Drawing Number	Revision	
17080-SQP-A-SK056	B	



DRAFT

Issued for Licensing - DRAFT	23/02/18	LCH	B
Issued for Licensing - DRAFT	13/02/18	LCH	A

Date: 23/02/18
DW/CK: Rev

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Premises Licence Plan
First Floor

Status: **DRAFT**
Date: Scale @ ISO A1
Job Number: **17080**
Revision Number: **17080-SQP-A-SK055**
Revision: **B**

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2. Licenseable activities may take place anywhere within the red line
3. The locations of any fire safety equipment are subject to the requirements of any fire risk assessment and/or the requirements of the London Fire Brigade

- Legend**
- Fire exit routes
 - Fire call point
 - Fire Extinguisher Station: 1 x Water Extinguisher
 - Fire Extinguisher Station: 1 x CO2 Extinguisher
 - Fire Extinguisher Station: 1 x Powder Extinguisher
 - Fire Extinguisher Station: 1 x CO2 Extinguisher
 - Fire Extinguisher Station: 1 x Wet Chemical Extinguisher
 - Fire Extinguisher Station: 1 x Fire Blanket
 - Fire Extinguisher Station: 1 x CO2 Extinguisher
 - Fire Extinguisher Station: 1 x Foam Extinguisher
 - Fire Extinguisher Station: 1 x Water Extinguisher
 - Fire Extinguisher Station: 1 x CO2 Extinguisher

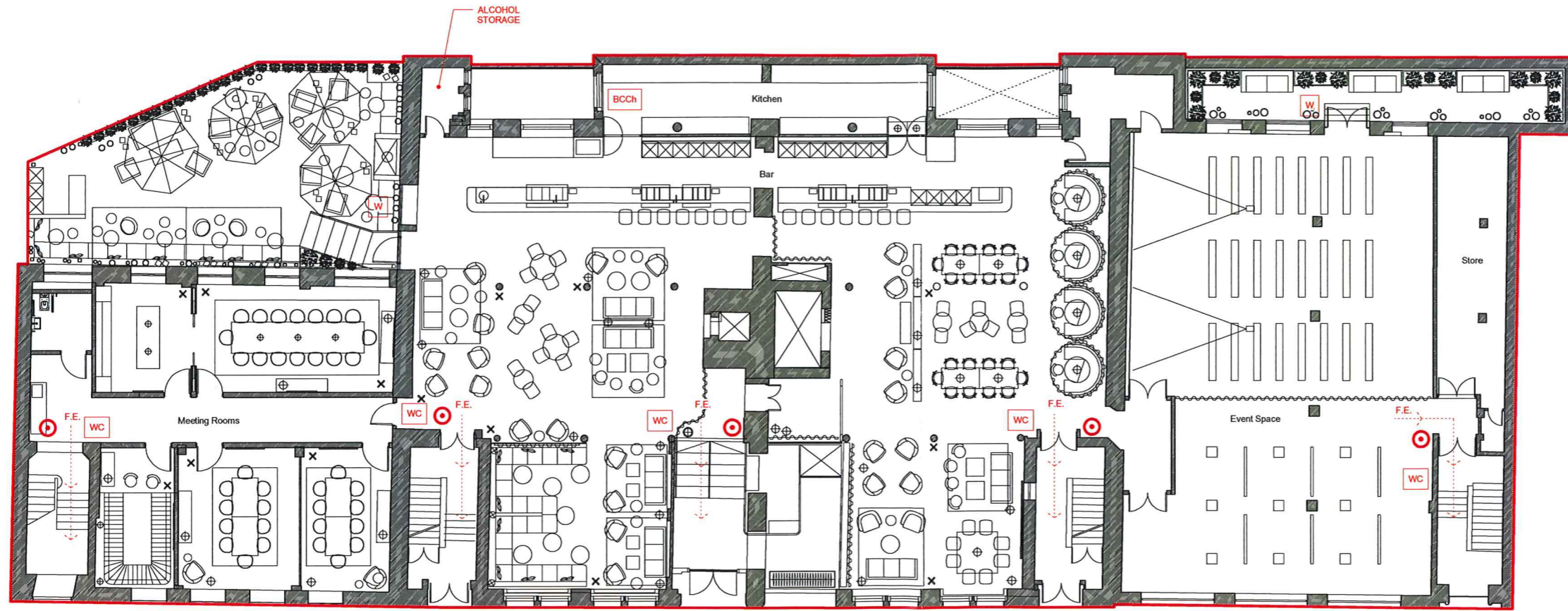
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Legend

- Fire exit routes
- Fire call point
- Fire Extinguisher Station:
1 x Water Extinguisher
1 x CO2 Extinguisher
- Fire Extinguisher Station:
1 x Foam Extinguisher
- Fire Extinguisher Station:
1 x Fire Blanket
1 x CO2 Extinguisher
1 x Wet Chemical Extinguisher
- Fire Extinguisher Station:
1 x CO2 Extinguisher
- Fire Extinguisher Station:
1 x Powder Extinguisher
1 x CO2 Extinguisher
- Fire Extinguisher Station:
1 x Water Extinguisher



DRAFT

Issued for Licensing - DRAFT	23/02/18	LCh	B
Issued for Licensing - DRAFT	12/02/18	LCh	A
Description	Date	Drn/CHK	Rev

SQUIRE & PARTNERS

The Department Store
248 Ferndale Road, London SW9 8FR
T: 020 7276 5555

info@squireandpartners.com
www.squireandpartners.com

Project

The Ministry
79-81 Borough Road
London SE1 1DN

Title

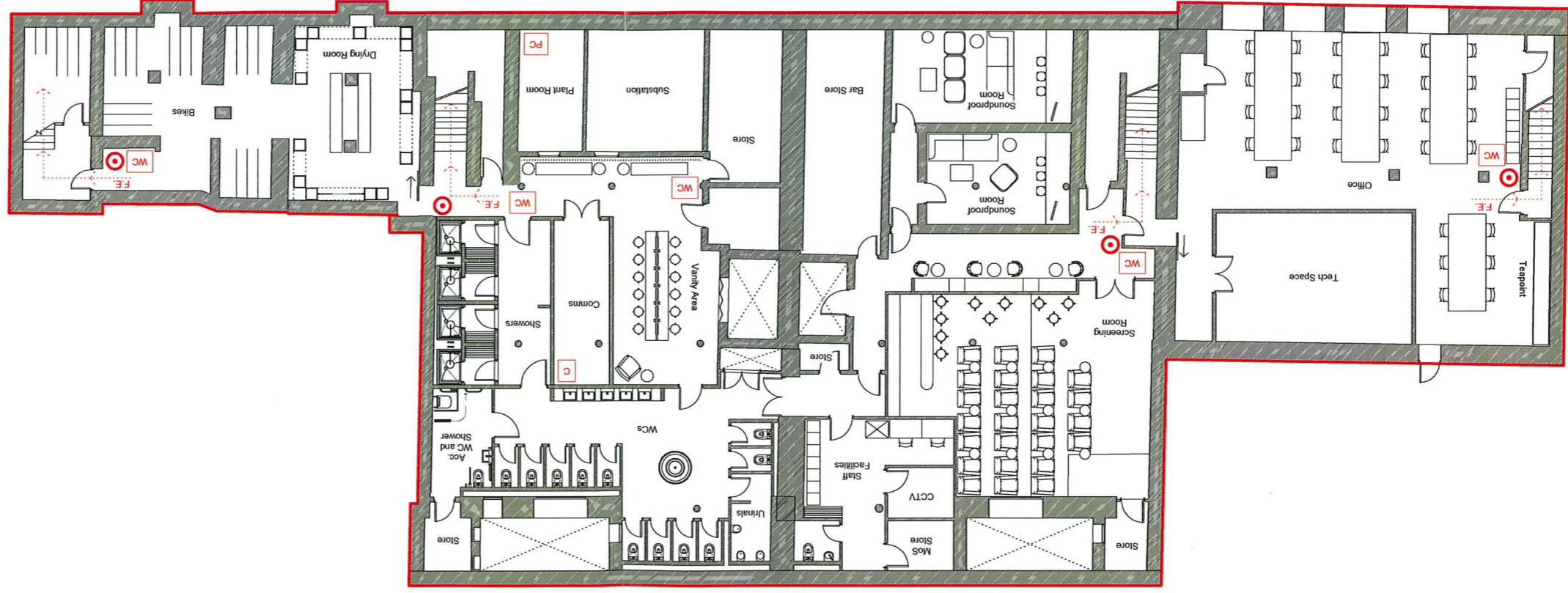
Premises Licence Plan
Ground Floor

Status

DRAFT

Date	Scale @ ISO A1	Job Number
12/02/18	1 : 100	17080
Drawing Number	Revision	
17080-SQP-A-SK054	B	

The Minis



DRAFT

Issued for Licensing - DRAFT	Date	DM/CHK	Rev
B	23/02/18	LCH	B
A	12/02/18	LCH	A

SQUIRE & PARTNERS

The Department Store
248 Finsbury Road, London SW9 8FR
T: 020 7728 5555
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www.squireandpartners.com

The Ministry
79-81 Borough Road
London SE1 1DN
Title
Premises Licence Plan
Basement

Status	Date	Scale	Job Number
DRAFT	12/02/18	1 : 100	17080
Revision	17080-SQP-A-SK053		

- Legend**
- Fire exit routes
 - Fire call point
 - Fire Extinguisher Station: 1 x Water Extinguisher
 - Fire Extinguisher Station: 1 x Powder Extinguisher
 - Fire Extinguisher Station: 1 x CO2 Extinguisher
 - Fire Extinguisher Station: 1 x Wet Chemical Extinguisher
 - Fire Extinguisher Station: 1 x Foam Extinguisher
 - Fire Extinguisher Station: 1 x Water Extinguisher

1. Any detail not required by relevant regulations is indicative only and subject to change without notice
2. Licenseable activities may take place anywhere within the red line
3. The locations of any fire safety equipment are subject to the requirements of any fire risk assessment and/or the requirements of the London Fire Brigade

Do not scale from this drawing. All dimensions to be checked on site. All omissions and discrepancies to be reported to the Architect immediately.
This work is copyright and shall not be reproduced or used for any other purposes without the written permission of Squire and Partners.

From: Prickett, Mark [<mailto:Mark.Prickett@southwark.gov.uk>]
Sent: 12 April 2018 12:06
To: Regen, Licensing
Cc: Mills, Dorcas; Tear, Jayne; 'Graham.S.White@met.pnn.police.uk'; 'Ian Clements'; Luke Elford
Subject: EPT rep - Premises Licence application, 79-81 Borough Road

Dear Licensing,

Southwark's Environmental Protection Team (EPT) have reviewed the new premises licence for The Ministry, 79-81 Borough Road, SE1 1DN.

The premises is described as a "Private members workspace with ancillary bar/restaurant and events space". The following licensable activities are sought;

- A) Plays (indoors) - 09:00 – 00:00 Monday to Wednesdays, 09:00 – 01:00 Thursday to Saturdays, 09:00 – 23:00 Sundays. "Plays ancillary to the main use of the premises as a private members workspace".
- B) Films (indoors) - 09:00 – 00:00 Monday to Wednesdays, 09:00 – 01:00 Thursday to Saturdays, 09:00 – 23:00 Sundays. "Films ancillary to the main use of the premises as a private members workspace".
- E) Live music (both indoors and outdoors) – 09:00 – 00:00 Monday to Wednesday, 09:00 – 01:00 Thursdays, 09:00 – 03:00 Friday & Saturdays, 09:00 – 23:00 Sundays. "Live music as ancillary to the main use of the premises as a private members workspace".
- F) Recorded music (both indoors and outdoors) – 24hrs a day, 7 days a week. "Recorded music throughout ancillary to the main use of the premises as a private members workspace".
- G) Performance of dance (indoors) - 09:00 – 00:00 Monday to Wednesdays, 09:00 – 01:00 Thursday to Saturdays, 09:00 – 23:00 Sundays. "Performance of dance ancillary to the main use of the premises as a private members workspace".
- H) Anything similar to E, F & G (indoors) - 09:00 – 00:00 Monday to Wednesday, 09:00 – 01:00 Thursdays, 09:00 – 03:00 Friday & Saturdays, 09:00 – 23:00 Sundays.
- I) Late night refreshment (indoors) – 23:00 – 05:00 following day, 7 days a week. "Late night refreshment throughout the premises".
- J) Supply of alcohol (on the premises) – 24 hours a day, 7 days a week. "The supply of alcohol in external areas will cease at 23:00.

Opening hours: 24 hours a day, 7 days a week. "The premises will be open to members and their guests 24 hours daily".

Section M part d) of the application has been reviewed. The specific measures outlined to promote the prevention of public nuisance are as follows;

- Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and to leave the area quietly.

- The external courtyard will be closed between 23:00 and 07:00 otherwise than for up to 20 smokers at any one time.

EPT STANCE

Despite the applicant wishing to undertake live music into the middle of the night on Thursdays to Saturdays and perform regulated entertainment 24/7, there is no mention in the application on how noise from the licensable activities, entertainment and from people will be controlled.

All the applicant has offered in terms of measures to prevent public nuisance is a sign and a 11pm limit use of the outdoor area. This is not considered adequate considered the relatively large amount of licensable activities and late hours sought. The 11pm limit is also beyond the 10pm limit advised within the Southwark Licensing Policy 2016-2020 (section 224, page 57).

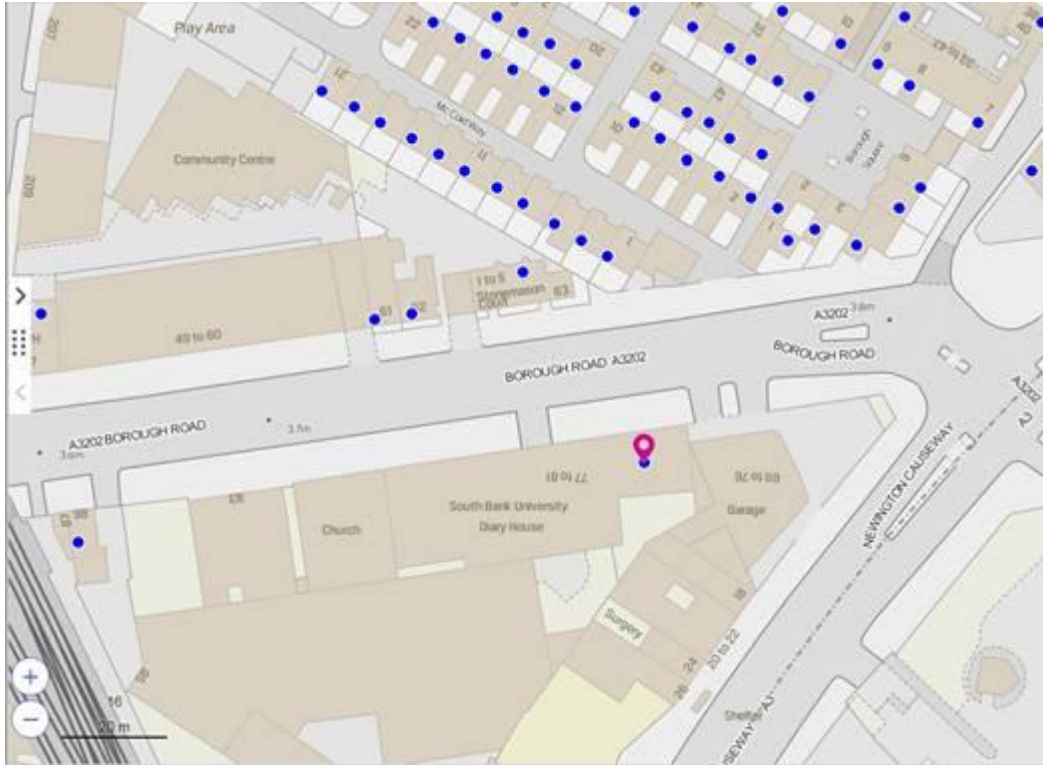
The applicant has also requested live & recorded music to be performed outdoors. No further information is provided on this. This is not considered acceptable in noise terms and as such EPT request this to be removed.

There is no information on what type of events will be held at the premises including what type of entertainment will be provided. There is no mention on whether guests will have to queue up to enter and if so how this is controlled on the public highway, nor any information on how patrons will be dispersed late at night. EPT would expect to see a comprehensive noise management plan with this application. Is there also a noise report done by a acoustic consultancy assessing what music levels will be permissible to ensure noise levels will not be audible outside the premises?

During the site visit on 12th December 2017, it was advised that no improvements/changes to the existing glazing will be undertaken. As such there is concern whether the existing building shell, from which previously was office/educational use for past decades, is capable of controlling entertainment noise? How does the applicant intend to ensure that noise levels will not audible at the closest noise sensitive properties?

At present, given that there is no noise controlling information provided, EPT have serious concerns regarding the whole application and at this stage have no assurances that it can be operated without causing public nuisance.

There are numerous existing properties opposite the premises, which can be seen below denoted by the blue dots;



Until further substantial information is received, EPT **raise objection** to this application.

Kind regards,

Mark Prickett
Principal Enforcement Officer
 Environmental Protection Team
 Tel: 020 7525 0023

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, 160 Tooley Street, London,
 SE1 2QH

Air Quality web pages: <http://www.southwark.gov.uk/air-quality>
 Construction web pages: <http://www.southwark.gov.uk/construction>
 London Low Emission Construction Partnership - <http://www.llecp.org.uk/>



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

MEMO: Licensing Unit

To Licensing **Date** 16 April 2018
Copies Jayne Tear
From David Franklin **Telephone** 020 7525 5800
Email david.franklin@southwark.gov.uk

Subject The Ministry, 79-81 Borough Road SE1 1DN

I make this representation with regards to the application for a premises licence by 79 Borough Road Ltd for the premises The Ministry, 79-81 Borough Road SE1 1DN under the licensing objectives of the prevention of public nuisance and the prevention of crime and disorder.

The application describes the premises as “a private members’ workspace with ancillary bar/restaurant and events space”.

The application is for a new premises licence for the provision of entertainment for the public consisting of plays, films, performances of dance, recorded music and live music and for the sale of alcohol for consumption on the premises.

The proposed termination hours for entertainment varies with each element, however the latest times is for live music as follows:

Mon to Wed 00:00 hours

Thur to 01:00 hours on the day following

Sat & Sun to 03:00 hours and

Sunday to 23:00 hours/

Late night refreshment is to 05:00 hours daily

Sale of alcohol is to 00:00 hours daily

Closing hours are to 00:00 hours.

The closing times for the premises is significantly earlier than the termination for the licensable activities for members of the public.

Section six of the Southwark Statement of Licensing 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 there is a rebuttable presumption under para 119 that applications for new premises licences that falls in the class of premises in 130 of the policy will add

to the cumulative impact of crime and disorder and public nuisance in the area and should be refused.

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 or that the premises is suitable conditions to ensure that the operation of the premises does not fall into the class of premises that should be refused.

The premises is also situated within the Elephant and Castle Major Town Centre Area, the hours applied for are exceed the guidance hours in section seven, table 2 of the policy for this type of premises, which states that the closing time for Restaurants and Cafes: Sunday to Thursday is 00:00 hours and for Friday and Saturday is 01:00 hours.

The applicant has provided conditions within the operating schedule but has not specifically addressed the presumption to refuse the licence. To promote the licensing objectives the default presumption is to refuse the application.

The Licensing as a responsible authority would be willing to discuss these concerns and the application with the applicant with a view to promoting the promotion of the licensing objectives.

David Franklin
Licensing Authority as a Responsible Authority

From: Sharpe, Carolyn **On Behalf Of** Public Health Licensing
Sent: Monday, April 16, 2018 11:47 AM
To: Regen, Licensing
Cc: Public Health Licensing
Subject: RE: Consultation - New Premises Licence, 79-81 Borough Road

To whom it may concern:

Re: The Ministry, 79-81 Borough Road, London SE1 9DZ

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

The applicant requests a new licence for the sale of alcohol on the premises 00:00-00:00 daily and with opening times of 00:00-00:00 daily. .

This premises is located within the Borough and Bankside Cumulative Impact Policy area and in my opinion the applicant has not adequately rebutted the presumption that this premises will add to the cumulative impact of alcohol harms in the local area. The premises is located near a residential area and therefore the dispersal from this premises, going on to the early morning hours, could result in public nuisance and attribute to antisocial behaviour and crime.

Additionally, the applicant has not provided a much detail as to the intended licensable activities that will take place in the venue and therefore it is difficult to suggest conditions to protect the licensing objectives. The applicant has also not given any indication as to the accommodation limit for the venue.

I invite the applicant to contact me – via email or the numbers below – to discuss the concerns I have raised in this representation. If these concerns are not / cannot be addressed, I recommend the application is rejected.

Yours sincerely,

Carolyn Sharpe

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

Carolyn Sharpe | carolyn.sharpe@southwark.gov.uk | 02075250025 | Public Health Policy Officer (People & Health Intelligence), London Borough of Southwark, 160 Tooley Street, London SE1 2QH

Party 1

From: Morris, Adele

Sent: Tuesday, April 10, 2018 5:38 PM

Dear Charlie

I wish to object to this licensing application:

New premises licence for Plays, films indoors 09:00 - 00:00 Monday to Wednesday, 09:00 - 01:00 Thursday to Saturday & 09:00 - 23:00 Sunday. Live Music indoors/outdoors 09:00 - 00:00 Monday to Wednesday, 09:00 - 01:00 Thursday, 09:00 - 03:00 Friday to Saturday & 09:00 - 23:00 Sunday. Performance of dance 09:00 - 00:00 Monday to Wednesday, 09:00 - 01:00 Thursday to Saturday & 09:00 - 23:00 Sunday. Late night refreshment indoors 23:00 - 05:00 Monday to Sunday. Sale of alcohol on the premises & Opening hours 00:00 - 00:00 Monday to Sunday.

- 1) this premises is in the Borough and Bankside Cumulative Impact Zone, where there is a presumption against granting new alcohol licenses
- 2) this premises is directly opposite a low rise residential housing estate, who already have problems with patrons from nearby premises cutting through the estate late at night, shouting and urinating as they go
- 3) the hours applied for for both sale of alcohol and late night refreshment far exceed those recommended in the council's statement of licensing policy for this type of premises
- 4) live music indoors and outdoors until 3am is not acceptable
- 5) the final sentence states that the sale of alcohol on the premises and opening hours are 00.00 - 00.00, which is completely unacceptable
- 6) if this application is granted, the use of any outdoor space should be restricted to 10pm for alcohol, no live music at any time in the outdoor space, all doors to the outdoor space to be kept closed when live music is being played indoors
- 7) if this application is granted there should be no parties or events where large groups of people are leaving at the same time, at the end of the event

Best wishes

Cllr Adele Morris

Cathedrals Ward Liberal Democrat Councillor

Opposition Spokesperson for Regeneration

Vice Chair of Licensing Committee

Deputy Chair, LGA Environment, Economy Housing and Transport Board

LGA Planning Advisory Service Board Member

Party 2

From: Noakes, David
Sent: Thursday, April 12, 2018 11:11 AM
To: Regen, Licensing
Subject: The Ministry, 79-81 Borough Road, London SE1 1DN-licence number 862681

Dear Licensing,

The Ministry, 79-81 Borough Road, London SE1 1DN-licence number 862681

I would like to object to this licence application because of my concerns and those of my residents in regards to the prevention of crime and disorder and public nuisance.

My specific concerns relate to the fact that this road has residential properties, including directly opposite the proposed location of the licensed premises and there are applying for a 24 alcohol licence. Furthermore this was previously an office building, not a purpose built licensed venue and they are applying to show plays, films, live music (indoors and outdoors) and dance and I am concerned at the transfer of noise nuisance and alcohol related anti-social behaviour at all time days of the day and night. It is also highly unusual in my experience to have a licence for late night refreshments until 5am and a 24 hour licence and contrary to our statement of licence policy which has recommended hours of operation. Therefore on the grounds of preventing crime and disorder and nuisance to local residents I am opposing this application.

Councillor David Noakes
Liberal Democrat Councillor for Cathedrals Ward
Opposition Spokesperson for Health and Member of the Health and Wellbeing Board
Vice Chair of Healthy Communities Scrutiny Sub Committee

Tel. no. 0207 525 1326
E-mail david.noakes@southwark.gov.uk



@cathedralsdavid

Southwark Licensing Team
 3rd Floor, Hub 1
 PO BOX 64529
 London
 SE1P 5LX

16th April 2018

Dear Sirs,

Application: Reference: 862681

Address: The Ministry, 79 – 81 Borough Road, SE1 1DN (the Property)

We write further to your consultation in relation to the above application for a premises licence at the Property under application reference 862681 (the **Licence**).

Peabody are one of the oldest and largest housing associations in London. Peabody Group now owns and manages more than 55,000 homes across London and the South East, housing over 111,000 residents. We also have 8,000 care and support customers. We have a long history of delivering new affordable housing in Southwark, and the Borough is also home to our Head Office.

Our mission is to help people make the most of their lives by providing good quality homes, working with communities and promoting wellbeing.

We are supportive of the refurbishment of Diary House to provide new workspace in the Borough. However, we wish to make representations against the grant of the Licence in its current form, and would recommend alternative conditions are imposed in order to ensure the objectives of the Licensing Act 2003 (the **Act**) and the Council's Statement of Licensing Policy are met.

In particular, we consider that the grant of the Licence would threaten the following objectives of the Act:

- the prevention of crime and disorder;
- public safety; and
- the prevention of public nuisance.

We set out our objections in the context of each of these objectives below.

The Nature of Use

The use of the premises is described as a '*new members' club and shared workspace*'. The publicity refers to full service restaurant and bars, a cinema, outdoor terrace and event spaces and private dining rooms. In correspondence with the Ministry it has been clarified that these uses are seen as ancillary to the offices. However, although they may be ancillary the imagery suggests that these occupy a

a significant proportion of the building.

Even on an ancillary basis these spaces could attract large numbers of people and the combined capacity of these spaces has not been quantified.

The membership of the club is described as being '*persons over the age of 18 who have paid for office space within the building*' their *guests*, and *founding members*. This pool of people is potentially very large, and has not been quantified.

These factors, when coupled with the provision of live and recorded music in the early hours of morning run the risk of causing nuisance and impeding the prevention of crime and disorder.

Appendix 1 – Screenshots from www.theministry.com

Context

Peabody own the majority of the neighbouring land directly to the rear of Diary House, including the abutting property at 82 Borough Road.

This site is allocated in the New Southwark Plan as development site NSP42. This requires that the site is redeveloped to provide new housing, including affordable housing.

It is our intention to ensure that this site is brought forward for a mixed-use residential redevelopment. The redevelopment of the site will result in a greater number of sensitive residential uses in the vicinity of the site.

We invite the Council to take into consideration the impact of granting the Licence on existing residents in the vicinity of the Property as well as the impact on future residents. The Council's consideration in this regard would fully align with its commitment in the New Southwark Plan to quality affordable housing. While we acknowledge that the planning and building control regimes are independent of the Council's licensing policies, we note that the Council's Licensing Policy states that Southwark will '*look to ensure proper integration with the planning regime*'. Ensuring that the objectives of the New Southwark Plan, including the provision of much needed housing and affordable housing, are met would reflect this integrated approach.

A plan showing the likely future relationship between Diary House and the Triangle is included at Appendix 2.

Peabody's Objections

1. The Prevention of Crime and Disorder

As the Council will be aware, late night premises of this nature can bring with them the risk of disorder, anti-social behaviour and crime.

The Property is situated within the Elephant and Castle Monitoring Zone. Such monitoring zones share similar characteristics to Cumulative Impact Zones in that instances of crime, disorder and nuisance are elevated.

Further, the Council's Licensing Policy has identified that: "with around 1300 licensed premises operating within the borough, parts of Southwark have now reached saturation point. Where this occurs the economic benefits of the night time economy begin to be outweighed by the health impacts, loss of amenity and the costs of excessive alcohol consumption, crime and disorder".

It is unclear how the applicant has demonstrated that the benefits of these proposals will outweigh the risks identified above. The applicant requests permission for the 24 hour-sale of alcohol, 24 hour opening hours, 24 hour playing of recorded music: as submitted, the applicant's proposed conditions are simply not sufficiently robust to provide the protection that is needed.

2. Prevention of Public Nuisance

Our concerns are that if a use becomes established, without proper and considered controls in place it can cause significant problems both now and in the future. This would be contrary to the Act's objectives to prevent nuisance.

Our concerns include:-

1. The extent of the hours of operation for live/recorded music, events and dance etc;
2. The potential for noise-break out from the premises
3. The extent of the hours of use of outside areas;

We believe that alternative conditions could overcome these concerns

We have raised our initial concerns directly with the Ministry, who have responded and provided a list of proposed conditions. However, at the current time we do not agree that the proposed conditions are sufficient and that they will ensure the Licencing Act objectives of preventing nuisance are achieved:

Copy Letter from Ministry Attached at Appendix 3.

Proposed Conditions

There is a list of licence conditions given on the Southwark website. In correspondence with the Ministry we have also been provided with a further list of conditions. These do not agree with those on the website. It would be helpful if a consolidated list of proposed conditions could be circulated to all parties.

In the interim we believe the following amendments to the conditions should be made to prevent nuisance:-

Overall Hours for Sales of Alcohol and Refreshments

This is proposed to be 24hr a day for alcohol sale and 05.00 for refreshments.

We believe this should be amended to prevent sale of alcohol and refreshments between 23.00 and 08.00

Building Fabric and Noise Break Out.

We note that the building will undergo extensive refurbishment to accommodate its new uses, and this would be the sensible time to ensure that all necessary acoustic mitigation measures are incorporated within its fabric. This would avoid the need for any expensive retro-fit of solutions should problems arise in the future.

In correspondence the Ministry make reference to a condition that states '*no noise generated on the premises shall emanate from the premises, nor vibration be transmitted through the structure of the premises which gives rise to a nuisance*'. Though not included on either list of conditions we assume it is one under consideration. We welcome the principle of this form of condition.

We propose that this condition should be more explicit about what is required to ensure that noise does not emanate from the building. The Council's Licensing policy at para.245 makes the following suggestions for matters that should be considered.

245. This authority expects that the following measures will be considered and applied appropriate to the level of risk of nuisance being created.

- The provision of and management control of entrance / exit lobbies, so as to ensure that the integrity of the premises is maintained and internal sound contained
- The provision of acoustic double door lobbies of an adequate residence time
- The provision of acoustic seals and self closers on doors
- The installation and / or maintenance of double glazing / sound resistant glass;
- The provision of sound insulation to party walls, floor and ceiling
- The provision of alarms to fire doors or other private external doors
- Keeping doors and windows closed where performances of regulated entertainment take place
- The installation and use of a sound-limiting device for all amplified sound to enable maximum volume and bass to be set at levels appropriate for the premises / event
- The connection of fire doors and / or private external doors to the sound limiting device (so that volume is reduced if the doors are opened)
- The provision of additional air conditioning / air cooling to enable doors and windows to remain closed during any entertainment
- The provision of acoustic baffling to any ventilation extract and intake system
- Management and recording of periodic perimeter checks

We suggest that as a minimum these should be required:-

- Provision of sound insulation to party walls;
- Keeping doors and windows closed where performances of regulated entertainment takes place;
- Provision of air condition to enable doors and windows to remain closed during entertainment;
- Installation of sound limiters.

Use of External Areas

The location of the external areas is not defined. However, we believe the Ministry wish to make use of a courtyard space to the rear of the building.

- We consider this area should not be used between 21.00 and 0900.
- There should be no exemption for smokers after this time;
- There should be no recorded music or performance in this space at any time.
- An outside bar should not be provided.

Conclusion

The proposed operation has the capacity to cause significant nuisance given the apparent scale of the restaurant, event and bar uses. The capacity of these spaces has not been quantified. The imposition of conditions as recommended above is necessary to prevent nuisance in the area.

We consider that taking care to ensure this use is properly regulated from the outset can avoid significant problems both now and in longer term.

If you require any further information in the first instance please contact Richard Murrell, Regional Delivery Manager (richard.murrell@peabody.org.uk)

YOURS sincerely,



Angela Epps
Director of Delivery

All images copyright Ministry of Sound

This is The Ministry, a new members' club and shared work space for creative businesses.

We've taken a stunning Victorian warehouse and added a restaurant, 70-foot bar, outdoor terrace, 40-seater cinema, and a large event space to host our exciting cultural event programme.

Above, there are four floors of bespoke private offices and shared working areas, with meeting rooms, soundproof studios, and an immersive tech suite.

This is not the standard, dreary, pitiful working environment or over-the-top members' club, but a place built by creatives for creatives. It's a long overdue.

Opening July 2019 in London (SE1)

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ENQUIRE













FAO: Richard Murrell

Peabody
Albion House
20 Queen Elizabeth Street
London
SE1 2RJ

By email and post

11 April 2018

Dear Richard

The Ministry – Application for Premises Licence

I refer to your email of 9 April and it is unfortunate that you feel this way. We felt that we had taken into account any possible concern that you might have in proposing the conditions we have invited London Borough of Southwark to impose, as I set out below. It would appear that you have not seen them.

You seem to suggest some form of subterfuge, there is none. We were told by our licensing lawyers that the notice provisions in relation to an application under the Licensing Act 2003 are mandatory and we are also aware that this Licensing Authority goes to great lengths to make sure that all the public are properly notified (they send out emails to interested parties and notify the ward councillors).

We didn't send you a copy of the application because your position as a neighbour is complicated by the fact that you have not applied for planning permission and are going through the pre-application process which may change your application. Our licensing lawyers have told us that the Licensing Authority is confined to weighing evidence against the 4 licensing objectives, which, as you will know, do not cover planning issues (but see below).

We understand it will be very difficult for the Licensing Authority to take any representations from you into account, when they simply do not know whether planning permission is going to be granted; and even if it is, that residents would not be moving in for a number of years whilst development takes place. If there are problems in the future, an application can be made to review the licence.

Prior to giving notice of application our licensing solicitor met with local authority representatives and the Police and took their recommendations into effect by including them as proposed conditions. This will allow the Licensing Authority to enshrine those proposals into conditions, breach of which would be a criminal offence with an unlimited fine and, perhaps more importantly the Licensing Authority could revoke the licence.



I want to put your mind at rest straight away; the very first condition that we have proposed states that

"the Premises will operate as offices with ancillary bar and event space. Save for Founding Members, membership shall be limited to persons over the age of 18 who have paid for office space within the building"

I hope that you also take comfort from the third condition, which confines licensable activities to members and their guests and people employed there. This will be strictly controlled

"admission to the premises shall only be:

- (a) via reception where a member of staff will record each admission;
- (b) by members using electronic key card or similar"

Your proposed conditions (ii), (iii) and (iv) are dealt with by condition 5 which states

"no noise generated on the premises shall emanate from the premises, nor vibration be transmitted through the structure of the premises which gives rise to a nuisance"

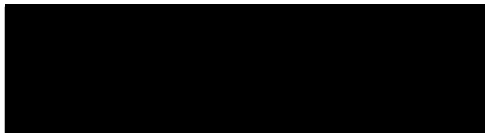
As for your comments in relation to the time at which alcohol can be sold to members and their guests we have specifically restricted the application to on-sales and licensable activities will be confined in the envelope of the premises so will not have any effect on residents in your development.

I attach hereto a copy of those conditions which I hope will provide another layer of comfort.

We appreciate the support that you have given us and we are very excited about The Ministry. We believe it has a unique position as the first private members club with shared workspace for the creative industries. I am looking forward to showing you around the offices as soon as we are open.

I do hope that by setting out the above I have allayed your fears as I really do feel that this exciting project can operate without causing any noise or nuisance to our neighbours, no matter where they might be.

Yours sincerely



Lohan Presencer
Director
79 Borough Road Limited

Enc.

Richard Murrell

From: Richard Murrell
Sent: 09 April 2018 11:02
To: Lohan Presencer
Cc: Angela Epps; Patrick Duffy
Subject: The Ministry Licensing Application

Dear Lohan,

It has come to my attention that MoS have applied for a premises application at Diary House.

I am disappointed that we did not find out about this application directly from you given our attempts to foster a more open and collaborative approach to working with you on the Triangle site.

I have always been supportive of your plans to bring forward a co-working space in Diary House. However, I am concerned about the references in your publicity to full service restaurants, bars, cinemas, terraces, event spaces and private dining rooms. These activities, when coupled with your proposed hours of operation could cause significant nuisance.

It would be helpful if you could outline where within the building these different uses will take place so I can better understand any potential impacts on our interests. Can you clarify this for me?

At the current time we would recommend that the licence is only granted if conditions were agreed including:-

- i) Prevent use of outside areas beyond 17.00;
- ii) Require windows to be kept closed to prevent noise-break out after 17.00;
- iii) Require suitable air-conditioning to allow bar areas to function with windows closed;
- iv) Require suitable sound insulation and noise limiters on amplified or live music to prevent noise audible outside of building;
- v) Require sale of alcohol to cease at 23.00.

Are conditions in these areas matters that you are willing to discuss with us?

I look forward to hearing from you at your earliest convenience, and of course in advance the deadline for representations on 16th April.

Note that this email is without prejudice to any formal representations we may make through the licensing process.

Kind regards

Richard

Party 4

[REDACTED]
[REDACTED]
[REDACTED]
SE1 1DZ

15 April 2018

By e-mail:licensing@southwark.gov.uk

Dear Sir/Madam

Re: licence application 862681(79-81 Borough Road)

I am writing to object to licence application 862681(79-81 Borough Road).

I have reviewed the licence application and been a resident of Borough Road for 5 years and live in extremely close proximity to the proposed license site (directly across the road). As I am sure you are aware Borough Road is a highly residential area (Scovell Estate being directly behind Borough Road in addition to a number of private residences on Borough Road itself).

In particular, I strongly object the applications to: (i) play recorded and live music inside and outside 24 hours a day, 7 days a week; and (ii) serve alcohol 24 hours a day, 7 days a week, on the grounds of:

- prevention of crime and disorder – including potential drug use, public urination, vomiting, vandalism and other criminal/anti-social behaviour associated with alcohol consumption;
- prevention of public nuisance – including noise pollution from music and patrons in the proposed outdoor area, increased footfall and traffic; and
- public safety – again related to the sale of alcohol on a 24/7 basis and patrons coming and going at all hours of the day.

As the building has historically been used as office space, I am extremely concerned that it is not fit for purpose for a 24 hour music licence and that vibrations and sound inside, as well as outside, are likely to carry into my property. Indeed when previous office tenants of 79-81 Borough Road held a leaving party, the music was clearly audible throughout my property and I did in fact report the problem to the Southwark Council noise team. Borough Road is particularly quiet late at night/early in the morning and a 24 hour bar/music venue is likely to have a material negative impact on the quality of life for local residents.

At a minimum, I would request that: (i) licensing hours be limited so that alcohol is not served late at night; (ii) music is not played outside or audible outside of the premises at any time whatsoever; and (iii) no outdoor activity/loitering is permitted on Borough Road itself at any time. An alternative entrance/exit should be provided on Newington Causeway or another less residential street for anyone leaving at unsociable hours.

It is not clear from the application whether the application is for private members only or potentially for a wider clientele. I would urge Southwark council to clarify that access is strictly for members only, in order that the new premises does not evolve into an extension of the existing main nightclub.

A 24 hour alcohol and music licence seems unnecessary and entirely unreasonable.

Thank you for considering these objections,

Yours faithfully

[Redacted signature]

[Redacted name]

Party 5**From:** [REDACTED]**Sent:** Monday, April 16, 2018 5:47 PM**To:** Regen, Licensing**Subject:** Objection to license 862681 for The Ministry, 79-81 Borough Road, SE1 1DN**Objection to license 862681 for The Ministry, 79-81 Borough Road, SE1 1DN**

To Whom it may concern

15th April 2018

Dear Sir or Madam,

I am the owner of the property at [REDACTED] McCoid Way LONDON SE1 1PT which is very close to the site of the proposed license application 862681

My objections are on the grounds of prevention of public nuisance and public safety.

I am a neighbour and we currently already suffer from antisocial behaviour due to drunkenness, noise and drug dealing related to the Ministry of Sound nightclub in the next street. This premises for which the license is proposed is much closer and will bring the problems nearer. I live opposite 79-81 Borough Road in a quiet residential area. I believe if this license is agreed I will have less chance of uninterrupted sleep at night and there will be an increase in noise and antisocial behaviour such as vomiting and urinating at all hours.

I am concerned there are not enough enforcement measures in the application to control the degree of noise outside the building resulting from music played and clients arriving and leaving the premises.

I am opposed to the licensing of outdoor music and strongly oppose any measures which allow for noise on the street or use of the pavement in front of the club.

I am opposed to the 24 hour sale of alcohol every day of the week and the opening hours as a club as this could result in pavement noise from queues and inebriated guests coming to and from the site day and night.

We were informed by Peabody on the Borough Triangle site that this was to be an office building for the Ministry of Sound and were unaware of this application for a license because of its change of proposed use until the last minute. The Ministry of Sound's previous application for a music club was strongly opposed by local residents, who are under the impression this building at 79-81 Borough Road is for office use. I have no objection to office use. There is a large housing plan proposed for the rest of this Borough Triangle site which reflects the increasing the density of residential use of the area which I believe is not compatible with this kind of license.

For the above reasons I wish to lodge a strong objection to Licence 862681 on the grounds of public disorder and nuisance as described in the Licensing Act 2003 and its direct effect on my amenity as a resident neighbour in the area.

Your faithfully,

[REDACTED]

Party 6

From: [REDACTED]
Sent: Sunday, April 15, 2018 9:28 PM
To: Regen, Licensing
Subject: The licensing application number is 862681

Dear Sir/Madam,

I'd like to lodge my objection to application 862681.

Over the last few years I've repeatedly experienced disruption caused by Ministry of sound. Specifically with their student nights(Tuesdays). This never used to be an issue before large blocks of student accommodation were built in the area. I've lived as a neighbour to ministry for 10 years. I've had various conversations with the club but I still repeatedly get disturbed on students nights by people shouting/screaming/singing on their way to/from Ministry. Their weekend crowds aren't an issue.

It concerns me that they that have applied for a 2nd venue licence in the area which further adds the potential for more disruption in what is a quiet residential area. Paticuarly as the licence is 24/7 for many activities.

I live at [REDACTED]

If you are to grant this licence I'd like to suggest a stipulation that no students nights or student promotions are allowed if possible as this is the demographic that cause the most issues late at night from my experience.

Kind regards

[REDACTED]

Party 7

Senders Email Address: [REDACTED]

Message:

Licensing application for a new premises licence at The Ministry of Sound, 79-81 Borough Road

Number 862681

In relation to the license application: I wholly object to this application. As a long term resident and owner directly on borough road, SE1 number 65, I already suffer the consequences of living in close proximity to MOS as theirs security does not currently monitor borough road and does nothing when issues are highlighted to them, I am frequently disturbed by pre and post club night antisocial activities at all hours of the morning, not a exhaustive list but below is some of what I have to experience on a frequent basis:

- Open drug dealing on the street,
- Clubbers using my house wall as a urinal
- after parties being held in vehicles outside my house (including loud music, horn beeping, sexual activity in vehicles)
- gangs of drug taking sitting on my doorstep making it intimidating to go and ask them to move on, noise of gas canisters, screaming shouting and laughing etc.)
- frequent residues from drug and substance taking in my front garden, silver gas canisters and small plastic sachets
- knocking on my door between 4 and 7am after club closes with for various reasons: pranks, asking to use mobile to get a cab, asking for money etc.
- club music noise is often audible too as the bass beat vibrations carry down the street

Having such an additional licence would only bring more of this antisocial behaviour to the street which I am not prepared to tolerate. The police and environmental teams are very unresponsive to complaints of such nature so any governance etc would not put a stop to it

Please let me know if I need to do anything else to register this objection

Best regards

[REDACTED] Resident Borough Road

party 8

Senders Email Address: [REDACTED]

Message:

Regarding licence application for 79-81 Borough Rd

I am the owner of [REDACTED] Borough Rd SE1 1DZ - directly opposite the site where the licence is sought for. Being a resident I object strongly to the 24 hour licence application - it will bring unnecessary noise and disturbance to a residential street that otherwise enjoys peace and quiet, and has done for a very long time. We were very active as a community to resist the previous plans by the MoS to relocate their club into our street. This to me appears to be the same issues/problems, morphed into a "private club". A licence of this type is also likely to cause public disturbance and a potential to increase crime into the street. The unspecified outdoor entertaining areas are also a concern from a noise/disturbance of the peace perspective. Please consider strongly the long standing residents of this street.

kind regards

[REDACTED]

party 9

From: [REDACTED]
Sent: Saturday, April 14, 2018 1:54 PM
To: Regen, Licensing
Subject: objection to license 862681

To Whom it may concern

14th April 2018

Dear Sirs

I the undersigned, [REDACTED], am a freehold owner of the property at [REDACTED] McCoid Way LONDON SE1 1PT.

My property is very close to the business concerned by license application 862681 (The Ministry, 79-81 Borough Road, SE1 1DN).

I am objecting to the provisions of the application on the grounds of prevention of public nuisance, and public safety.

I am concerned there are not enough enforcement measures in the application to control the nuisance impact of customers coming and going from the premises, in particular inebriated patrons let loose on the public highway. There appears to be an intention to sell unlimited alcohol on the premises 24/7. What happens inside the building is of no concern to me, it is the strengthening of measures to deter potential noise & public disturbance outside the premises that concerns this objection.

I would propose a hardening of de minimis measures to ensure that there are more enforceable controls, such as:

- confirm the term "outside" only refers to the inner building compound, under no circumstances the front of the building
- All people using the facilities to be signed in and signed back out
- No noise to spill out onto Borough Road above 50dB at 5m from front of building at any time (and this is made subject to legally enforceable prohibition measures, with fines and prosecution a realistic and credible deterrent)
- Security to be visible outside the front of the building during any live or significant event for the duration of that event, and for at least two hours following its completion
- Remove "Supply of Alcohol (on sales) 24hrs daily" which seems to over-ride other statements
- Define a reasonable maximum number of people in and queuing in to the building at any one time

Thank you in advance for your consideration of this objection.

Your sincerely,

[REDACTED]

Party 10

From: [REDACTED]
Sent: Sunday, April 15, 2018 3:53 PM
To: Regen, Licensing
Cc: Noakes, David
Subject: Licensing application for a new premises licence at The Ministry of Sound, 79-81 Borough Road

We have owned a residence, [REDACTED] Borough Road, SE1 1DZ, since it was constructed in 1997, and resided there.

We have a long-term interest in the safety and security of this mostly residential section of Borough Road.

We see it as important that the area is continued to be improved in a sympathetic and positive manner, not creating an environment subject to a drinking and loutish culture.

We wish, therefore, to object strenuously to the granting of a licence to the above premises. The building is located in a quiet and mostly residential street where the type of activity associated with this application

is inappropriate and will be intrusive and create annoyance. The presence of this facility is likely to create public nuisance.

- 1) In particular given the nature residential nature of the area the granting of a 24 hours licence is entirely unreasonable
- 2) Any outside tables, chairs and other furniture outside on the pavement of Borough Road would create a hazard and likely to generate noise along with alcohol stimulated anti-social behaviour.
- 3) The playing of live or recorded music outdoors is highly intrusive into the private homes of those dwelling in Borough Road and its vicinity. Similarly, with the playing of music and films indoors where noise may spill out into neighbouring residential area.

Furthermore, it is important to take all measures that will prevent crime and disorder on our streets which it has been recognised is stimulated and fuelled by late night-drinking.

The well-being, welfare and safety of residents, a significant number of whom are elderly, should be a primary consideration; the licensing of these premises is incompatible with this ethos which has been a hallmark of Southwark.

[REDACTED]

Party 11

From: [REDACTED]
Sent: Sunday, April 15, 2018 3:57 PM
To: Regen, Licensing
Subject: Licensing application at The Ministry of Sound, 79-81 Borough Road - 862681

Hello,

As a local resident I would like to formally object to the licensing application at the new ministry of sound at 79-81 Borough Road.

Our first concern is the foot traffic and accompanying noise coming from a club that has live music and a 24 hour liquor license. Clubs often have large queues of people waiting outside or going outside to smoke and subsequently making a lot of noise during the late hours of the night. As our development has older homes, we do not have very good sound proofing, hence our noise concerns. It should be noted that our development is also primarily senior citizens, and all the houses are floor level residences.

Our second concern is the 24 hour liquor license. There are very few 24 hour bars in our area, so we are concerned that this will result in this venue becoming a destination for late night drinking and noise.

Finally, we currently have a rubbish issue in front of our development, specifically directly in front of our flat. There is consistently rubbish being dumped, including loose pieces of food waste, beer bottles, and other miscellaneous objects (pictures attached). This attracts foxes and other vermin to our development and we would only expect this issue to be exacerbated by a 24 hour club.

To be clear we are not against the entirety of this new development but only want our concerns heard, specifically on noise and the 24 hour alcohol license to be more limited in line with other establishments in the area.

Thank you,

[REDACTED]

Party 12

From: [REDACTED]
Sent: Thursday, April 12, 2018 8:11 PM
To: Regen, Licensing
Subject: Ministry

Sent from my iPad

My objections to the application for 24 hour drinking licence are as follows

Not enough time has been given for people in the area to voice their objections I am not sure many people know about it.

Borough Rd is a residential area, a 24 hour drinking licence would be inappropriate it would encourage crime and disorder in a area that is becoming less safe to live in.

Noise eg cabs pulling up banging doors at all hours ,rubbish littering the road and people hanging around day and night will cause residents no end of problems.

Sent from my iPad

Hi Charlie
Would you be kind enough to add my address to the objection I emailed to your department about the ministry of sounds application for 24hr drinking license

Many thanks [REDACTED]

13

From: [REDACTED]
Sent: Thursday, April 12, 2018 8:48 PM
To: Regen, Licensing
Subject: Objection: The Ministry of Sound License Application 79 - 81 Borough Road

To whom it may concern,

I am writing to you on 12/04/2018 to object to License Application 862681, The Ministry 79 Borough Road. My objection pertains to all aspects of the application, but specifically and most strongly to the application for a 24-hour alcohol license on the grounds of the prevention of crime and disorder and the prevention of public nuisance

As I am sure you are aware, Borough Road is a heavily residential street and the introduction of premises serving alcohol 24-hours and supporting late-night performances will have a strongly adverse impact on local residents. It strikes me as highly likely, if not certain, that both of these factors will lead to noise nuisance late at night and increase the chances of alcohol-related anti-social behavior/disturbance.

The fact that the proposed site for the venue is a repurposed office block on serves to heighten my concern, as it is clearly not fit for purpose in containing the noise of performances or the ambient noise of a busy social venue within the premises, meaning that it will spill out into the surrounding area causing disturbance for residents.

Furthermore, on its website (http://theministry.com/?gclid=EAIaIQobChMIIndecmpmj2glVSrHtCh2ZSApyEAAYASAAEgKpfvD_BwE) The Ministry describes itself as a "members' club and shared workspace for creative businesses". I fail to see why a business of this nature would require a 24-hour alcohol license, or indeed need to host late night performances.

Thank you for considering my concerns.

Yours,

[REDACTED]

Party 14

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

From: [REDACTED]
Sent: Friday, April 13, 2018 11:08 AM
To: Regen, Licensing
Subject: Re: Contact form for: Licensing Team

> Senders Email Address: [REDACTED]
> Message:
>
> Regarding license application 862681

> I am not supportive of this venue being granted a 24hr license.
> There is no way to control the people leaving the venue and the noise
> and disruption which could be caused. There is likely to be a
> dramatic increase in possibility of public nuisance. As an owner of a
> property in Borough Road, I object to this application.
> thanks

> [REDACTED]

Party 15

From: [REDACTED]
Sent: Thursday, April 12, 2018 12:01 PM
To: Regen, Licensing
Subject: Objection to Licensing Application 862681

Dear Sir/Madam,

I live in an old & delicate 200 year old period property [REDACTED], Borough Road SE1 1DZ) and have just found out that the Ministry of Sound has lodged an application relating to the premises opposite the road from my house (79-81 Borough Road).

The MoS application to Southwark Council is in order to acquire a licence for plays, films, live music (indoors and outdoors), dance performances, sale of late night refreshment and, most distressingly, sale of alcohol for 24 hours. Having had a closer look at their application, I find to my complete dismay that the opening hours are from 9am to anything from 11pm to 3am every day of the week.

I would request you to visit our road, where you will find that, right across from this proposed club/theatre/music/entertainment venue, is a block of quiet residential properties. My husband and I purchased our house over 10 years ago with a view to living out a quiet retired life in it. While I am fully aware that our area is fast developing with numerous high-rise buildings coming up nearby, I sincerely hope that the Council will pay heed to the concerns of residents who have lived here much longer than these developments.

I do not need to describe the potential noise and disturbance that will be caused by the MoS's plans to develop what is currently a quiet office block into a late night entertainment venue. They are already an occasionally troublesome neighbour with some of their clients exiting their nightclub on Gaunt Street nearby and proceeding to urinate, vomit and even carry out drug deals at our door (all of which we have personally witnessed).

We were informed that they had taken the building opposite us to use as office space and, of course, we had no objection to this. However, that they now propose to blast us hapless local residents with outdoor music and announcements and possibly even performances is completely beyond me. What a lack of civic sense they show!

I am particularly concerned for the safety and welfare of our daughter who is a young woman with special needs and whose bedroom window will directly overlook this proposed venue.

Therefore, I wish to lodge a strong objection to Licence # 862681 on the grounds of public disorder and nuisance as described in the Licensing Act 2003.

Thanking you.

Yours sincerely,

[REDACTED]
[REDACTED]

TLT LLP

20 Gresham Street
 London EC2V 7JE
 T +44 (0)333 006 0300
 F +44 (0)333 006 0311
 DX 431 London Chancery Lane

www.TLTsolicitors.com

Our ref 303L/JS21/KB01/099277/000011
 Your ref



Dorcas Mills
 Licensing Officer
 Southwark Council
 3rd Floor
 London
 SE1P 5LX

By email only to dorcas.mills@southwark.gov.uk

Direct tel	+44 (0)333 006 1357	Date	1 May 2018
Direct fax	+44 (0)333 006 0311	Email	Julian.Skeens@TLTsolicitors.com

Dear Dorcas

The Ministry, 79-81 Borough Road

The Ministry of Sound is synonymous with all things music and dancing with an enviable reputation worldwide. The Ministry (the application premises) will tap into and hopefully enhance that reputation, but it is not a nightclub. This is a four storey office block with 750 desks/workspaces and this premises licence is to authorise ancillary facilities for the audio, visual and creative technologies coming together in entrepreneurial office space.

Given the Ministry of Sound's reputation it is not surprising that the application has attracted numerous representations fearing that this office building will be operated as a nightclub. That is not what is proposed and I have therefore drafted a number of conditions which are designed to give both the Licensing Committee and the local residents confidence that the premises cannot be operated as such. I attach those draft conditions for consideration.

I also attach a presentation document which, hopefully, shows what is proposed at these premises.

I should be grateful if both documents could be circulated to members and those who have made representations.

The representations that have been lodged by officers of the council have all invited a meeting and I am trying to organise that as soon as possible. Local elections have not helped but, for your benefit I attach a copy of the letter that I write to Mark Prickett (he has been away). In that letter I refer to a detailed acoustic report which, as a result of the election truncating time for discussions, will not be available until tomorrow. I am hoping not to have to trouble the Committee with consideration of that detailed academic report on the basis that I am also hoping that it will allay a number of the fears expressed in representations.

46175777.1

I will write again once I have had the privilege of meeting Mark and his colleagues.

May I thank you in anticipation of your kindness and what must be a very busy time for you.

With my best wishes.

Yours sincerely


Julian Skeens
Partner
for TLT LLP

*dictated by Julian Skeens but typed in his absence.

Conditions

1. No noise generated within the premises shall be audible in any other noise sensitive premises so as to be a nuisance.
2. All amplified music generated in the event space, cinema or bar/restaurant shall be relayed through a noise limiter which will be set at a level to ensure that the music shall not cause a nuisance in any other noise sensitive premises.
3. No member of the public will be admitted to the premises.
4. No live regulated entertainment shall be authorised by this licence.
5. Regulated entertainment by way of recorded music shall not be permitted off the premises
6. No table or chairs shall be permitted on the pavement in front of the premises.
7. Sound lobbies shall be maintained at the entrances to the event space and the bar/restaurant as shown on the plans.
8. Whenever regulated entertainment is provided doors and windows shall be closed except for intermediate ingress and egress.
9. The maximum occupancy (save for staff) of the (i) event space shall be 199 (ii) cinema space 40.
10. Save as provided below guests of members shall be limited to three at any one time, whose personal details shall be recorded at reception.
11. Subject to approval by the "Vetting Committee" members may personally invite additional guests, provided that those guests' details have been provided in advance and appear on a guest list which shall be maintained at reception and be available for inspection by a police officer or authorised officer of this Licensing Authority.
12. The "Vetting Committee" will not authorise additional guests without (i) being provided with a guest list to be kept at reception, (ii) arrange for the individual guests to be provided with a pack giving information designed to minimise any disturbance to local residents, (iii) undertaken a risk assessment which, amongst other things, will detail any need for SIA registered door persons.

COPY

Our ref 303L/JS21/KB01/099277/000010
Your ref

Mr Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Southwark Council
3rd Floor Hub 1
London
SE1P 5LX

By email: Mark.Prickett@southwark.gov.uk

Direct tel	+44 (0)333 006 1357	Date	30 April 2018
Direct fax	+44 (0)333 006 0311	Email	Julian.Skeens@TLTsolicitors.com

Dear Mark

Premises Licence Application, 79-81 Borough Road

I refer to your representation dated 12 April 2018 and would respond as follows.

It was very good to see you on 12th December last year, but of course a great deal of water has gone under the bridge since then. You rightly say that at that time there was no planned improvement or changes to the existing glazing system which, you may recall me saying, was as effective as a paper bag. There had to be either some improvement acoustically or any amplified music would have to be played at a level which was not going to be commercially acceptable.

Ministry's acoustic experts, Vanguardia, have undertaken a great deal of research and made recommendations, and I will be very happy to share that with you. In fact we are drafting a formal report to hand over to you.

In the meantime and, in any event, we will be offering a condition:-

"There will be no live regulated entertainment at the premises"

There will be some live entertainment but it will not be "regulated entertainment" so it will cease at 11pm. To allay any fears that you or others may have in relation to that entertainment we shall be adding a condition that:-

"No noise generated from inside the premises shall be audible in any noise sensitive premises"

COPY

You mention paragraph 224 of Southwark's Licensing Policy in relation to the two "outside areas". One is the triangle adjacent to the bar on the ground floor and the other is an oblong area behind the event space, both of which are shielded by the building from local residents on Borough Road and so it could not now be considered as residential as envisaged by the Policy. Having said that we have been in discussions with Peabody and understand that whilst no planning application has been put in as yet, they are undertaking pre-application process with the planners with a view to applying for planning permissions for residential accommodation in the area to the rear of the premises.

We further understand that even with a fair wind, and a positive response from the planners, it is unlikely that there would be any residents in that area for another 5 years.

Both "outside areas" are enclosed and will have acoustic treatment to the high walls. What we have said to Peabody is that in the highly unlikely event that, in five years' time, their residents are adversely affected by noise generated from that area, we will provide an acoustic canopy to ensure that residents can not so disturbed. If it is thought necessary we can make that a condition of the premises licence.

We do need to be able to use those two areas for smokers as the alternative would be to push them out on to Borough Road which may cause disturbance to the residents in the area and, frankly, be unacceptable to occupiers of the building.

May I pause there, for a moment, and remind us of the proposed first condition of the premises licence that the premises will operate as offices with ancillary bar and event space. This is very important as the nearest noise sensitive areas are within our own building. It is commercially essential that business tenants are not disturbed. Ministry of Sound is not proposing to provide any entertainment itself, the proposed Licensee – 79 Borough Road Ltd will provide recorded music in the restaurant and bar area, any other entertainment whether musical or films will be provided by the business tenants of the premises who will have to pre-book the appropriate spaces and obtain approval of the Vetting Committee for whatever is proposed in advance. I shall be drafting appropriate conditions to make that clear.

You are correct in saying that we have not set out what type of events will be held because this is new ground and so we don't know yet. What we do know is that the Vetting Committee will carefully curate the entertainment to suit its tenants. This entertainment will be driven by the business tenants themselves (who are referred to as Members in the application).

Whatever entertainment is provided there, it must not disturb with or interfere with the other business tenants therefore acoustic levels are going to be pre-set and limiters will be used. I will also be inviting you to have an input in relation to the level of noise that can be generated if you so wish.

You have asked about a queuing and dispersal policy which almost by definition has the feel of a nightclub operation: this will not be a nightclub operation. Of course the parent company Ministry of Sound has considerable expertise in these areas and are drawing up policies to cater for this which we will be happy to share with you (and indeed would welcome your input). It is considered highly unlikely that queues will form outside the premises but in the event that that should happen the queue will be managed as will be set out in the policies. The event space is not large and we shall be proposing maximum occupancy levels which I think will give you some comfort.

What I was calling earlier the restaurant/bar space which is between the event area and the private meeting rooms on the ground floor. This restaurant/bar will form the epicentre for collaborative entrepreneurial space so there won't be a formal white clothed dining area, but there will be a full menu and I will be able to let you have draft menus shortly; you will see from the plans that there is a large kitchen space behind the bar counter.

May I now come back to the way that these premises will operate - There will be three different levels of "membership" which will provide dedicated office space, communal office space and, essentially, hot-desking. Entrance to the premises will be via the main entrance which will be staffed at all times that the offices are being used (e.g 24 hours a day). The Member (business tenant/licensee to occupy) will be allowed up to three guests at any one time to allow normal business activities, but personal details of those guests will have to be provided in advance and the details recorded at reception. The tenants will be provided with electronic keys which will allow them to enter specific areas of the building, they will not, for instance be able to enter any other dedicated office space without an invitation. Other areas will be restricted according to the permissions that the ministry allows. In relation to the event space controlled admission will take place separately from the main entrance and of course is to the far right of the premises as you look at them from the road, but will be controlled in a similar way.

Members will be able to pre-book, the cinema in the basement, the event space or meeting rooms and will be able to apply for additional guests to be admitted. These guests' personal details must be provided in advance and kept at reception and only those named persons, with proof of identity, will be admitted to the premises. The booking will, as I say, be in advance and will require prior approval by the "Vetting Committee".

It is essential for the commercial viability of the premises that there is control over the artistic content so as to provide the collaborative spirit that the premises will be generating. No members of the public will be admitted to these premises, entrants must either have to be members (paying for business space) or personally invited guests of the members.

The personal details of each and every person in the premises will be known to the operator and records will be kept and available for inspection at reception.

I hope that the above has given you some flavour of what is proposed here and I will be providing some of the details with which we can turn into conditions, if you so wish.

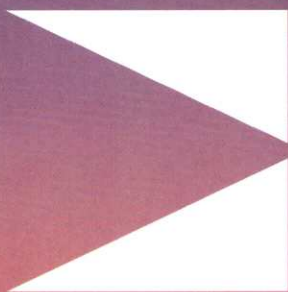
Once you have had a time to assimilate the above I am sure there will be further questions that you will wish to ask. May I suggest that we meet as soon as reasonably practicable to go through the details and provide you with such further information as you may wish. I am copying this letter to your colleagues and shall be offering them to attend any meeting and therefore if there is a mutually convenient time when we can all meet that would be ideal and I should be very grateful for any suggestions on how that can be coordinated. Please do not hesitate to contact me on the number above.

I very much look forward to seeing you shortly.

Yours sincerely

Julian Skeens
Partner
for TLT LLP

CC Dorcas Mills (email only)
David Franklin/Jayne Tear (email only)
Carolyne Sharpe (email only)



THE MINISTRY

79 – 81 BOROUGH ROAD, LONDON SE1 1DN

**APPLICATION FOR A NEW PREMISES
LICENCE**

**APPLICANT'S EVIDENCE FOR HEARING ON
15 MAY 2018**

WELCOME TO

THE MINISTRY...

WHAT IS THE MINISTRY?

What is The Ministry?

- A members only creative workspace where people come to think, meet, and create
- With over 750 desks for people across the our core industries of audio, visual and creative tech we aim to be the new home for creative businesses in London
- Our facilities include plentiful meeting rooms, breakout spaces, a members' bar and restaurant, studios, screening room, members' event space and more...
- Our members will be socially minded professionals who are part of successful, growing, modern businesses

**WHAT DOES
THE MINISTRY
BRING TO SOUTHWARK?**

What does The Ministry bring to Southwark?

- We felt it was important that our first site is in Southwark, close to our origins. The Ministry will deliver:
- 775 new jobs in Southwark, comprising over 750 creative thinkers and entrepreneurs
- Members from established, reputable and cutting-edge companies
- Confirmation of Southwark as THE creative centre of South London

RECEPTION



MEMBERS' WORKSPACE









MEMBERS' MEETING ROOMS







MEMBERS' EVENT SPACE





MEMBERS' SCREENING ROOM



MEMBERS' STUDIO



IMMERSIVE TECH SPACE



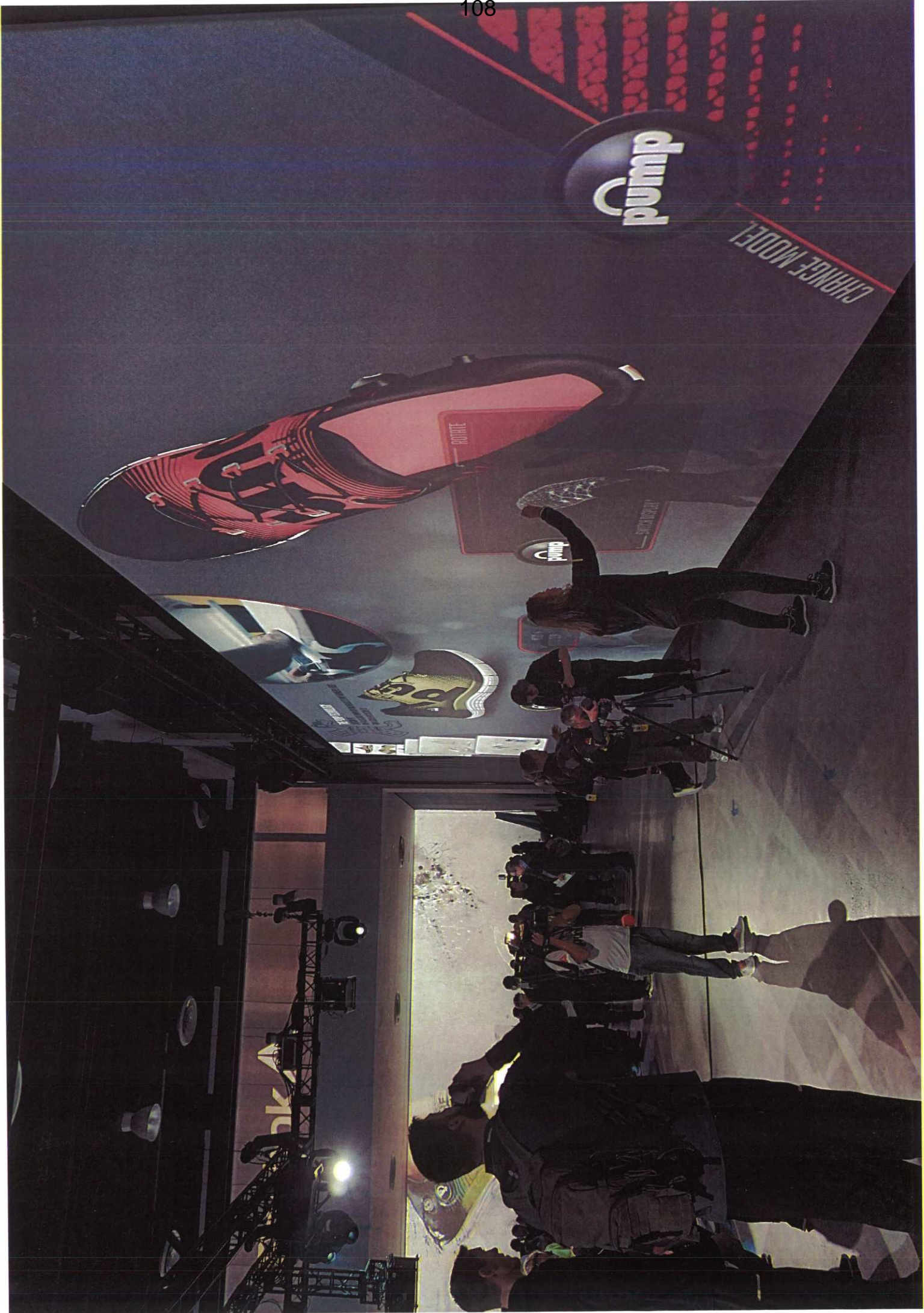
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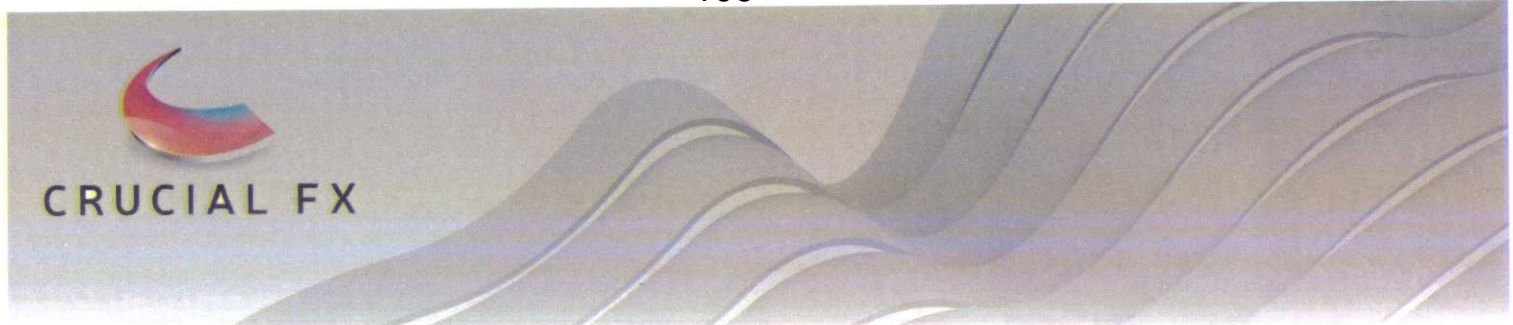
88

PASTY SHOP

#Diplomatiker
felix
DIPLOMATIKER

#Diplomatiker
felix
DIPLOMATIKER





Crucial FX

Crucial FX are a multi award winning company who specialise in immersive and interactive experiences using cutting edge technologies to create special innovations. Lead by a creative vision, most of what they do has never been done before, their revolutionary real-time content system allows them to create experiences with a whole new level of interactivity.

Crucial FX have most recently won The Drum Creative Awards for Experiential and Outdoor – Ambient and The Drum Creative Out of Home Awards for Innovation and Digital – Interactive. Working with Nestle, Crucial FX transformed Felix from a 2D animation into a 3D Augmented Reality cat. Taking over a 40 metre billboard in Waterloo Station, Felix reacted in real-time to members of the public, getting ‘up to mischief’ and entertaining commuters. The campaign video has had over 2 million views online with an 18.7% engagement rate and 95% positive comments.

You can watch Felix get ‘up to mischief’ here: <https://crucial-fx.wistia.com/medias/7ua9dxzec8>

Working with a number of large brands and film and television companies across the globe including Apple (Beats By Dre), Nestle, Merlin and Madame Tussauds, The BBC, Coca-Cola, Adidas, Nike and Reebok, Crucial FX have created some unforgettable experiences, here are a couple of examples:

Beats By Dre – Shanghai, China:

For Apple, Crucial FX created an immersive experience for the new Studio Wireless 3 headphones. An immersive 5 metre projection cylinder took viewers on a journey, rising ‘above the noise’ of a busy city and using the new noise cancelling feature to block out the sound of the busy streets. This experience was captured by a camera bullet rig, creating a gif to share on social media channels WeiBo and WeChat.

Merlin & Madame Tussauds – Global:

A world first interactive experience at Madame Tussauds. Crucial FX brought the Angry Birds Movie to life inside Madame Tussauds London, before departing on a five year tour which will visit all of the Madame Tussauds attractions worldwide. The unique attraction uses our realtime3D Graphics to bring the characters to life, interacting with the public as they move around the stage. Guests can play the virtual banjo, make Red angry, and even pose for a selfie which gets displayed on the virtual beach photo gallery. All the action takes place on a unique curved screen which adds to the immersive feel, together with synchronised lighting and multi channel audio effects.

You can see the Angry Birds Installation here: http://crucial-fx.com/?mgi_61=1160/angry-birds-madame-tussauds

Reebok – New York, USA:

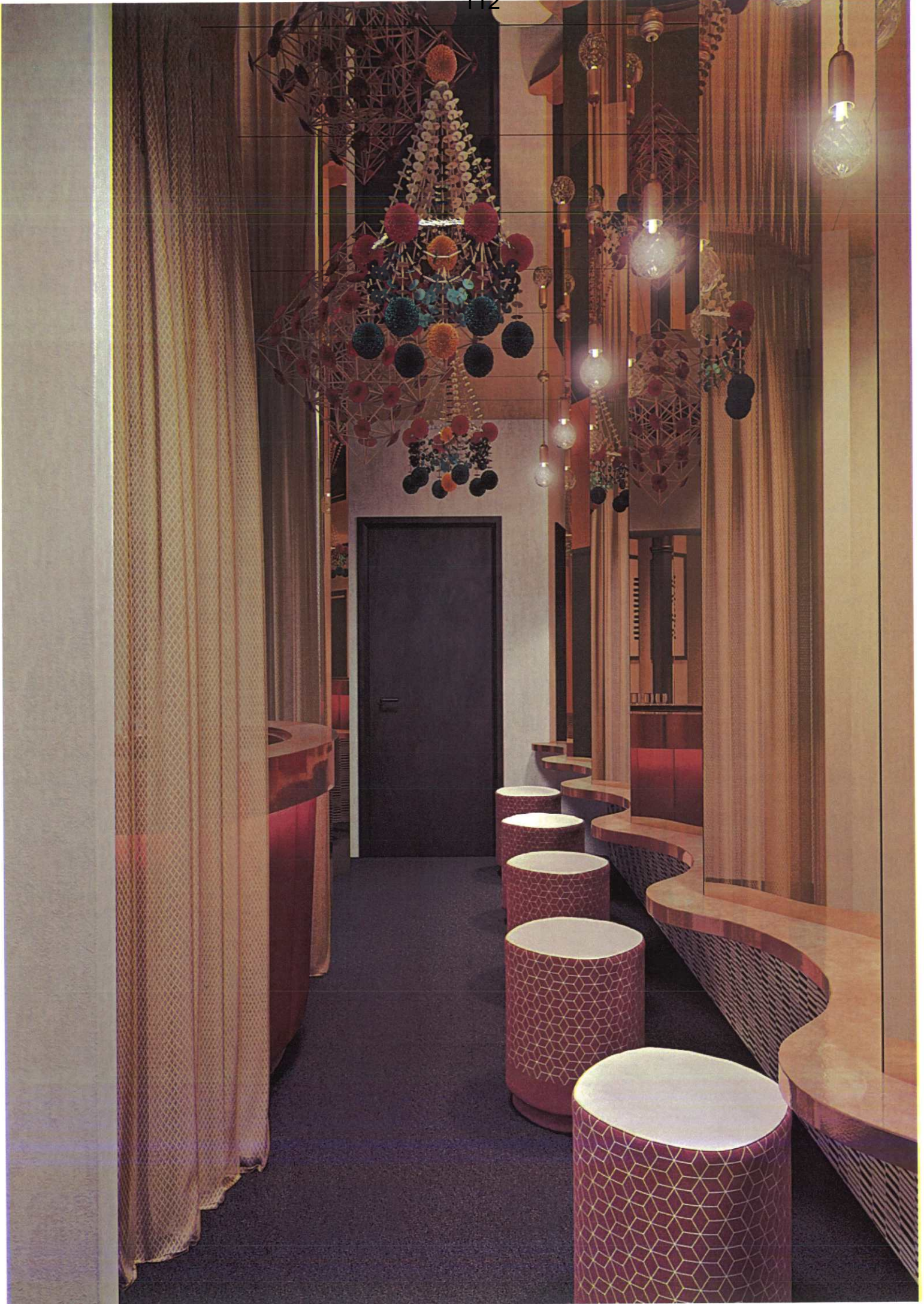
With over 100m of interactive projection and a 360° immersive design, Crucial FX created a stunning event space for the Global Launch of Reebok ZPump in New York City. Attended by the world’s media, the hotly anticipated event featured a giant real-time presentation using a 3D Touch system, and unique



Real-time interaction over the entire venue. The event was a great success, and delivered fantastic coverage for Reebok worldwide.

You can see the Global Launch of the Reebok ZPump here: http://crucial-fx.com/?mgi_61=796/reebok-zpump-global-launch

MEMBERS' FACILITIES





MEMBERS' RESTAURANT & BAR







FOOD FOR THOUGHT

BREAKFAST

TM01-BR

Tuesday 28/03/18
Breakfast**Deli Bar**

All buttered croissants, almond croissants, pain au chocolate, pain aux raisins (v)	£
Assorted breakfast muffins (v)	£
Walnut, ginger & date granola, coconut yoghurt, berry compote (v)	£
Fruit, natural yoghurt, toasted almonds, honey (v)	£
Bircher muesli, chia seeds, hazelnut granola, honey (v)	£
Porridge, almond milk, banana, raisins, nuts & seeds (v)	£

Cooked

Eggs any style on sourdough (v)	£
Avocado, coriander, chilli, lime, poached eggs on sourdough (v)	£
Smoked salmon & scrambled egg on toasted rye	£
Portobello mushroom, spinach, cherry tomatoes, sourdough (v)	£
Crispy maple cured bacon roll	£

Sides

Maple cured bacon	£
Cumberland sausage	
Avocado	
Portobello mushroom	

Raw Juice

Apple, lemon, lime, ginger	£
Mango, orange	£
Parsley, ginger, lemon, lime, apple	£

Smoothies

Spinach, cranberry, banana, yoghurt	£
Milk, acai, strawberry, banana	£
Yoghurt, blueberry, strawberry, orange	£

Hej Artisan Coffee

Espresso single, double	£
Latte	£
Macchiato	£
Long black	£
Flat white	£
Cappuccino	£
Mocha	£
Hot Chocolate	£

Tea & Infusions

Selection of Drury Lane Teas	£
Selection of Herbal Infusions	£

V= vegetarian VG= vegan GF= gluten-free
All prices include VAT and are subject to availability

TM01-BR

Wednesday 29/03/18
Breakfast

Deli Bar

All buttered croissants, almond croissants, pain au chocolate, pain aux raisins (v)	£
Assorted breakfast muffins (v)	£
Almond & desiccated coconut granola, Greek yoghurt, rhubarb (v)	£
Fruit, vanilla yoghurt, toasted pecan, honey (v)	£
Bircher muesli, granny smith apple, medjool dates & almonds (v)	£
Porridge, coconut milk, goji berries, nuts & seeds (v)	£

Cooked

Eggs any style on sourdough (v)	£
Avocado, coriander, chilli, lime, poached eggs on sourdough (v)	£
Honey roast ham, toasted English muffin, hollandaise, poached egg	£
Wild mushroom, pecorino & spinach omelette (v)	£
Cumberland sausage & mustard roll	£

Sides

Maple cured bacon	£
Cumberland sausage	
Avocado	
Portobello mushroom	

Raw Juice

Apple, lemon, lime, ginger	£
Mango, orange	£
Parsley, ginger, lemon, lime, apple	£

Smoothies

Spinach, cranberry, banana, yoghurt	£
Milk, acai, strawberry, banana	£
Yoghurt, blueberry, strawberry, orange	£

Hej Artisan Coffee

Espresso single, double	£
Latte	£
Macchiato	£
Long black	£
Flat white	£
Cappuccino	£
Mocha	£
Hot Chocolate	£

Tea & Infusions

Selection of Drury Lane Teas	£
Selection of Herbal Infusions	£

Please let your server know if you have any allergies or intolerances. Some dishes may contain nuts or traces of nuts

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TM01-BR

Thursday 30/03/18
Breakfast

Deli Bar

All buttered croissants, almond croissants, pain au chocolate, pain aux raisins (v)	£
Assorted breakfast muffins (v)	£
Açaí bowl, banana, mixed berries & vegan granola (v)	£
Honey, lime & quinoa fruit salad (v)	£
Bircher muesli, poached pear & walnut granola (v)	£
Turmeric & coconut porridge, mango and raspberries (v)	£

Cooked

Eggs any style on sourdough (v)	£
Avocado, coriander, chilli, lime, poached eggs on sourdough (v)	£
Green eggs & ham	£
Bloody Mary beans, fried eggs, toasted sourdough (v)	£
Chorizo hash, roasted peppers, curly kale, baked eggs	£

Sides

Maple cured bacon	£
Cumberland sausage	
Avocado	
Portobello mushroom	

Raw Juice

Apple, lemon, lime, ginger	£
Mango, orange	£
Parsley, ginger, lemon, lime, apple	£

Smoothies

Spinach, cranberry, banana, yoghurt	£
Milk, acai, strawberry, banana	£
Yoghurt, blueberry, strawberry, orange	£

Hej Artisan Coffee

Espresso single, double	£
Latte	£
Macchiato	£
Long black	£
Flat white	£
Cappuccino	£
Mocha	£
Hot Chocolate	£

Tea & Infusions

Selection of Drury Lane Teas	£
Selection of Herbal Infusions	£

LUNCH

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TM01-BR

Tuesday 28/03/18
Lunch

Deli Bar

Sandwiches & Wraps

Honey roast ham hock, mature cheddar & dijonaise sandwich	£
Smoked salmon, cream cheese & baby spinach sandwich	£
Avocado, maple glazed tempeh & baby chard sandwich (VG)	£
Mature cheddar, red onion & Branston's pickle sandwich (V)	£
Chicken breast, mayonnaise, bacon, baby gem tortilla wrap	£
Kale, bulgur wheat, pesto, pickled cucumber tortilla wrap (VG)	£

Soup

Gazpacho (V)	£
Pea & ham	£

Salads

Rocket, faro, raisins, radishes, pine nuts, cider vinaigrette (VG)	£
Roasted beets, goats cheese, pecans, pomegranate, parsnip crisps (V) add chicken or salmon additional	£
Curly kale, caramelised walnuts, apple (VG)	£
Caesar salad, parmesan croutons, add chicken or bacon	£

House Favourites

Flat-iron chicken, crunchy coleslaw, sweet potato fries	£
Blue cheese & bacon burger, skin-on fries	£
Roasted aubergine, butternut squash, pickled onion, cashews, curry leaves (VG)	£
Crispy duck, watermelon, pomegranate, mint, coriander & soy	£

Daily Market

Baked Scottish salmon fillet, almond toasted broccoli, baby spinach, crème fraiche	£
Italian burrata, roasted Mediterranean vegetable stack, pesto, pine nuts (V)	£

Pizza

Classic Margarita (V)	£
Char-grilled vegetables, goats curd, rocket (V)	£
Chorizo, cherry tomato & radicchio	£
Coriander chicken, onion, fresh chilli	£

Sides

Skin-on fries / Sweet potato fries	£
Buttered spinach	£
Mustard greens	£
Halloumi chips, chili mayo	£
Purple sprouting broccoli, almonds	£

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TM01-BR

Wednesday 29/03/18
Lunch

Deli Bar

Sandwiches & Wraps

Honey roast ham hock, mature cheddar & dijonaise sandwich	£
Tuna mayonnaise & cucumber sandwich	£
Vegan ranch chickpea sandwich (VG)	£
Goats cheese, baby spinach & red pepper sandwich (V)	£
Spiced lamb, dill pickle & tomato relish wrap	£
Soy & honey marinated tofu, char-grilled vegetable wrap (V)	£

Soup

Spiced lentil, cumin & coriander (V)	£
Celeriac, hazelnut & truffle (V)	£

Salads

Roast cauliflower, courgette, charred corn & beetroot (V) add chicken or salmon additional	£
Roasted beets, pecan & spiced plum (VG)	£
Chicken, bacon, hard-boiled egg, avocado, tomato & blue cheese	£
Raw vegetable, quinoa & mustard vinaigrette (VG)	£

House Favourites

Flat-iron chicken, crunchy coleslaw, sweet potato fries	£
Blue cheese & bacon burger, skin-on fries	£
Burnt cauliflower, tofu aioli, turmeric (VG)	£
Homemade chicken & asparagus pie, runner beans	£

Daily Market

Morel mushroom & asparagus linguine (V)	£
Baked sea bream, charred broccoli, preserved lemon	£

Pizza

Classic Margarita (V)	£
Florentina (V)	£
San Daniele, burrata, rocket & tomato	£
Goats cheese, red pepper & smoked chilli (V)	£

Sides

Skin-on fries / Sweet potato fries	£
Buttered spinach	£
Mustard greens	£

Halloumi chips, chili mayo	£
Purple sprouting broccoli, almonds	£

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TM01-BR

Thursday 30/03/18
 Lunch

Deli Bar

Sandwiches & Wraps

Honey roast ham hock, mature cheddar & dijonaise sandwich	£
Smoked mackerel, horseradish cream & pickled radish sandwich	£
Curried black-eyed pea & flat leaf parsley sandwich (VG)	£
Spiced tofu, lettuce & tomato sandwich (V)	£
Buffalo tahini quinoa & rice wrap (VG)	£
Brie, bacon & cranberry wrap	£

Soup

Baby leak & potato (V)	£
Cream of chicken	£

Salads

Pearl barley, beetroot & feta cheese (V) add chicken or salmon additional	£
Spiced cauliflower with green tahini, caramelised dates & hazelnuts (V)	£
Roast carrot and spelt salad with dukkah & preserved lemon dressing (VG)	£
Classic tuna nicoise	£

House Favourites

Flat-iron chicken, crunchy coleslaw, sweet potato fries	£
Blue cheese & bacon burger, skin-on fries	£
Aubergine parmigiana (V)	£
Stemmed broccoli, quinoa & charred sprouts (VG)	

Daily Market

Sea bass, ginger, chili, spring onions & crushed new potatoes	£
28-day hung Hereford rib-eye, skin-on fries & béarnaise	£

Pizza

Classic Margarita (V)	£
Mozzarella, gorgonzola, parmesan, strachinno (V)	£
Italian sausage, caramelised onion, fennel	£
Roasted pumpkin, chili, sage, pine nuts, goats cheese (V)	£

Sides

Skin-on fries / Sweet potato fries	£
Buttered spinach	£

DINNER

Mustard greens
Halloumi chips, chili mayo
Purple sprouting broccoli, almonds

£
£
£

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TM01-BR

Tuesday 28/03/18
Dinner

Bites

Manzanilla olives, manchego (v)	£
Stuffed peppadews (v)	£
Smoked macarona almonds (v)	£
Popcorn shrimp	£
Avocado dip, crudité (v)	£
Homemade cheese straws (v)	£

Small Plates

Homemade sausage roll	£
Meatballs, pecorino	£
Fishcakes, caper & parsley mayo	£
Vegetable tempura, chilli mayo (v)	£
Blistered pardons, sea salt (VG)	£
Salt and pepper squid, sweet chili sauce	£

House Favorites

Flat-iron chicken, crunchy coleslaw, sweet potato fries	£
Blue cheese & bacon burger, skin-on fries	£
Roasted aubergine, butternut squash, pickled onion, cashews, curry leaves (VG)	£
Crispy duck, watermelon, pomegranate, mint, coriander & soy	£

Daily Market

Baked Scottish salmon fillet, almond toasted broccoli, baby spinach, crème fraiche	£
Italian burrata, roasted Mediterranean vegetable stack, pesto, pine nuts (v)	£

Pizza

Classic Margarita (v)	£
Char-grilled vegetables, goats curd, rocket (v)	£
Chorizo, cherry tomato & radicchio	£
Coriander chicken, onion, fresh chilli	£

Sides

Skin-on fries / Sweet potato fries	£
Buttered spinach	£
Mustard greens	£

Halloumi chips, chili mayo

£

Purple sprouting broccoli, almonds

£

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TM01-BR

Wednesday 29/03/18
Dinner

Bites

Manzanilla olives, manchego (v)	£
Stuffed peppadews (v)	£
Smoked macarona almonds (v)	£
Popcorn shrimp	£
Avocado dip, crudité (v)	£
Homemade cheese straws (v)	£

Small Plates

Coconut shrimp, orange marmalade	£
Zucchini frites, aioli (v)	£
Mac & Cheese bites, truffle oil (v)	£
Chorizo & mozzarella croquettes	£
Sweet potato wedges, sour cream (v)	£
Spicy chicken wings, blue cheese dip	£

House Favorites

Flat-iron chicken, crunchy coleslaw, sweet potato fries	£
Blue cheese & bacon burger, skin-on fries	£
Burnt cauliflower, tofu aioli, turmeric (VG)	£
Homemade chicken & asparagus pie, runner beans	£

Daily Market

Morel mushroom & asparagus linguine (v)	£
Baked sea bream, charred broccoli, preserved lemon	£

Pizza

Classic Margarita (v)	£
Florentina (v)	£
San Daniele, burrata, rocket & tomato	£
Goats cheese, red pepper & smoked chilli (v)	£

Sides

Skin-on fries / Sweet potato fries	£
Buttered spinach	£
Mustard greens	£
Halloumi chips, chili mayo	£
Purple sprouting broccoli, almonds	£

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TM01-BR

Thursday 30/03/18
Dinner

Bites

Manzanilla olives, manchego (v)	£
Stuffed peppadews (v)	£
Smoked macarona almonds (v)	£
Popcorn shrimp	£
Avocado dip, crudité (v)	£
Homemade cheese straws (v)	£

Small Plates

Peanut chicken satay	£
Pork scotch egg, piccalilli	£
Cod goujons, tartare	£
Vegetable tempura, chilli flakes (v)	£
Halloumi fries, pomegranate, yoghurt, mint, lemon (v)	£
Buttermilk chicken, coriander, lemon mayo	£

House Favorites

Flat-iron chicken, crunchy coleslaw, sweet potato fries	£
Blue cheese & bacon burger, skin-on fries	£
Aubergine parmigiana (v)	£
Stemmed broccoli, quinoa & charred sprouts (vg)	£

Daily Market

Sea bass, ginger, chili, spring onions & crushed new potatoes	£
28-day hung Hereford rib-eye, skin-on fries & béarnaise	£

Pizza

Classic Margarita (v)	£
Mozzarella, gorgonzola, parmesan, strachinno (v)	£
Italian sausage, caramelized onion, fennel	£
Roasted pumpkin, chili, sage, pine nuts, goats cheese (v)	£

SCREENING ROOM

Sides

Skin-on fries / Sweet potato fries	£
Buttered spinach	£
Mustard greens	£
Halloumi chips, chili mayo	£
Purple sprouting broccoli, almonds	£

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TM01-BR**Cinema****Bites**

Salted popcorn (v)	£
Manzanilla olives, manchego (v)	£
Stuffed peppadews (v)	£
Smoked macarona almonds (v)	£
Nachos, mature cheddar, sour cream, guacamole, tomato salsa (v)	£
Avocado dip, crudité (v)	£
Miniature ice cream pot (Madagascan vanilla, raw cacao, mango sorbet)	£

Bottled Beer (330ml)

Peroni	£
Budwiser	£
Meantime Yakima Red	£
Chelsea Blond	£
Portobello London Pilsner	£
Camden Town IPA	£
Freedom Organic Helles	£

Cider (330ml)

Savannah Dry	£
Rekorderlig flavours (500ml)	£

Wine and sparkling (available in 200ml and 750ml)

Bottega prosecco	£
Bottega rose prosecco	£
Sauvignon Blanc, NZ	£
Soave Classico, IT	£
Shiraz, AUS	£

Pinot Noir, FR
 Sancerre Rose, FR

£
 £

Mixed Drinks

Ginger and rum fuego
 Grapefruit, sour cherry, mezcal Paloma
 Hibiscus gin and tonic
 Rhubarb and vodka seltzer
 Rosehip and gin fizz

£
 £
 £
 £
 £

Soft drinks (200ml)

Luscombe craft flavours
 Kombucha
 Coke Zero/Diet Coke/Sprite

£
 £
 £

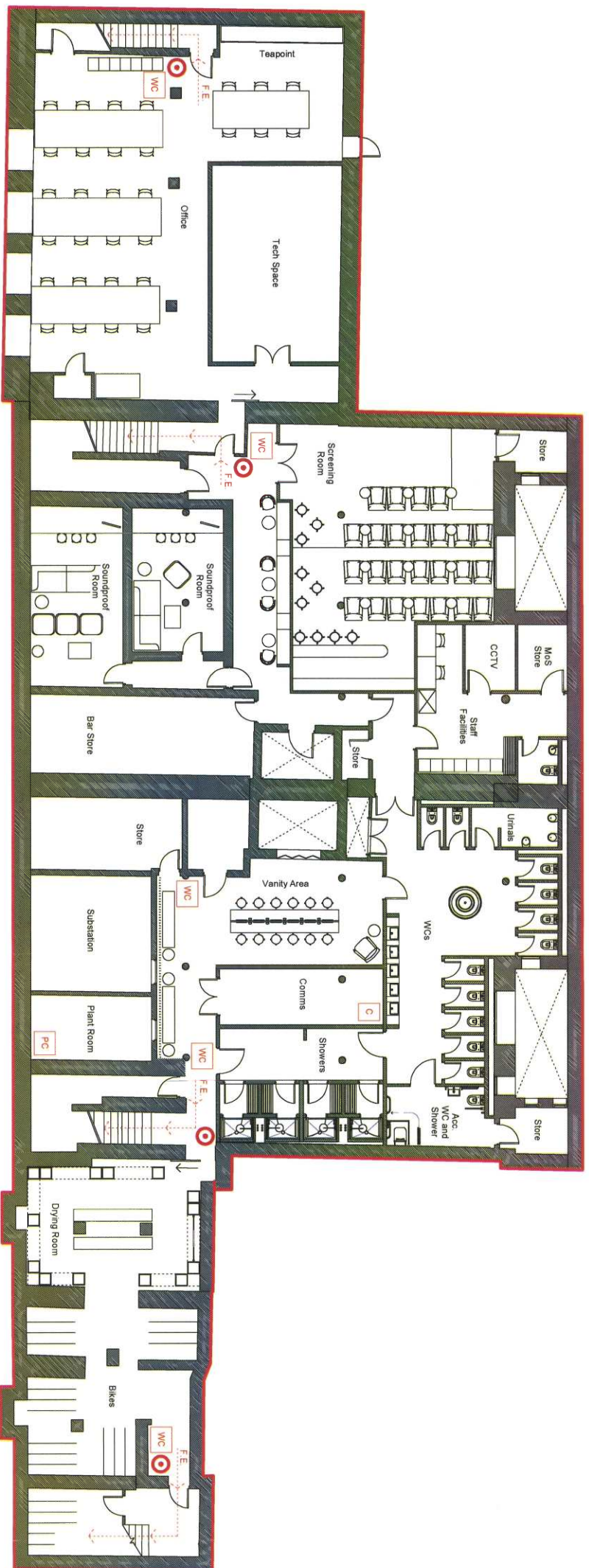
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EXAMPLE

MEMBERS' TERRACE



LAYOUT



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2. Licensable activities may take place anywhere within the red line
3. The locations of any fire safety equipment are subject to the requirements of any fire risk assessment and/or the requirements of the London Fire Brigade

Legend

	Fire call point
	Fire exit routes
	Fire Extinguisher Station: 1 x Water Extinguisher 1 x CO2 Extinguisher
	Fire Extinguisher Station: 1 x Foam Extinguisher
	Fire Extinguisher Station: 1 x Fire Blanket 1 x CO2 Extinguisher 1 x Wet Chemical Extinguisher
	Fire Extinguisher Station: 1 x CO2 Extinguisher
	Fire Extinguisher Station: 1 x Fire Blanket 1 x CO2 Extinguisher
	Fire Extinguisher Station: 1 x Water Extinguisher

DRAFT

Issued for Licensing - DRAFT
Issued for Licensing - DRAFT
Description: DMW Rev

23/07/18 LCH A
13/07/18 LCH A
Date: DMW Rev

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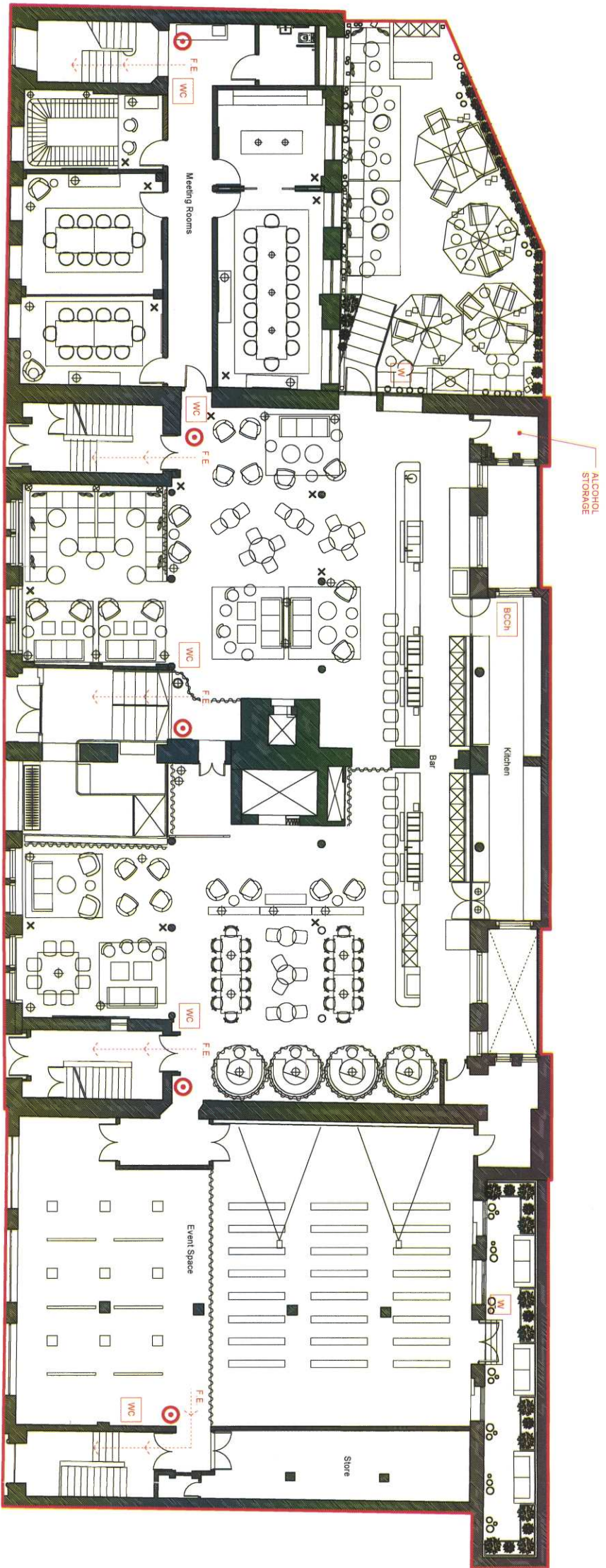
Project:
The Ministry
79-81 Borough Road
London SE1 1DN

Title:
Premises Licence Plan
Basement

Status:
DRAFT

Date: 12/02/18
Scale @ ISO A1: 1 : 100
Drawing Number: 17080-SQP-A-SK053

Job Number: 17080
Revision: B



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Legend

	Fire call point
	Fire exit routes
	Fire Extinguisher Station: 1 x Water Extinguisher 1 x CO2 Extinguisher
	Fire Extinguisher Station: 1 x Fire Blanket
	Fire Extinguisher Station: 1 x Wet Chemical Extinguisher
	Fire Extinguisher Station: 1 x CO2 Extinguisher
	Fire Extinguisher Station: 1 x Wet Chemical Extinguisher
	Fire Extinguisher Station: 1 x CO2 Extinguisher
	Fire Extinguisher Station: 1 x Water Extinguisher

DRAFT

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Issued for Licensing - DM/MT

Date:	23/02/18	LDN	A
Description:	DM/MT	DM/MT	Rev

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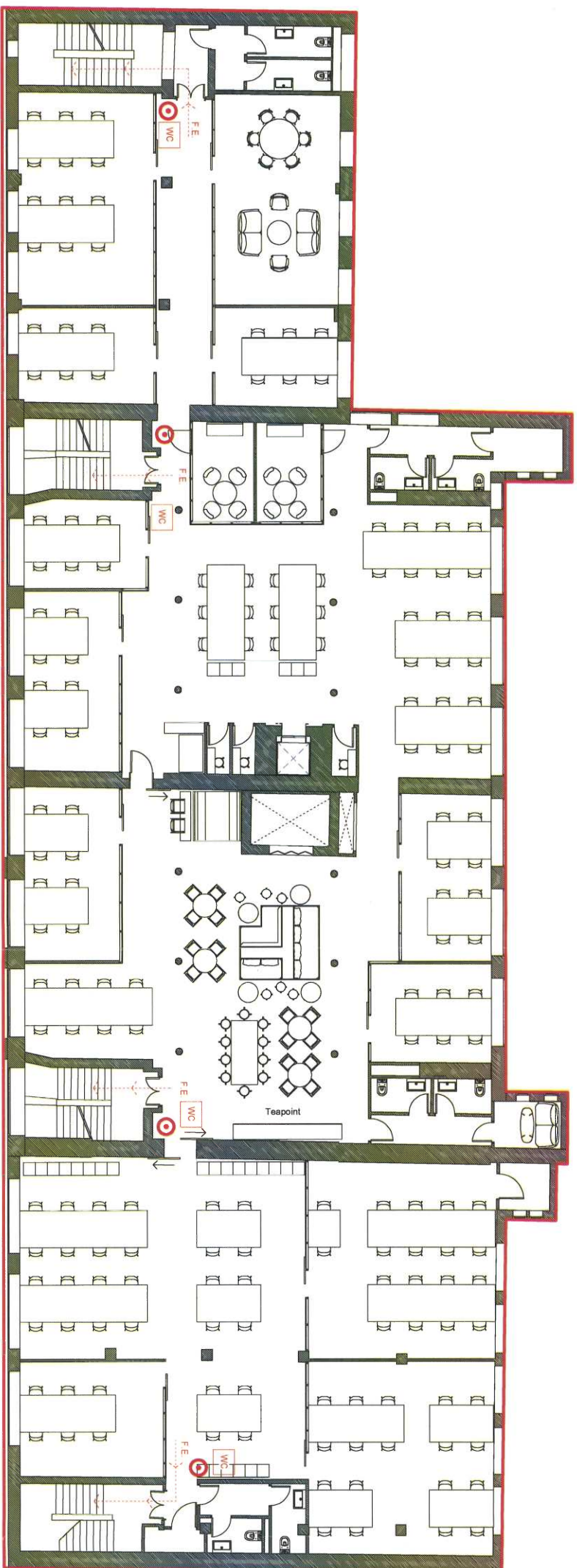
Project:
The Ministry
79-81 Borough Road
London SE1 1DN

Title:
Premises Licence Plan
Ground Floor

Status:
DRAFT

Date:	12/02/18	Scale @ ISO A1	1 : 100	Job Number	17080
Drawing Number:	17080-SQP-A-SK054	Revision:	B		

The Minis



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Legend

- Fire exit routes
- Fire call point
- Fire Extinguisher Station:
1 x Water Extinguisher
1 x CO2 Extinguisher
- Fire Extinguisher Station:
1 x Foam Extinguisher
- Fire Extinguisher Station:
1 x Fire Blanket
1 x CO2 Extinguisher
1 x Wet Chemical Extinguisher
- Fire Extinguisher Station:
1 x CO2 Extinguisher
- Fire Extinguisher Station:
1 x Foam Extinguisher
1 x CO2 Extinguisher
- Fire Extinguisher Station:
1 x Water Extinguisher

DRAFT

Issued for Lending - DRAFT
Issued for Lending - DRAFT
Description: DMW DMW Rev

23/02/18 LCH A
12/02/18 LCH A

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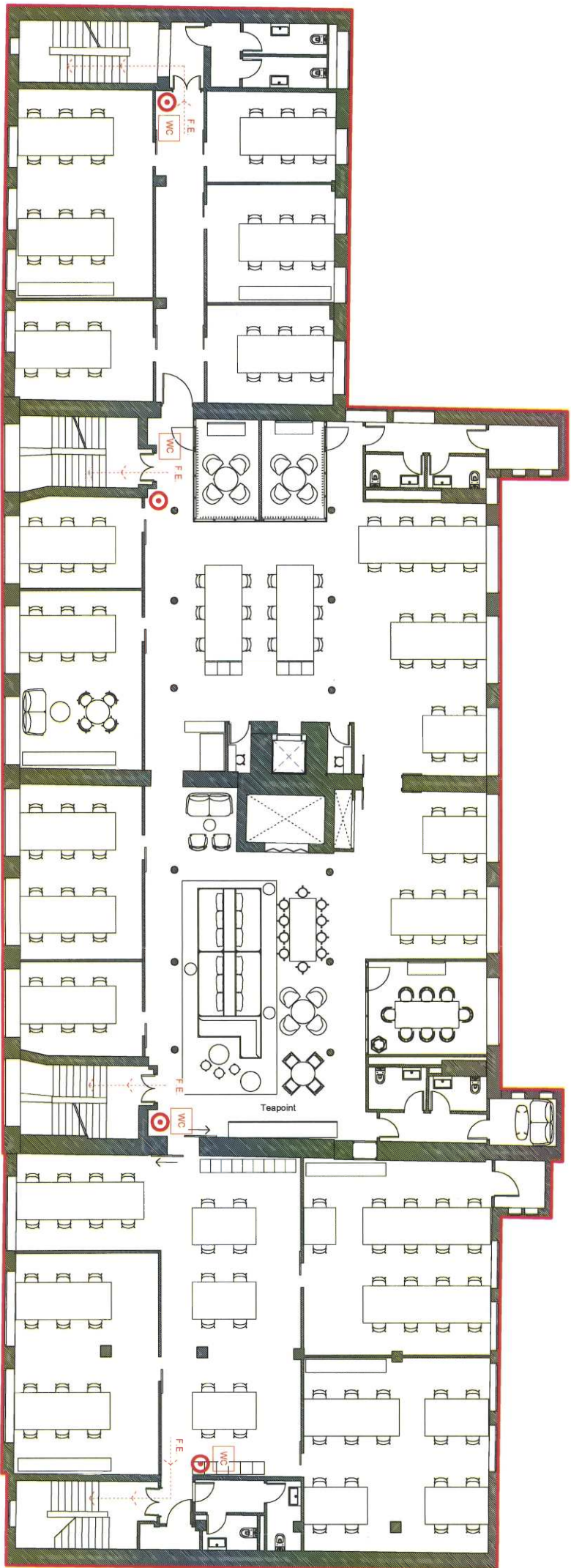
Project: The Ministry
79-81 Borough Road
London SE1 1DN

Title: Premises Licence Plan
First Floor

Status: DRAFT

Date: 12/02/18 Scale @ ISO A1: 1:100 Job Number: 17080

Drawing Number: 17080-SQP-A-SK055 Revision: B



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- 2. Licensable activities may take place anywhere within the red line
- 3. The locations of any fire safety equipment are subject to the requirements of any fire risk assessment and/or the requirements of the London Fire Brigade

Legend

- Fire exit routes
- Fire call point
- Fire Extinguisher Station: 1 x Water Extinguisher, 1 x CO2 Extinguisher
- Fire Extinguisher Station: 1 x Fire Extinguisher
- Fire Extinguisher Station: 1 x Fire Blanket, 1 x CO2 Extinguisher, 1 x Wet Chemical Extinguisher
- Fire Extinguisher Station: 1 x CO2 Extinguisher
- Fire Extinguisher Station: 1 x Fire Blanket, 1 x CO2 Extinguisher
- Fire Extinguisher Station: 1 x Water Extinguisher

DRAFT

Issued for Licensing - DRAFT
Issued for Licensing - DRAFT

Date: 13/02/18
Date: 13/02/18

Description: Rev: A

SQUIRE & PARTNERS

The Department Store
248 Fenwick Road, London SW9 8FR
T: 020 7278 5595
info@squireandpartners.com
www.squireandpartners.com

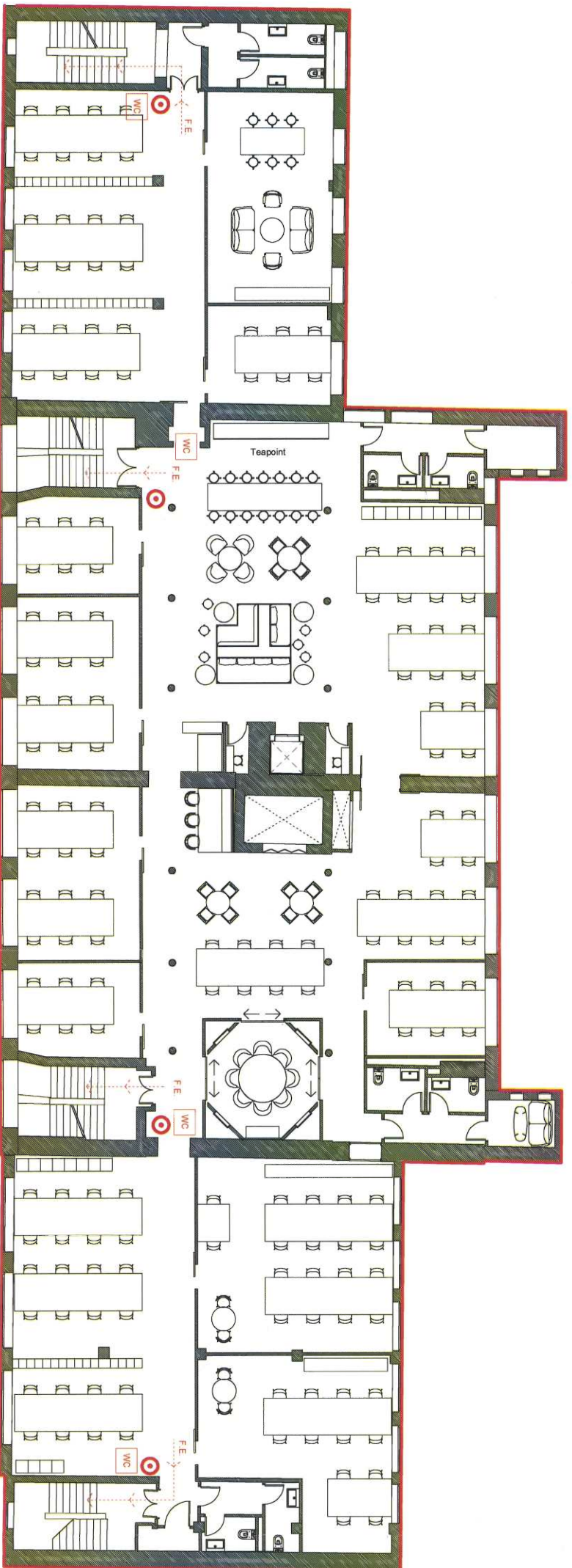
Project
The Ministry
79-81 Borough Road
London SE1 1DN

Title
Premises Licence Plan
Second Floor

Status
DRAFT

Date 12/02/18
Scale @ ISO A1 1 : 100
Job Number 17080

Drawing Number 17080-SQP-A-SK056
Revision B



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- 1. Any detail not required by relevant regulations is indicative only and subject to change without notice
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Legend

- Fire exit routes
- Fire call point
- Fire Extinguisher Station:
1 x Water Extinguisher
1 x CO2 Extinguisher
- Fire Extinguisher Station:
1 x Foam Extinguisher
- Fire Extinguisher Station:
1 x Fire Blanket
1 x CO2 Extinguisher
1 x Wet Chemical Extinguisher
- Fire Extinguisher Station:
1 x CO2 Extinguisher
- Fire Extinguisher Station:
1 x Powder Extinguisher
1 x CO2 Extinguisher
- Fire Extinguisher Station:
1 x Water Extinguisher

DRAFT

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23/02/18 LCN B
12/02/18 LCN A

Description: DMW DM/CLW Rev

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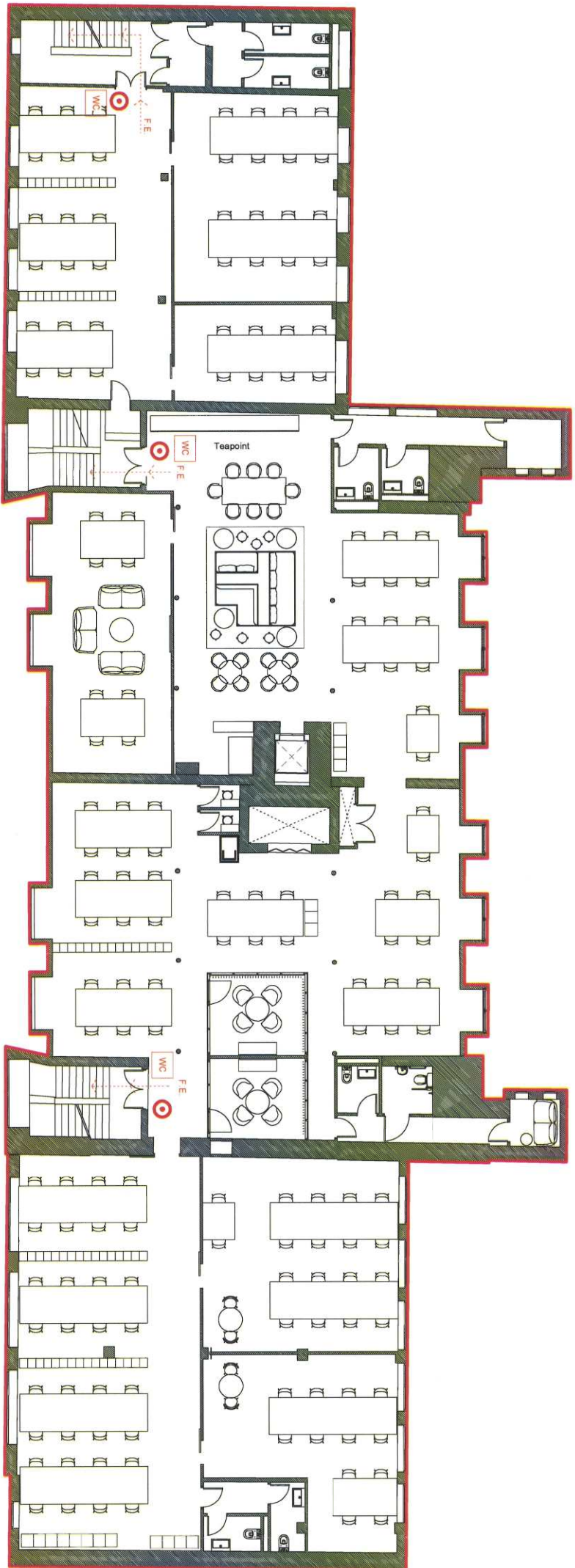
Project
The Ministry
79-81 Borough Road
London SE1 1DN

Title
Premises Licence Plan
Third Floor

Status
DRAFT

Date 12/02/18 **Scale @ ISO A1** 1 : 100 **Job Number** 17080

Drawing Number 17080-SQP-A-SK057 **Revision** B



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Extent of the licensed premises

1. Any detail not required by relevant regulations is indicative only and subject to change without notice within the red line.
2. Licenseable activities may take place anywhere.
3. The locations of any fire safety equipment are subject to the requirements of any fire risk assessment and/or the requirements of the London Fire Brigade.

Legend

	Fire exit routes
	Fire call point
	Fire Extinguisher Station: 1 x Water Extinguisher 1 x CO2 Extinguisher
	Fire Extinguisher Station: 1 x Foam Extinguisher
	Fire Extinguisher Station: 1 x Fire Blanket Extinguisher 1 x Wet Chemical Extinguisher
	Fire Extinguisher Station: 1 x CO2 Extinguisher
	Fire Extinguisher Station: 1 x Powder Extinguisher 1 x CO2 Extinguisher
	Fire Extinguisher Station: 1 x Water Extinguisher

DRAFT

Issued for Licensing - DRAFT 23/02/18 LCN B
 Issued for Licensing - DRAFT 12/02/18 LCN A
 Description Date Dm/Chk Rev

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 www.squireandpartners.com

Project
 The Ministry
 79-81 Borough Road
 London SE1 1DN

Title
 Premises Licence Plan
 Fourth Floor

Status
 DRAFT

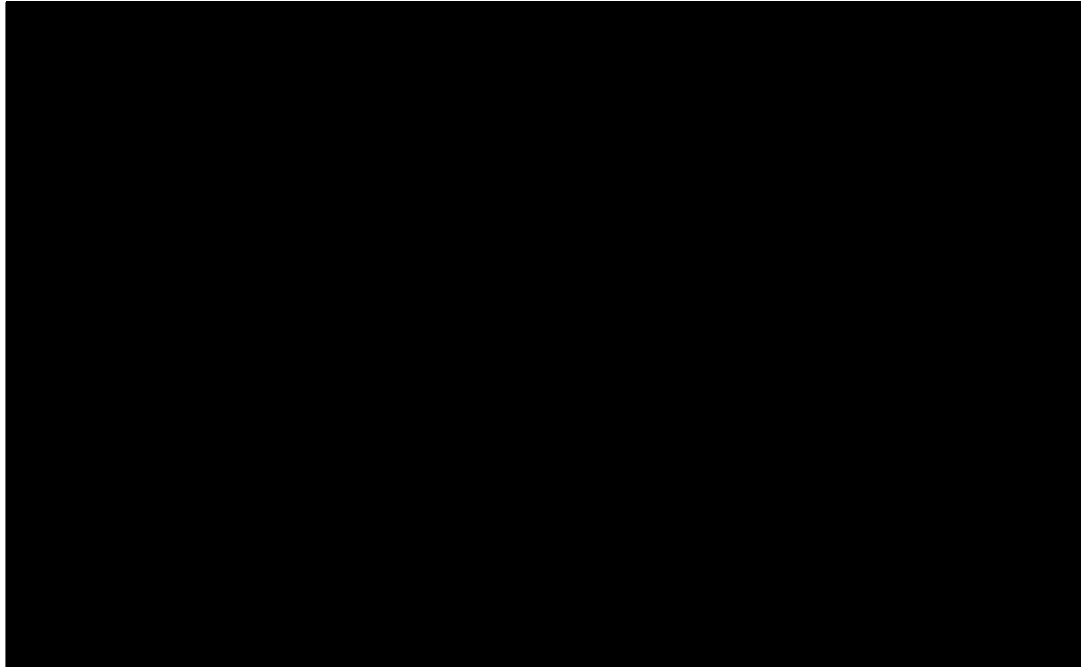
Date 12/02/18 **Scale @ ISO A1** 1 : 100 **Job Number** 17080

Drawing Number 17080-SQP-A-SK058 **Revision** B

MANAGEMENT

**The Ministry
79 to 81 Borough Road**

Ben Swindells – General Manager



Curriculum Vitae

Ben Andrew Swindells



Telephone: [Redacted]
E-mail: [Redacted]

PERSONAL INFORMATION

Marital Status
Nationality
Place of Birth



Profile

Experienced General Manager with excellent sales, commercial and operational knowledge within the hospitality industry ranging from Boutique Lifestyle hotels to

Co-working & Shared Office properties.

Career History

Ministry of Sound – April 2018 – Present General Manager – The Ministry

- General Management of The Ministry
- Overseeing pre-opening of building
- Annual turnover of £7.6m
- Responsible for entire business and strategy - revenue, sales, & operations

Harbour Hotels – March 2017 – February 2018 General Manager – Brighton Harbour Hotel (79 rooms)

- General Management of hotel 79 room hotel on Brighton Seafront
- Overseeing refurbishment and repositioning of hotel, meeting room and spa
- Winner of Hotel of the Year 2017 – Brighton and Hove Hotelier Awards
- Annual turnover of £5.5m
- Responsible for entire business and strategy - revenue, sales, & operations

Virgin Active – November 2016 – March 2017 Interim General Manager – Virgin Active Kensington

- General Management of Kensington Club
- Annual turnover of £7m
- Responsible for entire business and strategy - revenue, sales, & operations
- Interim role following redundancy

Interchange Ltd – January 2016 – November 2016 COO – Interchange

- Launch and opening of 2 sites
- Multi site management of Interchange sites
- Annual turnover of £5m
- Responsible for entire business portfolio and strategy - revenue, sales, operations, PR, & Marketing
- Total portfolio: 860 desks
- Role was made redundant due to company not pursuing expansion plans

Hoxton Hotels – May 2013 – December 2015
Operations Director – The Hoxton, Shoreditch (210 rooms)

- Managing day to day operations of hotel
- Annual turnover of £15m
- GOP growth of 6% YOY from 2014 to 2015
- Project managed 200 bedroom, meeting rooms & public areas refurbishment
- Responsible for hotel P&L account

InterContinental Hotels Group PLC – February 2012 – May 2013
Opening Hotel Manager – Holiday Inn Stratford City (188 rooms)

- Management of pre-opening and creation on F&B concept
- Managing day to day operations of hotel
- Ensure consistent high standards are in place in all department to meet brand standards
- Catering for VIP's over Olympic and Paralympic games 2012

InterContinental Hotels Group PLC – September 2009 – February 2012
Operations Manager – Holiday Inn Rochester (149 rooms)

- Managing day to day operations of hotel
- Ensure consistent high standards are in place in all department to meet brand standards
- Launch & Implementation of ENG (Easy Next Generation) kitchen operations in to hotel kitchen.
- Other adhoc project work for region – e.g. Agency Workers VMS and Wheel working party.
- Growth of 30% in Employee Survey YOY in 2010
- GOP growth of 17.4% YOY in 2010
- 3 Month secondment as Acting General Manager at Holiday Inn Ipswich

InterContinental Hotels Group PLC – October 2008 – September 2009
Operations Support Manager – London & South East Region

Hilton Worldwide – March 2008 – October 2008
Assistant Area Conference & Events Sales Manager - Hilton M4 Sales Office based Hilton Basingstoke

Hilton Worldwide – May 2006 – March 2008
Event Manager – Hilton Brighton Metropole

Hilton Worldwide – August 2005 till April 2006
Guest Relations Manager – Hilton Brighton Metropole

Education**Cranfield University – 2016**

Cranfield School of Management

University of Brighton – September 2003 till June 2005

HND in Hospitality Management

Cardinal Newman Sixth Form College – September 2001 till June 2003

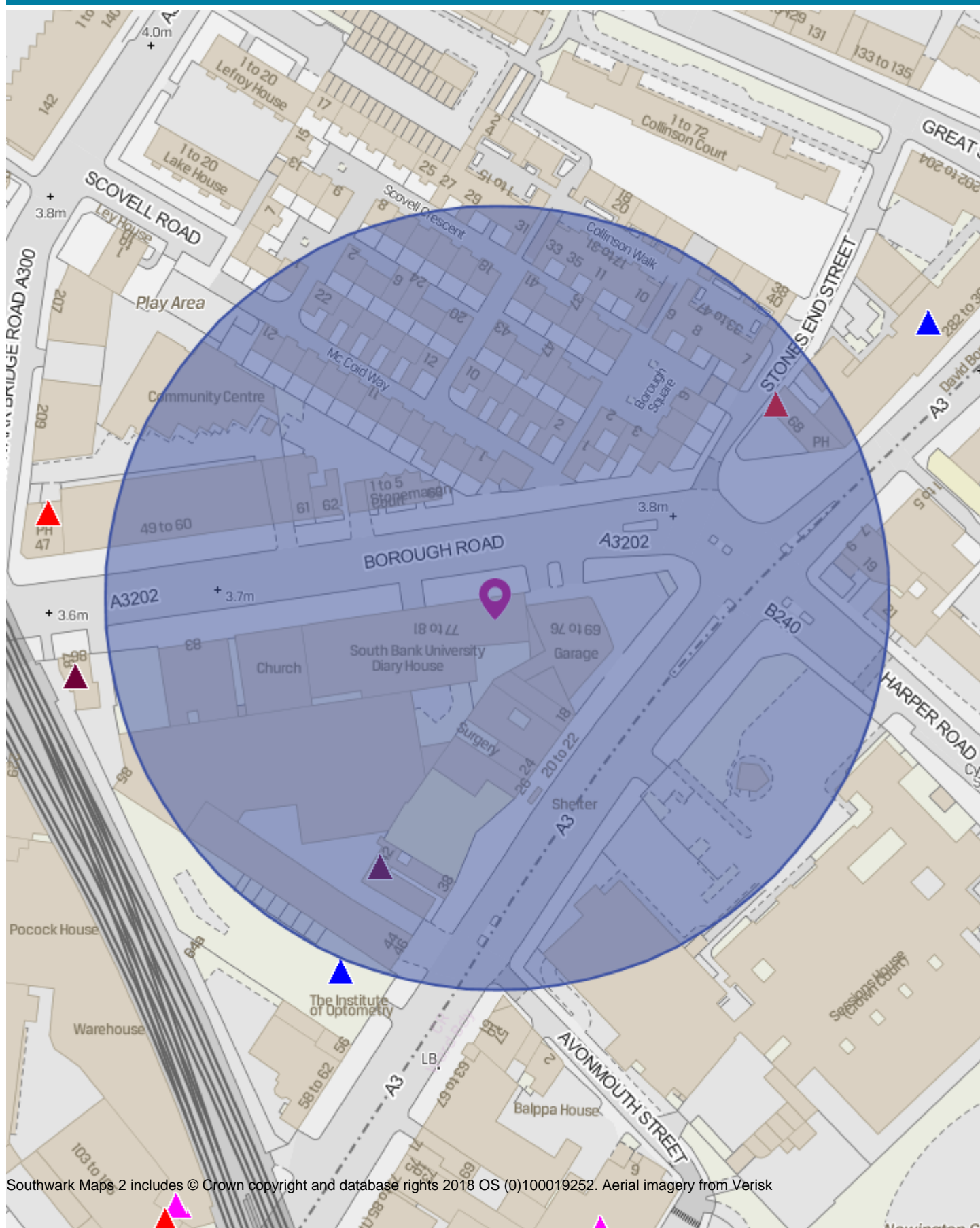
3 A-levels Physical Education & Business Studies Double Award

Personal Interest

I enjoy keeping fit by playing football, rugby and going to the gym. I also enjoy going to the cinema, socialising with friends and reading.

References: Available upon request

THANKS FOR LISTENING



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Item No. 7.	Classification: Open	Date: 15 May 2018	Meeting Name: Licensing Sub-Committee
Report Title		Licensing Act 2003: Lighthouse, 262-270 Camberwell Road, London SE5 0DP	
Ward(s) of group(s) affected		Camberwell Green	
From		Strategic Director of Environment and Social Regeneration	

RECOMMENDATION

1. That the licensing sub-committee considers an application made by Lighthouse Operations Limited for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Lighthouse, 262-270 Camberwell Road, London SE5 0DP.
2. Notes:
 - a) This application forms a new application for a premises licence, submitted under Section 17 of the Licensing Act 2003. The application is subject to representations from responsible authorities and is therefore referred to the sub-committee for determination.
 - b) Paragraphs 8 to 10 of this report provide a summary of the application under consideration by the sub-committee. A copy of the full application is attached as Appendix A.
 - c) Paragraphs 11 to 16 of this report deal with the representations submitted in respect of the application. Copies of the representation submitted by the responsible authorities and attached to this report in Appendix B. A map showing the location of the premises is attached to this report as Appendix d.
 - d) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

BACKGROUND INFORMATION

The Licensing Act 2003

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

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

KEY ISSUES FOR CONSIDERATION

The premises licence application

8. On 16 March 2018 Lighthouse Operations Limited applied for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Lighthouse, 262-270 Camberwell Road, London SE5 0DP. The premises are described in the application as follows:
- “This venue is a Grade II Listed Heritage Building. The prime purpose of the building is a place of worship, however, it has a secondary use as an events space catering for wedding receptions, community events and sporting events.”
9. The application and is summarised as follows:
- The sale by retail of alcohol (on sales only):
 - Monday to Sunday from 17:00 to 04:00 (the following day).
 - The provision of late night refreshment (indoors):
 - Monday to Sunday from 23:00 to 04:00 (the following day).
 - The provision of regulated entertainment in the form of plays, films, live music, recorded music, performances of dance and anything of a similar description (all indoors):
 - Monday to Sunday from 08:00 to 16:00 then 17:00 to 00:00.
 - The provision of regulated entertainment in the form of indoor sporting events:
 - Monday to Sunday from 17:00 to 00:00.

- The provision of regulated entertainment in the form of boxing or wrestling entertainments (indoors):
 - Monday to Sunday from 17:00 to 01:00 (the following day).
 - Opening hours
 - Monday to Sunday from 08:00 to 04:00 (the following day).
10. The designated premises supervisor (DPS) is to be Vicki Heam, who holds a personal licence with the London Borough of Newham.
 11. The premises licence application form provides the applicant's operating schedule. Parts A, B, C, E, F, G, H, I, J, K, L, and M of the operating schedule set out the proposed licensable activities, operating hours and operating control measures in full, with reference to the four licensing objectives as stated in the Licensing Act 2003. Should a premises licence be issued in respect of the application the information provided in part M of the operating schedule will form the basis of conditions that will be attached to any licence granted subsequent to the application. A copy of the application and premises plan is attached to this report in Appendix A.

Representations from responsible authorities

12. A representation has been received from the Metropolitan Police Service (Licensing Division) which raises concerns regarding the use of the premises as a venue with a 3000 capacity and draws the sub-committee's attention to the Southwark licensing policy for closing hours of clubs in their area. There is also a report of unlicensed activity at the premises on 14 April 2018 further to the withdrawal of temporary events notices.
13. A representation is received from the planning authority, stating that there is planning permission on the site for assembly and leisure use until 23:00 only, further that the venue has a capacity of 1200.
14. A representation has been received from public health with concerns of the location of the premises to local residents and the late timings of the sale of alcohol.
15. A representation from trading standards states that the applicant's operating schedule falls short and has requested additional conditions in relation to the sales of alcohol and the protection of children from harm.
16. A representation has been submitted by the Licensing Department with concerns relating to the hours applied and the proximity of residential dwellings, especially taking into consideration the potential capacity. Attention is also drawn to the recent unlicensed activity at the premises. Witness statements have been requested from the Police whom attended the event. The Applicants for the withdrawn Temporary Events Notices will be invited to the Council offices for an interview under caution and further enforcement action is to be considered.

The representations are all available in Appendix B.

Representations from other persons

17. A local resident had written to the licensing authority stating that they simply 'objected' to the application, but gave no further information. They were written to, to ask for further information, none of which was forthcoming; therefore that correspondence has been omitted from this report.

Conciliation

18. All representations were sent to Phil Adeleke on 18 April 2018 who acknowledged receipt and advised that he wished for a Hearing to go ahead. He is the first contact for the application and the Manager of the premises. At the time this report was written, no conciliation had taken place between the Applicant and the Responsible Authorities despite the advice given to make contact.

Premises history

19. The premises has previously held a premises licence as Gala Bingo Hall Bar. This licence was surrendered in December 2010. A copy of the old licence is available for Members' information in Appendix C. The area has not had a full time premises licence previously and is a place of worship, for which there are exemption from the need for a licence for music entertainment in defined circumstances as set out in the Home Office Guidance.
20. The area has been granted a number of Temporary Events Notices in the last year

Applicant	Activities	Dates	Counter Notice
Wilmer Quintero Morales for 254-268 Camberwell Road	Sale by retail of alcohol to be consumed on the premises Provision of Regulated Entertainment Provision of Late night Refreshment for 499 people	From 26/03/2016 to 27/03/2016 21:00 - 04:00	No
Philemon Adeleke for 254-268 Camberwell Road	Sale by retail of alcohol to be consumed on the premises for 450 people	From 14/04/2018 to 15/04/2018 21:00 - 04:00	No
Fiona Munkoh for 262-270 Camberwell Road	Sale by retail of alcohol to be consumed on the premises for 450 people	From 14/04/2018 to 15/04/2018 21:00 - 04:00	Withdrawn
Fiona Munkoh for 254-268 Camberwell Road	Sale by retail of alcohol to be consumed on the premises for 450 people	From 21/04/2018 to 21/04/2018 17:00 - 23:00	Withdrawn
Brenda David for 254-268 Camberwell Road	Sale by retail of alcohol to be consumed on the premises for 300 people	From 22/04/2016 to 22/04/2016 17:00 - 23:00	No

21. The licensing department has no history of complaints in relation to this premises resulting from licensable activities in the past 12 months.

Map

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

Mozah Anz, 278 Camberwell Road, London SE5 0DL licenced for:

- The sale by retail of alcohol (on sales):
 - Monday to Wednesday from 12:00 to 00:00
 - Thursday to Saturday from 12:00 to 01:30
 - Sunday from 12:00 to 23:30.
- Late night refreshment (indoors):
 - Monday to Wednesday 23:00 to 00:00
 - Thursday to Saturday 23:00 to 01:30
 - Sunday 23:00 to 23:30.

The Planet Nollywood/Father Redcap – 319 Camberwell Road, London SE5 0HQ licensed for:

- The sale by retail of alcohol (both on and off sales):
 - Monday to Thursday 10:00 to 03:00
 - Friday to Sunday 10:00 to 05:00.
- Late night refreshment (indoors):
 - Monday to Thursday from 23:00 to 03:00
 - Friday to Sunday from 23:00 to 05:00.
- The provision of regulated entertainment in the form of films, live and recorded music, indoor sporting events and performances of dance (indoors):
 - Monday to Thursday from 23:00 to 03:00
 - Friday to Sunday from 23:00 to 05:00.

Premier Food and Wine, 244-246 Camberwell Road, London SE5 0DP, licensed for:

- The sale by retail of alcohol (of sales):
 - Monday to Sunday from 08:00 to 00:00.

Nags Head Public House, 242 Camberwell Road, London SE5 0DP, licensed for:

- The sale by retail of alcohol (on and off sales):
 - Monday to Sunday from 10:00 to 01:00.
- The provision of regulated entertainment in the form of live music and recorded music (indoors):
 - Monday to Sunday 10:00 to 01:00.

Southwark council statement of licensing policy

23. 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.
24. Within Southwark’s statement of licensing policy, the premises are identified as being within the Camberwell cumulative impact policy area and within a residential area. Under the Southwark statement of licensing policy 2016 - 2020 the premises within this application would fall under the recommended closing times:
- Restaurants and cafes is 23:00 daily
 - Public houses wine bars or other drinking establishments is 23:00
 - Closing time for Night Clubs (with sui generis planning classification) are not considered appropriate for this area.

Resource implications

25. A fee of £1905.00 has been paid by the applicant company in respect of this application being the statutory fee payable for premises within non-domestic rateable value band D.

Consultation

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

Community impact statement

27. 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

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

Principles for making the determination

30. 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.
31. 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.
32. 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

33. 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.
34. The four licensing objectives are:
- The prevention of crime and disorder
 - Public safety
 - The prevention of nuisance
 - The protection of children from harm.

35. 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.
36. 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.
37. 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

38. 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

39. 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.
40. 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

41. 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.
42. 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.
43. 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.
44. 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.
45. 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.
46. The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Other persons must live in the vicinity of the premises. This will be decided on a case to case basis.
47. 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.
48. 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

49. 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

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

BACKGROUND DOCUMENTS

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

APPENDICES

Name	Title
Appendix A	Application for a premises licence
Appendix B	Representations submitted by Responsible Authorities
Appendix C	Copy of previous premises licence
Appendix D	Map

AUDIT TRAIL

Lead Officer	Deborah Collins, Strategic Director of Environment and Social Regeneration	
Report Author	Andrew Heron, Principal Licensing Officer	
Version	Final	
Dated	30 April 2018	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law & Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team		2 May 2018

APPENDIX A



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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We LIGHTHOUSE OPERATIONS LTD

(Insert name(s) of applicant)

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

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description			
262-274 CAMBERWELL RD, CAMBERWELL			
Post town	London	Postcode	SE5 0DP
Telephone number at premises (if any)		02072774312	
Non-domestic rateable value of premises		£ 4.3 million	

Part 2 - Applicant details

Please state whether you are applying for a premises licence as Please tick as appropriate

- | | | | |
|----|--|-------------------------------------|-----------------------------|
| a) | an individual or individuals * | <input type="checkbox"/> | please complete section (A) |
| b) | a person other than an individual * | | |
| | i as a limited company/limited liability partnership | <input checked="" type="checkbox"/> | please complete section (B) |
| | ii as a partnership (other than limited liability) | <input type="checkbox"/> | please complete section (B) |
| | iii as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| | iv other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) | a recognised club | <input type="checkbox"/> | please complete section (B) |
| d) | a charity | <input type="checkbox"/> | please complete section (B) |

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

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a statutory function or
- a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

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

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		

Date of birth		I am 18 years old or over <input type="checkbox"/> Please tick yes.	
Nationality			
Current postal address if different from premises address			
Post town		Postcode	
Daytime contact telephone number			
E-mail address (optional)			

(B) OTHER APPLICANTS

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

Name LIGHTHOUSE OPERATIONS LTD
Address 262-274 CAMBERWELL RD, CAMBERWELL
Registered number (where applicable) 11124403
Description of applicant (for example, partnership, company, unincorporated association etc.) COMPANY
Telephone number (if any) 02072774312
E-mail address (optional) INFO@THELIGHHOUSEVENUE.COM

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
1	1	3
1	1	8

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

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

Please give a general description of the premises (please read guidance note 1)

THIS VENUE IS A GRADE II LISTED HERITAGE BUILDING. THE PRIME PURPOSE OF THE BUILDING IS A PLACE OF WORSHIP; HOWEVER, IT HAS A SECONDARY USE AS AN EVENTS SPACE CATERING FOR WEDDING RECEPTION, COMMUNITY EVENTS AND SPORTING EVENTS.

If 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 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

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

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

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

In all cases complete boxes K, L and M

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

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

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>		
Day	Start	Finish		Outdoors	<input type="checkbox"/>		
				Both	<input type="checkbox"/>		
Mon	8:00	16:00	Please give further details here (please read guidance note 3) ALL PERFORMANCES WILL BE INDOORS				
	17:00	00:00					
Tue	8:00	16:00					
	17:00	00:00					
Wed	8:00	16:00		State any seasonal variations for performing plays (please read guidance note 4)			
	17:00	00:00					
Thur	8:00	16:00					
	17:00	00:00					
Fri	8:00	16:00			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)		
	17:00	00:00					
Sat	8:00	16:00					
	17:00	00:00					
Sun	8:00	16:00					
	17:00	00:00					

B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3) ALL PERFORMANCES WILL BE INDOORS		
Mon	8:00	16:00			
	17:00	00:00			
Tue	8:00	16:00			
	17:00	00:00			
Wed	8:00	16:00			
	17:00	00:00			
Thur	8:00	16:00			
	17:00	00:00			
Fri	8:00	16:00			
	17:00	00:00			
Sat	8:00	16:00			
	17:00	00:00			
Sun	8:00	16:00			
	17:00	00:00			

C

Indoor sporting events Standard days and timings (please read guidance note 6)			<u>Please give further details</u> (please read guidance note 3) ALL PERFORMANCES WILL BE INDOORS
Day	Start	Finish	
Mon	17:00	00:00	
Tue	17:00	00:00	<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
Wed	17:00	00:00	
Thur	17:00	00:00	<u>Non standard timings: Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 5)
Fri	17:00	00:00	
Sat	17:00	00:00	
Sun	17:00	00:00	

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon				<u>Please give further details here</u> (please read guidance note 3) ALL PERFORMANCES WILL BE INDOORS	
	17:00	01:00			
Tue					
	17:00	01:00			
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 4)		
	17:00	01:00			
Thur					
	17:00	01:00			
Fri			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
	17:00	01:00			
Sat					
	17:00	01:00			
Sun					
	17:00	01:00			

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3) ALL PERFORMANCES WILL BE INDOORS		
Mon	17:00	04:00			
Tue	17:00	04:00			
			State any seasonal variations for the performance of live music (please read guidance note 4)		
Wed	17:00	04:00			
Thur	17:00	04:00			
			Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 5)		
Fri	17:00	04:00			
Sat	17:00	04:00			
Sun	17:00	04:00			

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3) ALL PERFORMANCES WILL BE INDOORS		
Mon	17:00	04:00			
Tue	17:00	04:00	State any seasonal variations for the playing of recorded music (please read guidance note 4)		
Wed	17:00	04:00			
Thur	17:00	04:00	Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 5)		
Fri	17:00	04:00			
Sat	17:00	04:00			
Sun	17:00	04:00			

G

Performances of dance Standard days and timings (please read guidance-note 6)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 3) ALL PERFORMANCES WILL BE INDOORS		
	17:00	04:00			
Tue			State any seasonal variations for the performance of dance (please read guidance note 4)		
	17:00	04:00			
Wed			Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 5)		
	17:00	04:00			
Thur					
	17:00	04:00			
Fri					
	17:00	04:00			
Sat					
	17:00	04:00			
Sun					
	17:00	04:00			

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Mon	17:00	04:00		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue	17:00	04:00	Please give further details here (please read guidance note 3) ALL PERFORMANCES WILL BE INDOORS		
Wed	17:00	04:00			
Thur	17:00	04:00	State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)		
Fri	17:00	04:00			
Sat	17:00	04:00	Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sun	17:00	04:00			

I

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 3) ALL PERFORMANCES WILL BE INDOORS		
	23:00	04:00			
Tue					
	23:00	04:00			
Wed			State any seasonal variations for the provision of late night refreshment (please read guidance note 4)		
	23:00	04:00			
Thur					
	23:00	04:00			
Fri			Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 5)		
	23:00	04:00			
Sat					
	23:00	04:00			
Sun					
	23:00	04:00			

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – please tick (please read guidance note 7)	On the premises	<input checked="" type="checkbox"/>			
				Off the premises	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4) ALL PERFORMANCES WILL BE INDOORS					
Mon								
	17:00	04:00						
Tue								
	17:00	04:00						
Wed								
	17:00	04:00						
Thur						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 (please read guidance note 5)		
	17:00	04:00						
Fri								
	17:00	04:00						
Sat								
	17:00	04:00						
Sun								
	17:00	04:00						

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor:

Name	
Address	
Postcode	
Personal licence number (if known)	
Issuing licensing authority (if known)	



K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5)
Day	Start	Finish	
Mon	08:00	04:00	Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6)
Tue	08:00	04:00	
Wed	08:00	04:00	
Thur	08:00	04:00	
Fri	08:00	04:00	
Sat	08:00	04:00	
Sun	08:00	04:00	

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

Day	Start	Finish
Mon	17:00	04:00
Tues	17:00	04:00
Wed	17:00	04:00
Thur	17:00	04:00
Fri	17:00	04:00
Sat	17:00	04:00
Sun	17:00	04:00

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 upload the consent form completed by the proposed premises supervisor

--	--

Premises Supervisor

Full name of proposed designated premises supervisor

First names	Vicki
Surname	Hearn

DOB

Date Of Birth	
---------------	--

Address of proposed designated premises supervisor

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

Street number or Building name	71 - 75
Street Description	SHELTON STREET
Town	LONDON
County	
Post code	WC2H 9JQ

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

Personal licence number (if known)	08-00706 LAPER
Issuing authority (if known)	LONDON BOROUGH OF NEWHAM, E16 2QU

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 9)

N/A

L - Hours premises are open to public

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

Day	Start	Finish
Mon	08:00	16:00
	17:00	00:00
Tues	08:00	16:00
	17:00	00:00
Wed	08:00	16:00
	17:00	00:00
Thur	08:00	16:00
	17:00	00:00
Fri	08:00	16:00
	17:00	00:00
Sat	08:00	16:00
	17:00	00:00
Sun	18:00	00:00

State any seasonal variations (Please read guidance note 5)

--

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

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)

--	--

M - Steps to promote four licencing objectives

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

	<p>Strong management controls and effective training of all staff so that they are aware of the premises licence and the requirements to meet the four licensing objectives with attention to:</p> <p>a/ no selling of alcohol to underage people b/ no drunk and disorderly behaviour on the premises area c/ vigilance in preventing the use and sale of illegal drugs at the retail area d/ no violent and anti-social behaviour e/ no any harm to children</p> <ul style="list-style-type: none"> - Operating Schedule providing the hours of operation and licensable activities during those hours. - Designated premises supervisor confirmed it is obligated to be in day-to-day control of the premises, to provide good training for staff on the Licensing Act (Training Record), to make or authorise each sale - Clear "Challenge 25" information to prevent the supply of alcohol to under-age drinkers. - CCTV system installed with recording option available - Roller metal exterior window shutter will be fixed to ensure that shop front is safe and secure at all times <p>As a licensed premises we know that it is necessary to carry out our functions or operate their businesses with a purpose of promoting these objectives. We promise to support these objectives through their operating schedules and other measures (including staff training and qualifications, policies, and strategic partnerships with other agencies).</p>
--	--

b) the prevention of crime and disorder

	<p>CCTV System installed to monitor entrances, exits, and other parts of the premises in order to address the prevention of crime objective.</p> <p>A clear and legible notice outside the premises indicating the normal hours under the terms of the premises licence during which licensable activities are permitted.</p> <p>Clear and conspicuous notices warning of potential criminal activity, such as theft, that may target customers will be displayed.</p> <p>Not selling of alcohol to drunk or intoxicated customers.</p> <p>Custom will not be sought by means of personal solicitation outside or in the vicinity of the premises.</p> <p>Prevention and vigilance in illegal drug use at the retail unit area.</p> <p>Staff will be well trained in asking customers to use premises in an orderly and respectful manner and prevent drinking alcohol at the retail unit (ex. canned or bottled beer).</p>
--	---

c) public safety

	<p>Internal and external lighting fixed to promote the public safety objective.</p> <p>Well trained staff adherence to environmental health requirements.</p> <p>Training and implementation of underage ID checks.</p> <p>A log book or recording system shall be kept upon the premises in which shall be entered particulars of inspections made; those required to be made by statute, and information compiled to comply with any public safety condition attached to the premises licence that requires the recording of such information. The log book shall be kept available for inspection when required by persons authorised by the Licensing Act 2003 or associated legislation.</p>
--	---

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

	All parts of the premises and all fittings and apparatus therein, door fastenings and notices, lighting, heating, electrical, air condition, sanitary accommodation and other installations, will be maintained at all times in good order and in a safe condition.
--	---

d) the prevention of public nuisance

	Noise reduction measures to address the public nuisance objective. Prominent, clear and legible notices will be displayed at the exit requesting the public to respect the needs of nearby residents and to leave the premises and the area quietly. Deliveries of goods necessary for the operation of the business will be carried out at such a time or in such a manner as to protect residents from noise disturbances.
--	--

e) the protection of children from harm

	"Challenge 25" sign which is a retailing strategy that encourages anyone who is over 18 but looks under 25 to carry acceptable ID (a card bearing the PASS hologram, a photographic driving license or a passport) if they wish to buy alcohol. Well trained staff about requirement for persons' identification, age establishment etc. All the details provided in Training Record Book available the retail unit. Log Book will be kept upon the premises all the time. Nothing belongs existing Health & Safety requirements.
--	---

Please upload a plan of the premises

	Hall-dimensions.1.pdf
--	---------------------------------------

Please upload any additional information i.e. risk assessments

--	--

Checklist

	I have enclosed the plan of the premises. I understand that if I do not comply with the above requirements my application will be rejected. I understand that I must now advertise my application (In th elocal paper within 14 days of applying)
--	---

Home Office Declaration

Please tick to indicate agreement

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

Declaration

I agree to the above statement

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

	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.

Consent of individual to being specified as premises supervisor

I VICKI HEARN
[full name of prospective premises supervisor]

of [REDACTED] 75 [REDACTED]
LONDON,
[REDACTED]

[home address of prospective premises supervisor]

hereby confirm that I give my consent to be specified as the designated premises supervisor in relation to the application for PREMISES LICENSE
[type of application]

by LIGHTHOUSE OPERATIONS LTD
[name of applicant]

relating to a premises licence [REDACTED]
[number of existing licence, if any]

for LIGHTHOUSE, 262-274 CAMBERWELL ROAD, SE5 0DP
[name and address of premises to which the application relates]

and any premises licence to be granted or varied in respect of this application made by


LIGHTHOUSE OPERATIONS LIMITED
[name of applicant]

concerning the supply of alcohol at

LIGHTHOUSE 202-274 CAMBERWELL ROAD, SE5 0DP
[name and address of premises to which application relates]

I also confirm that I am entitled to work in the United Kingdom and am applying for, intend to apply for or currently hold a personal licence, details of which I set out below.

Personal licence number


[insert personal licence number, if any]

Personal licence issuing authority

LONDON BOROUGH OF NEWHAM, 1000 DOCKSIDE ROAD, LONDON, E16 2QU
[insert name and address and telephone number of personal licence issuing authority, if any]

Signed

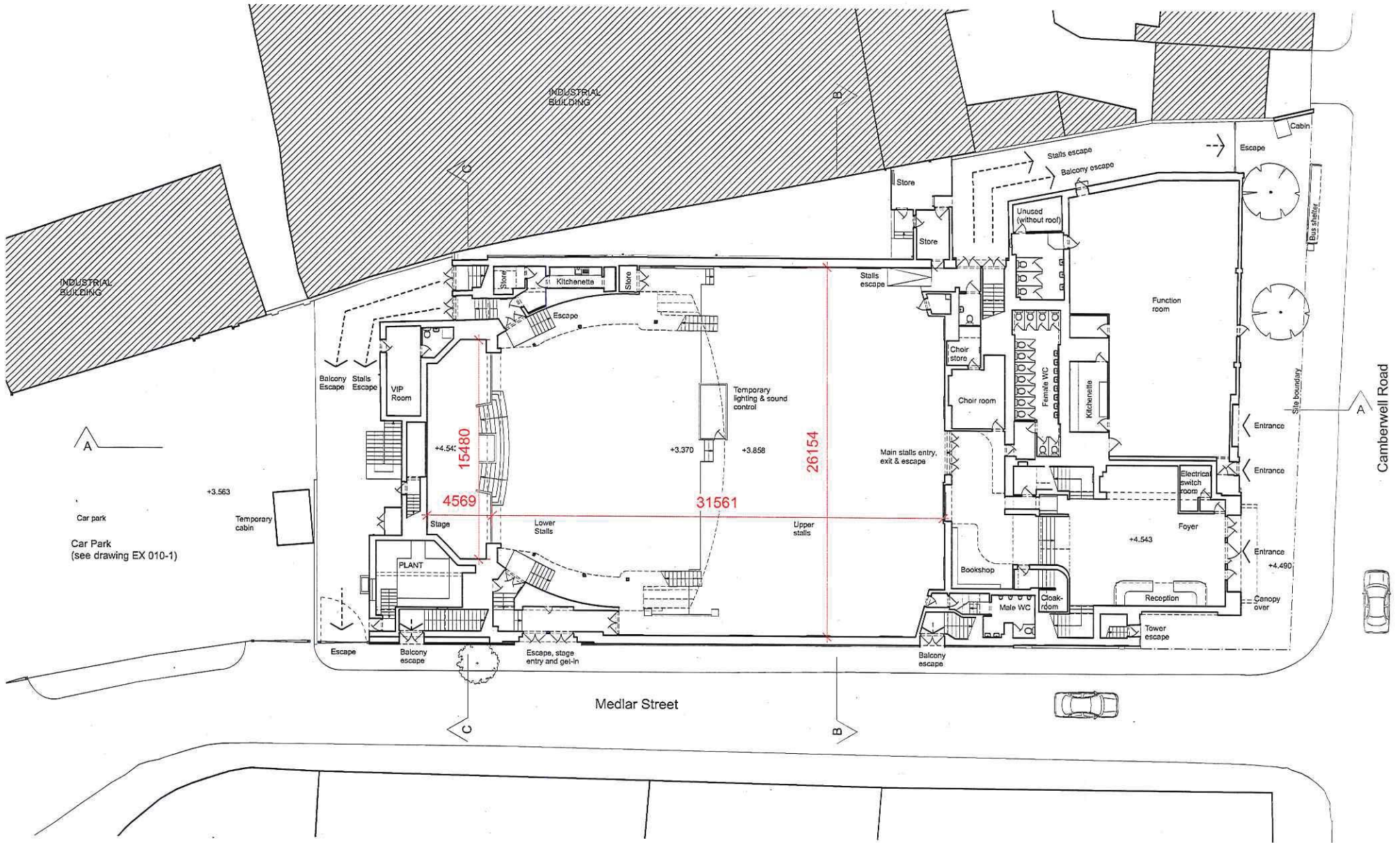


Name (please print)

VICKI HEARN

Date

14th March 2018



8040: The Lighthouse, 254 - 270 Camberwell Road, SE5 0DP

Client: The House of Praise
 Status: Planning

©Avery Associates Architects

AVERY ASSOCIATES ARCHITECTS
 270 Vauxhall Bridge Road LONDON SW1V 1BB
 Tel 020 7233 6262 Email enquiries@avery-architects.co.uk

Rev A: 16.12.2015 Planning Amendments



Date: 16 Dec 15	Drawing: As Existing - Ground Floor Plan	Rev: A
Scale: 1:250@A3	Drawing no: 8040 EX 010	
0m	5m	10m
		15m
		20m



APPENDIX B

POLICE

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: MD21/3120/18

Date: 16th April 2018

Dear Sir/Madam

Re:- Lighthouse, 262-274 Camberwell Road, London SE5 0DP

Police are in possession of an application from the above for a new premises licence. The premises has been used for a number of different things in the past including cinema and bingo but more recently has been a place of worship, but is also advertising as an event space which the application also describes it as.

The police object to the granting of the licence in full at this time. The venue is exempt for some regulated entertainment as the venue is primarily a place of worship, however the sale of alcohol would considerably change the nature of any event. The website shows it is available to hire for up to 3000 people, which is a considerable amount. If the application was granted then they would be able to operate a nightclub type venue and the application is to open until 04.00hrs seven days a week.

The venue are situated in a District town centre under the statement of licensing policy, which recommends nightclub opening Sunday to Thursday close at midnight and Friday and Saturday close at 01.00hrs.

The applicant has not offered any conditions that I would consider suitable for this size venue. We would at least expect SIA security with a minimum ratio of between 1/75 and 1/100.

The venue recently gave Notice for two late temporary events for the 14th April 2018 to which the police objected. Counter notices were issued for each and the applicants confirmed they wished to withdraw the notices. On the night, officers attended the Lighthouse and staff confirmed between 1000 and 1500 people were inside. Alcohol was witnessed being served and was being consumed in all parts of the building. The management told officers they had a temporary event for the VIP area. Given that the

venue had withdrawn both applications after the police had made objection, this was untrue.

This is not what we would expect from a venue applying for a licence and as such at this time object to the granting of the licence in full. In principle we would not object to a reduced licence if we had confidence in the management but recent events have shown this not to be the case.

This type and size of venue would require a considerable amount of conditions to restrict the use to protect customers and local residents from anti social behaviour, crime and disorder.

Submitted for your consideration,

Yours Sincerely

PC Graham White 288MD

Licensing Officer

Southwark Police Licensing Unit

Tel: 0207 232 6756

**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 2QH

Your Ref:**Our Ref:** 18-CE-00314**Contact:** Gavin Blackburn**Telephone:** 020 7525 7007**Fax:** 020 3357 3101**E-Mail:** planning.enquiries@southwark.gov.uk**Web Site:** <http://www.southwark.gov.uk>**Date:** 13/04/2018

Dear Sir/Madam

Premises Licensing re:

262-270 CAMBERWELL ROAD, LONDON, SE5 0DP

Summary description: New application**Date Received:** 21/03/2018

There is planning permission on this site for an assembly and leisure use 11/AP/3181. That permission sets a terminal hour of 23:00. This is a very large venue capable of holding 1200 people. Noise and disturbance of such a large volume of people exiting the venue requires careful consideration. The application as applied for seeks a terminal hour of 04:00 which is objected to. If the applicant revises the application to a terminal hour of 23:00 the objection can be considered to be conciliated.

Yours faithfully

Gavin Blackburn

Senior Enforcement Officer

PUBLIC HEALTH**Heron, Andrew**

From: Jerrom, Charlie on behalf of Regen, Licensing
Sent: 16 April 2018 12:30
To: Heron, Andrew
Subject: FW: Consultation - New Premises Licence, 262-274 Camberwell Road
Attachments: Alcohol-related violence and disorder in Southwark's CIP areas 2017 09 1...pdf;
 Evidence Review - Protection of Children from Harm.docx

fyi

From: Sharpe, Carolyn **On Behalf Of** Public Health Licensing
Sent: Monday, April 16, 2018 12:18 PM
To: Regen, Licensing
Cc: Public Health Licensing
Subject: RE: Consultation - New Premises Licence, 262-274 Camberwell Road

To whom it may concern:

Re: 262-274 Camberwell Road, London SE5 0DP

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
- Protection of children from harm

The applicant requests a new licence for the sale of alcohol on the premises between the hours of 17:00 and 04:00 daily with opening times of 08:00-04:00 daily.

I have concerns regarding the hours for alcohol sales requested. This premises is located within the Camberwell Cumulative Impact Policy (CIP) area and in my opinion the applicant has not adequately rebutted the presumption that the off-sales from this premises will add to the cumulative impact of alcohol harms in the local area. Camberwell CIP has been identified as a 'hotspot' location for rowdy behaviour and street drinking, alcohol-related ambulance callouts and non-domestic violence. The majority of these incidents occur late at night and in the early hours of the morning – please see attached analysis report for more detail.

Additionally, this premises is located close to local residents and therefore the dispersal from events going on until the early morning hours, daily, has the potential to result in public nuisance and disturb local residents. According to the World Health Organisation (WHO) (2011), fragmented sleep can result in short and long term health implications including; cognitive dysfunction, abnormal growth hormone release, increase of diastolic BP and increased risk of accidents. Certain groups of people are more vulnerable to noise including children, chronically ill and elderly people and shift workers – please see the attached evidence review for more information. This premises is located next door to Sacred Heart Catholic School and therefore children are very likely to live locally to this premises. The applicant has not considered this in their operating schedule under 'protection of children from harm'.

Southwark's Statement of Licensing Policy states that night-clubs are not suitable in this part of the borough and recommends that drinking establishments are closed by 23:00.

I therefore recommend a closing time of 23:00 daily and a terminal hour for alcohol sales of 22:30 daily.

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

Yours sincerely,

Carolyn Sharpe

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

Carolyn Sharpe | carolyn.sharpe@southwark.gov.uk | 02075250025 | 07927563567

Public Health Policy Officer (People & Health Intelligence), London Borough of Southwark, 160 Tooley Street, London SE1 2QH

From: Jerrom, Charlie

Sent: 20 March 2018 16:37

To: Alcohol@homeoffice.gsi.gov.uk ; Sharpe, Carolyn; Chowdhury, Farhad; Chudasama, Sailesh; Taylor, Dan; DIP Team; Farrington, Ian; FireSafetyRegulationSE@london-fire.gov.uk ; Graham White; Ifepa; Masini, Bill; Pickard, Roy; Planning.Enquiries; Public Health Licensing; Reg Env Protection; Richards-Vassell, Thomas; Qau Safeguarding; safer; Shannon, Rochelle; Sinead O'Gorman; southwark.repro@pbms.co.uk; Tear, Jayne; West Team diary

Subject: FW: Consultation - New Premises Licence, 262-274 Camberwell Road

Content	❖ Introduction	page 1
	❖ Summary of Southwark's CIP areas	page 1
	❖ Violence and disorder hotspot maps	page 2
	❖ Alcohol-related hotspot locations	pages 3 & 4
	❖ Temporal summary	page 5

❖ Please see page 5 for the **Glossary of terms**

Metadata

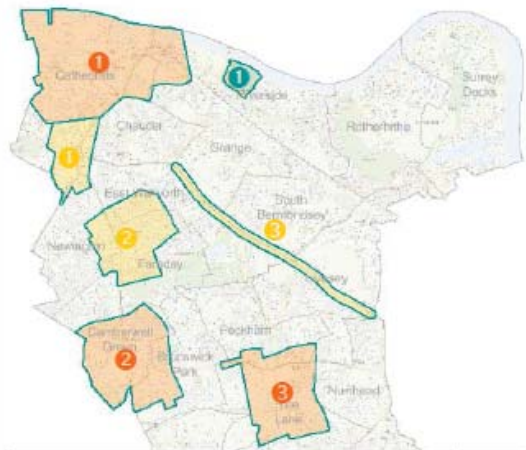
- ❶ Metropolitan Police Service CRIS² for Violence Against the Person³ crime reports (Includes reports with a drink-related feature code [GA, MF, MV]⁴, excludes reports with a domestic abuse flag [DI,DV,DX]⁵)
- ❷ Metropolitan Police Service CAD⁶ for reports of anti-social behaviour (Only reports of rowdy behaviour [code 202] and street drinking [code 209] have been included. Code 202 and 209 reports with an alcohol qualifier [code 600] are included by default)
- ❸ SafeStats⁷ for London Ambulance Service alcohol-related call-out records
- ❹ Please note that due to limitations with the datasets, A&E and British Transport Police data were not included in this report

Introduction

The purpose of this document is to provide the reader with an overview of recorded alcohol-related **violence and disorder** in Southwark and its Cumulative Impact Policy (CIP) areas, and to help inform decision on proposed changes to CIP conditions set out in Southwark's **Licensing Policy**⁸.

Summary

As shown by the map below, Southwark has three **CIP areas** and three **monitoring areas**⁹. As requested by Southwark's Licensing Committee, **Shad Thames** has been included in this report.



The table below shows the proportion each area accounts for of the borough total. It shows that in most instances, the proportions do not change much from one financial year to the next. One exception worth mentioning is the 6.4 percentage point increase from FY15/16 to FY16/17 in non-domestic, alcohol-related Violence. The figures behind this change show a 12.8% increase in the CIP areas total against a borough-wide decrease of 7.2%.

Of the six CIP and monitoring areas, **Borough and Bankside** accounts for the largest proportion of alcohol-related reports.

For the 2016/17 financial year, **Southwark's CIP areas** accounted for the following % of reports in the borough:

- ❖ 36% of alcohol-related rowdy behaviour and street drinking;
- ❖ 24% of non-alcohol related rowdy behaviour;
- ❖ 33% of alcohol-related ambulance call-outs;
- ❖ 36% of alcohol-related violence;
- ❖ 24 % of non-alcohol related violence.

For the same period, **Southwark's monitoring areas** accounted for the following % of reports in the borough:

- ❖ 14% of alcohol-related rowdy behaviour and street drinking;
- ❖ 12% of non-alcohol related rowdy behaviour;
- ❖ 14% of alcohol-related ambulance call-outs;
- ❖ 19% of alcohol-related violence;
- ❖ 13 % of non-alcohol related violence.

In comparison to the CIP and monitoring areas, **Shad Thames** accounted for a very, very small % of reports in the borough:

- ❖ 0.7% of alcohol-related rowdy behaviour and street drinking;
- ❖ 0.4% of non-alcohol related rowdy behaviour;
- ❖ 0.4% of alcohol-related ambulance call-outs;
- ❖ 0% of alcohol-related violence;
- ❖ 0.3 % of non-alcohol related violence.

Even per square meter, report numbers were very low for Shad Thames.

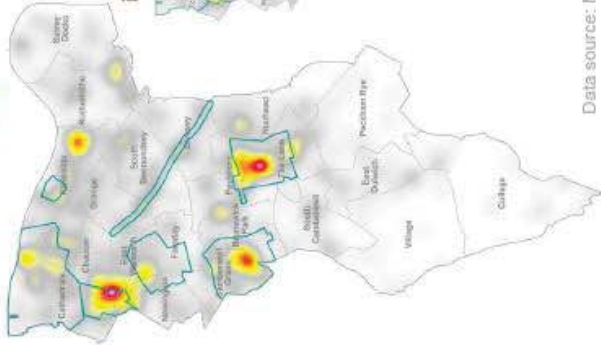
Alcohol-related reports by area and year as a percentage of the borough total		FY12/13	FY13/14	FY14/15	FY15/16	FY16/17	FY17/18	change FY16/17 of FY15/16
CIP areas	❖ Rowdy behaviour and street drinking	33.0%	35.3%	36.2%	36.7%	36.0%	33.8%	-0.7 pp
	❖ Ambulance call-outs	31.3%	32.2%	31.7%	31.0%	32.9%	33.4%	+1.9 pp
	❖ non-domestic Violence	34.6%	31.9%	34.9%	29.5%	35.9%	37.7%	+6.4 pp
monitoring areas	❖ Rowdy behaviour and street drinking	16.5%	16.3%	16.3%	11.8%	13.1%	9.5%	+1.3 pp
	❖ Ambulance call-outs	13.1%	15.6%	14.7%	14.7%	13.7%	13.6%	-1.0 pp
	❖ non-domestic Violence	18.6%	24.5%	19.3%	19.6%	18.9%	17.5%	-0.6 pp
❖ Rowdy behaviour and street drinking	❶ Borough and Bankside CIP area	15.5%	20.2%	21.3%	21.8%	18.7%	13.5%	-3.1 pp
	❷ Camberwell CIP area	6.3%	8.4%	7.8%	7.0%	9.6%	9.5%	+2.5 pp
	❸ Elephant and Castle monitoring area	6.1%	4.8%	5.8%	4.5%	6.4%	6.1%	+1.9 pp
	❹ Old Kent Road monitoring area	5.6%	4.3%	4.0%	2.3%	2.7%	1.4%	+0.4 pp
	❺ Peckham CIP area	11.2%	8.6%	7.0%	7.9%	7.8%	10.8%	-0.2 pp
	❶ Shad Thames area	0.8%	0.3%	0.2%	0.5%	0.7%	0.0%	+0.2 pp
	❷ Walworth Road and East Street monitoring area	4.8%	7.2%	6.5%	5.0%	4.0%	2.0%	-1.0 pp
❖ Ambulance call-outs	❶ Borough and Bankside CIP area	17.8%	19.7%	19.2%	17.7%	21.4%	20.5%	+3.6 pp
	❷ Camberwell CIP area	6.3%	5.9%	6.9%	7.7%	6.1%	6.9%	-1.7 pp
	❸ Elephant and Castle monitoring area	7.3%	7.0%	6.3%	7.3%	6.8%	5.8%	-0.7 pp
	❹ Old Kent Road monitoring area	2.5%	3.1%	2.9%	2.4%	2.5%	2.5%	+0.0 pp
	❺ Peckham CIP area	7.4%	6.5%	5.7%	5.5%	5.4%	6.1%	-0.0 pp
	❶ Shad Thames area	0.3%	0.4%	0.5%	0.3%	0.4%	0.4%	+0.1 pp
	❷ Walworth Road and East Street monitoring area	3.3%	5.5%	5.4%	5.0%	4.8%	5.3%	-0.3 pp
❖ non-domestic Violence	❶ Borough and Bankside CIP area	16.5%	19.1%	21.4%	17.2%	19.8%	18.8%	+2.8 pp
	❷ Camberwell CIP area	9.6%	5.4%	7.5%	5.4%	6.0%	8.4%	+0.6 pp
	❸ Elephant and Castle monitoring area	11.2%	11.0%	9.5%	8.2%	8.8%	8.4%	+0.6 pp
	❹ Old Kent Road monitoring area	2.7%	6.0%	4.0%	3.0%	3.7%	3.2%	+0.7 pp
	❺ Peckham CIP area	8.5%	7.5%	6.0%	7.0%	10.1%	10.4%	+3.1 pp
	❶ Shad Thames area	0.0%	0.6%	0.3%	0.6%	0.0%	0.0%	-0.6 pp
	❷ Walworth Road and East Street monitoring area	4.8%	7.5%	5.8%	8.4%	6.5%	5.8%	-1.9 pp

Map key

- ❶ Borough and Bankside CIP area
- ❷ Camberwell CIP area
- ❸ Peckham CIP area
- ❹ Elephant and Castle monitoring area
- ❺ Walworth Road and East Street monitoring area
- ❻ Old Kent Road monitoring area
- ❼ Shad Thames area
- Southwark's wards

Data sources: Metropolitan Police Service CAD for ASB and CRIS for crime; SafeStats for London Ambulance Service call-outs

excl. alcohol-related

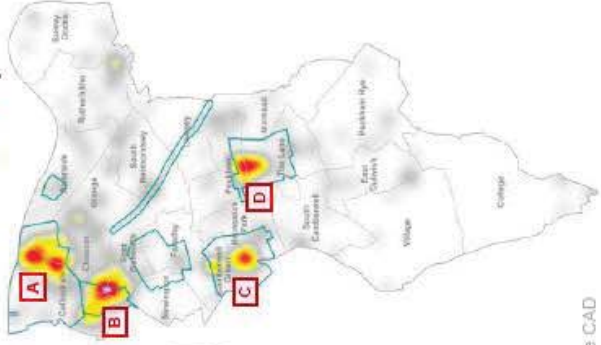


Rowdy behaviour

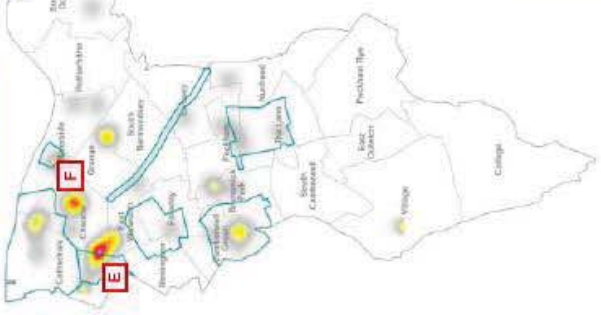


Data source: Metropolitan Police Service CAD

alcohol-related only

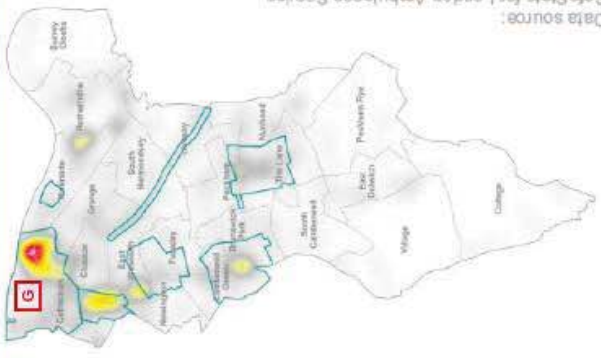


Street drinking



Data source: Metropolitan Police Service CAD

Alcohol-related ambulance call-outs



Data source: Safesats for London Ambulance Service

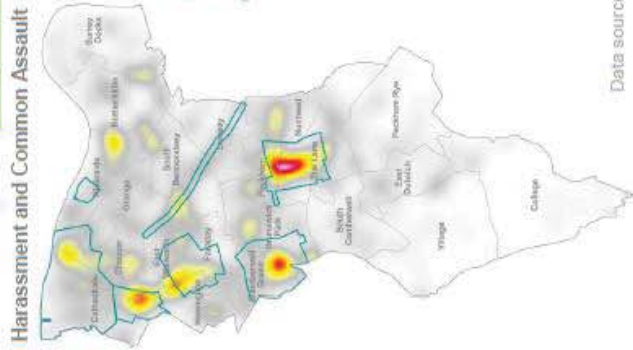
The maps on this page show the proximity of incident locations to one another, and affirm that Southwark's CIP areas are still relevant. Please see page 3 for a closer look at each alcohol-related hotspot location, **A** to **L**.

Key
 proximity based on 200m bandwidth and 40m cell size:

 closest proximity
 ↓
 decrease

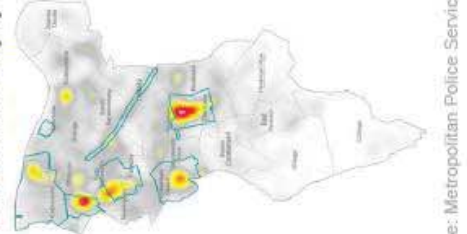
Please be aware that the data have some geographical limitations:
 (i) Ambulance call-outs are mapped to Census output area level
 (ii) 5% of violence records for the period 1st Aug-16 to 31st Jul-17 did not contain co-ordinate data

non-domestic Violence (excluding alcohol-related)

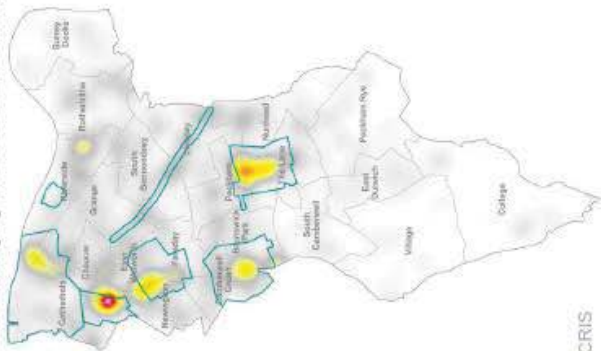


Data source: Metropolitan Police Service CRIS

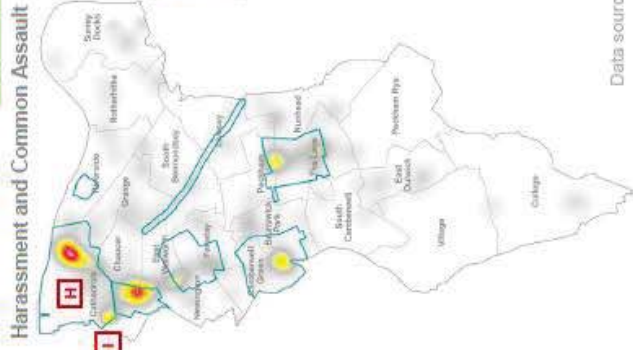
with and without injury



Assault with Injury and Serious Wounding



non-domestic Violence (alcohol-related only)

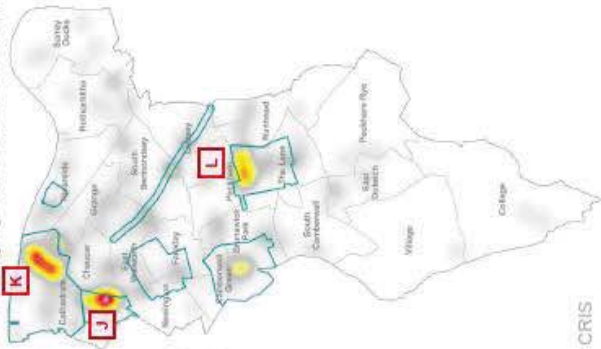


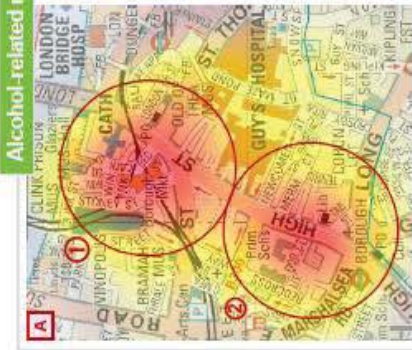
Data source: Metropolitan Police Service CRIS

with and without injury



Assault with Injury and Serious Wounding





1 22x alcohol-related rowdy behaviour reports. 2x repeat locations:

- 7x incidents at London Bridge bus station, mainly between the hours of 14:15 and 15:40, and 22:40 and 22:50;
- 7x incidents in / directly around Borough Market, mainly between the hours of 14:30 and 19:30.

In comparison, 92x non-alcohol related rowdy behaviour reports. 2x top repeat locations:

- 47x incidents at London Bridge bus station, mainly Sun-Thu, peak times of 01:00-02:59, 04:00-04:59, and 06:00-06:59;
- 6x incidents at St Christophers Inn [Borough High Street], Fri-Sun between 23:00 and 01:59.

2 13x alcohol-related rowdy behaviour reports. No repeat locations. Peak day Tue, reports made between 12:00 and 16:00. Weekend (Sat-Sun) peak time of 22:00-23:59.

In comparison, 49x non-alcohol related rowdy behaviour reports. Peak days Mon, Wed, Fri. Mon-Thu peak time of 18:00-19:59, and Fri-Sun peak time of 00:00-00:59.

- 1x repeat location:
- 4x incidents at Pret A Manger [no.11 Borough High Street] (3x incidents on Mon, 08:40-08:50).



26x alcohol-related rowdy behaviour reports. 2x repeat locations:

- 4x incidents in / outside The Coronet (3x incidents between 23:15 and 02:25);
- 2x incidents at The Elephant and Castle public house (1x incident just after 18:00 and 1x incident just before 23:00).

In comparison, 161x non-alcohol related rowdy behaviour reports. 2x top repeat locations:

- 28x incidents at the Elephant and Castle shopping centre. Peak days Mon, Tue, Thu. Mon-Thu peak time of 16:00-17:59;
- 4x incidents at The Rockingham Arms. No peak days or peak times.



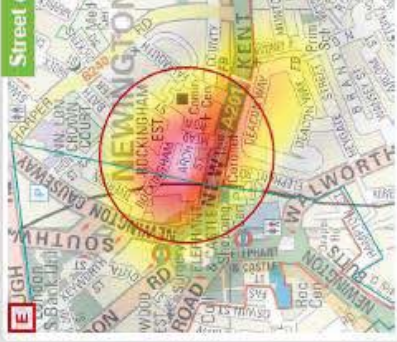
19x alcohol-related rowdy behaviour reports. 1x repeat location:

- 5x incidents at McDonalds [Butterfly Walk], mainly Thu-Sat, peak time of 23:50-01:30.

In comparison, 135x non-alcohol related rowdy behaviour reports. 3x top repeat locations:

- 25x incidents at McDonalds [Butterfly Walk], peak days Wed-Fri. Peak time of 15:00-18:59;
- 6x incidents at William Hill [Camberwell Church Street] (5x incidents on Sat, 14:00-22:59);
- 5x incidents at Camberwell Library.

No peak days. Incidents happened between 12:00 and 17:59.



7x street drinking reports. 1x repeat location:

- 5x incidents on Arch Street. Various days and various times.



17x alcohol-related rowdy behaviour reports. 1x repeat location:

- 8x incidents at Peckham bus station [Peckham High Street], mainly Sun, Mon, Tue, between 03:00 and 05:59.

In comparison, 97x non-alcohol related rowdy behaviour reports. 2x top repeat locations:

- 14x incidents at Peckham bus station [Peckham High Street], peak day Sat. Peak time of 00:00-05:59;
- 11x incidents at The Kentish Drovers public house [Peckham High Street], peak days Wed, Sat. Peak times of 19:00-19:59 and 23:00-23:59.



5x street drinking reports. No repeat locations. Peak day Thu. No peak times.



195x alcohol-related ambulance call-outs. Peak days Fri-Sun, followed by Wed. Just over half of calls received between 21:00 and 01:59, with peak time of 23:00-00:59.

The ambulance service data published on SafeStats do not hold address information (e.g. street names, building names, property numbers); records are mapped to Census output area level, which is based on postcode areas.

For the purpose of this document, postcode-level records were counted by road. Not being an exact science, the results from this process should be viewed accordingly.

Call-outs by road (count of postcode level data):

- 1 Montague Close x12; peak day Sat, peak time of 21:00-22:59.
- 2 Duke Hill Street x61; peak days Fri-Sun, followed by Wed. Just over half of calls received between 21:00 and 02:59, with a peak time of 00:00-02:59.
- 3 London Bridge Station x39; peak days Fri-Sun, followed by Wed. Just over half of calls received between 21:00 and 02:59, with a peak time of 00:00-02:59.
- 4 London Bridge Street x20; peak day Sun. Calls received between 00:00 and 02:59, with a peak time of 00:00-00:59.
- 5 St Thomas Street x18; peak day Sat, peak times of 19:00-19:59 and 00:00-01:59.
- 6 Borough High Street x33; (stretch between no's 19 and 81) Peak days Mon, Tue, Sat. Peak times of 18:00-18:59, 20:00-20:59, 23:00-23:59, and 01:00-01:59.

Data source: SafeStats for London Ambulance Service

Alcohol-related Harassment and Common Assault



17x alcohol-related harassment and common assault reports. 3x repeat locations:

- 3x offences outside St Christophers Inn [Borough High Street] (2x offences between 00:00 and 00:59 and 1x offence at 14:45).
- 2x offences at Café Rossi [Borough High Street] (1x offence at 22:00 and 1x offence just after 02:30).
- 2x offences at Pret A Manger [no.51 Borough High Street] (1x offence just after 13:30 and 1x offence at 08:30).

In comparison, 54x non-alcohol related harassment and common assault reports. 2x top repeat locations:

- 4x offences at Borough Market. Mainly weekdays, between 12:00 and 18:15.
- 4x offences at St Christophers Inn [Borough High Street]. (3x offences on Sat between 00:30 and 02:30).



15x alcohol-related harassment and common assault reports. 3x repeat locations:

- 3x offences at The Coronet [New Kent Road] (2x offences on Sat, at 02:00 and 07:30, and 1x offence on Sun at 03:45).
- 2x offences at The Rockingham Arms [Newington Causeway] (1x offence just after 19:30 and 1x offence at 22:00).
- 2x offences at Iceland [Elephant and Castle shopping centre] (1x offence just after 14:00 and 1x offence at 19:30).

In comparison, 77x non-alcohol related harassment and common assault reports. 4x top repeat locations:

- 6x offences at The Rockingham Arms [Newington Causeway]. All offences Thu-Mon. Various times between 10:00 and 00:45).
- 5x offences directly outside Elephant & Castle underground station. (2x offences on Tue and 2x offences on Sun. Various times between 16:15 and 04:15).
- 5x offences at The Coronet [New Kent Road] (2x offences on Sat between 01:00 and 03:00 and 2x offences on Sun between 03:30 and 05:30).
- 4x offences at Tesco [Elephant and Castle shopping centre] (3x offences on Sat between 14:30 and 21:00).



17x alcohol-related assault with injury and serious wounding reports. 2x repeat locations:

- 3x offences at The Coronet [New Kent Road] (All offences on Sat between 02:30 and 05:30).
- 2x offences at The Rockingham Arms [Newington Causeway] (Both offences on Mon, at 19:45 and 23:15).

In comparison, 66x non-alcohol related assault with injury and serious wounding reports. 2x top repeat locations:

- 13x offences at The Coronet [New Kent Road] (5x offences on Sat, 00:30-05:30 and 6x offences on Sun, 01:35-06:50).
- 12x offences at the Elephant and Castle Shopping Centre. Peak day Tue. Peak time 16:00-19:59.



28x alcohol-related assault with injury and serious wounding reports. 5x repeat locations:

- 4x offences at Number 1 Bar [Duke Street Hill] (1x offence on Fri at 02:00, 2x offences on Sat, at 00:00 and 01:20, 1x offence on Sun at 05:55)
- 3x offences at Belushi's [Borough High Street] (1x offence on Thu just after 02:00 and 2x offences on Sat, at 01:30 and 02:30).
- 2x offences at St Christophers Inn [Borough High Street] (1x offence on Wed at 01:25 and 1x offence on Fri at 01:00).
- 2x offences outside Giuseppe's [Borough High Street] (Both offences on Sat, at 02:30 and 02:50).
- 2x offences Sainsbury's [Borough High Street] (1x offence on Wed just after 02:00 and 1x offence on Sun at 05:00).

In comparison, 63x non-alcohol related assault with injury and serious wounding reports. 2x top repeat locations:

- 8x offences at Number 1 Bar [Duke Street Hill] (1x offence on Thu at 20:15, 1x offence on Fri just after 01:00, 4x offences on Sat, between 01:50 and 06:00, 1x offence on Sun at 06:00).
- 4x offences at Belushi's [Borough High Street] (1x offence on Thu at 20:45, 2x offences on Sat between 00:50 and 01:20, 1x offence on Sun at 01:15).

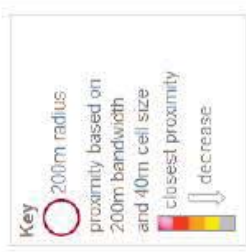


14x alcohol-related assault with injury and serious wounding reports. 2x repeat locations:

- 4x offences at O Bar [Peckham High Street] (All offences on Sun, between 01:20 and 06:00)
- 3x offences outside the post office [no.121-125 Peckham High Street] (1x offence on Mon at 01:00, 1x offence Wed at 07:20, 1x offence on Sun at 01:30).

In comparison, 67x non-alcohol related assault with injury and serious wounding reports. Top repeat locations:

- 3x offences at Morrisons [The Aylesham Centre] (2x offences on Wed, just after 10:00 and just after 11:00, and 1x offences on Sat just after 12:00).



Data source: Metropolitan Police Service CRIS

Temporal

The table below shows that for

- Sundays to Thursdays, peak times in the CIP and monitoring areas are 22:00-01:59 and in the rest of the borough 18:00-02:59
- Fridays to Saturdays, peak times in the CIP and monitoring areas are 20:00-02:59 and in the rest of the borough 22:00-01:59

Alcohol-related reports for FY2016/17 by area and hour (combines rowdy behaviour and street drinking, ambulance call-outs, and non-domestic violence)	06:00 - 06:59	07:00 - 07:59	08:00 - 08:59	09:00 - 09:59	10:00 - 10:59	11:00 - 11:59	12:00 - 12:59	13:00 - 13:59	14:00 - 14:59	15:00 - 15:59	16:00 - 16:59	17:00 - 17:59	18:00 - 18:59	19:00 - 19:59	20:00 - 20:59	21:00 - 21:59	22:00 - 22:59	23:00 - 23:59	00:00 - 00:59	01:00 - 01:59	02:00 - 02:59	03:00 - 03:59	04:00 - 04:59	05:00 - 05:59	Total
❖ Sunday to Thursday																									
• Southwark	45	60	48	56	57	72	72	81	89	108	106	89	140	137	146	126	174	164	201	174	132	104	72	57	2,510
• CIP and monitoring areas total	26	28	19	22	30	30	37	40	52	49	53	32	55	56	63	53	90	87	104	99	63	51	40	38	1,217
• rest of the borough	19	32	29	34	27	42	35	41	37	59	53	57	85	81	83	73	84	77	97	75	69	53	32	19	1,293
① Borough and Bankside CIP area	10	8	10	5	7	10	18	14	15	15	21	11	26	27	27	30	54	42	44	33	37	16	15	6	501
② Camberwell CIP area	2	6	4	3	7	7	8	6	5	8	4	8	8	5	6	12	11	6	12	13	4	7	4	9	165
① Elephant and Castle monitoring area	5	2	4	5	6	4	2	4	5	6	6	5	4	13	7	1	10	13	20	20	4	7	11	8	172
③ Old Kent Road monitoring area	1	3	0	3	2	1	1	6	5	4	0	0	2	1	0	3	3	6	4	10	3	7	2	4	71
③ Peckham CIP area	4	4	0	3	4	3	5	5	15	10	14	7	8	6	11	4	6	10	15	14	10	9	3	7	177
① Shad Thames area	0	1	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2	0	0	1	0	0	0	0	6
② Walworth Road and East Street monitoring area	4	4	1	3	4	5	3	5	7	5	7	1	7	4	12	3	4	10	9	8	5	5	5	4	125
❖ Friday to Saturday																									
• Southwark	17	17	21	22	29	28	48	35	45	63	52	72	51	56	88	73	118	127	111	94	81	58	45	30	1,381
• CIP and monitoring areas total	6	6	7	11	13	12	22	11	20	30	27	33	24	22	43	40	58	59	58	48	44	23	26	19	662
• rest of the borough	11	11	14	11	16	16	26	24	25	33	25	39	27	34	45	33	60	68	53	46	37	35	19	11	719
① Borough and Bankside CIP area	2	2	4	2	5	2	14	5	9	7	9	8	8	9	23	19	31	30	37	27	22	13	17	6	311
② Camberwell CIP area	0	2	0	2	3	4	4	1	6	4	6	4	5	3	7	3	5	5	4	6	4	3	4	2	87
① Elephant and Castle monitoring area	2	1	0	1	0	3	3	1	2	6	2	8	3	2	5	4	11	11	9	10	3	1	3	4	95
③ Old Kent Road monitoring area	1	0	1	2	0	1	0	1	0	2	1	1	0	0	1	1	4	3	1	0	5	3	2	2	32
③ Peckham CIP area	1	1	0	2	2	0	0	1	3	7	3	5	3	3	3	8	3	7	3	3	5	2	0	2	67
① Shad Thames area	0	0	0	0	1	0	0	1	0	0	0	1	0	0	0	2	1	2	1	0	1	0	0	0	10
② Walworth Road and East Street monitoring area	0	0	2	2	2	2	1	1	0	4	6	6	5	5	4	3	3	1	3	2	4	1	0	3	60

Data source: Metropolitan Police Service CAD for ASB and CRIS for crime; SafeStats for London Ambulance Service call-outs

Glossary of terms

- Cumulative Impact Policy (CIP) - The government introduced cumulative impact policies as a tool for licensing authorities to limit the growth of licensed premises in problem areas
- CRIS - acronym for Crime Reporting Information System
- Violence Against the Person (VAP) is an offence group as defined by the Home Office, and consists of three sub-groups: Homicide, Violence with Injury, and Violence without injury. A full list of VAP offences is available from: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/627449/count-violence-jul-2017.pdf
- Alcohol-related feature codes used by the Metropolitan Police Service -
 - GA - alcohol consumed at scene by suspect / accused
 - MF - suspect / accused had been drinking prior to committing offence
 - MV - victim had been drinking prior to offence
- The Association of Chief Police Officers (ACPO) defines domestic abuse as any incident of threatening behaviour, violence or abuse (psychological, physical, sexual, financial or emotional) between adults, aged 16 and over, who are or have been intimate partners or family members, regardless of gender and sexuality. The Metropolitan Police Service adds the following flags to crime reports that meet the ACPO criteria -
 - DV - domestic incident
 - DI - domestic in LGBT relationship
 - DX - domestic incident resolved
- CAD - acronym for Computer Aided Dispatch. Used by Metcall, the Metropolitan Police Service's Central Communications Command responsible for receiving emergency and non-emergency calls from the public
- SafeStats is a data portal provided by the Greater London Authority (GLA) through which datasets from the following agencies can be obtained:
 - Metropolitan Police Service
 - British Transport Police
 - London Ambulance Service
 - Transport for London
 - London Fire Brigade
- Southwark's Licensing Policy can be found at: http://www2.southwark.gov.uk/downloads/download/2385/southwark_statement_of_licensing_policy_2016-2020
- Monitoring areas have similar characteristics to CIP areas, but are not governed by CIP conditions

Licensing Act 2003 – Protection of Children from Harm

The impact opening hours has on night time noise is important to take into account when considering new licensing applications. Noise from events in premises and the dispersal of those leaving an event will contribute to the disturbance of residents in surrounding areas, particularly at night. Therefore, applications requesting hours outside those stated in the Southwark Licensing Policy, within residential areas, may considerably contribute to night time noise and negatively impact sleep.

According to the World Health Organisation (WHO) (2011), fragmented sleep can result in short and long term health implications including; cognitive dysfunction, abnormal growth hormone release, increase of diastolic BP and increased risk of accidents. Certain groups of people are more vulnerable to noise including children, chronically ill and elderly people and shift workers (WHO, 2011). Naturally, children spend more time in bed than adults and are more exposed to night time noise (WHO, 2011). Sleep is a vital part of daily life and children in particular need uninterrupted sleep for growth and cognitive development (Kamp, 2013). Disturbances during the night result in fragmented sleep and chronic partial sleep deprivation induces tiredness, lower vigilance and reduces daytime performance and overall quality of life (Ohrstrom & Griefahn, 1993; Passchier-Vermeer, 2003a; WHO, 2011). This can have a detrimental impact on early childhood development and education, which negatively affects lifelong achievement and health (WHO, 2011).

Sleep is an essential part of a healthy lifestyle and is recognised as a fundamental right under the European Convention on Human Rights (European Court of Human Rights, 2003). Night noise guidelines for Europe, set out by WHO, suggest the best protective measures to reduce sleep disturbance include the reduction of events or noise levels, or both (WHO, 2011). Children have no control over where they live. It is the council's obligation to take measures against negative impacts of night time noise in residential areas, to provide a healthy and supportive environment which maximises the health and wellbeing of children in the local area. To ensure night time noise is kept to a minimum, new licensing applications within residential areas should be restricted to hours within the recommended guidelines in Southwark's Licensing Policy.

References:

Passchier-Vermeer, W. (2003) Night-time noise events and awakening. TNO report 2003-32, Delft, The Netherlands.

Van Kamp, I.; Gidlof-Gunnarsson, A.; Persson Waye, K. (2013). The effects of noise disturbed sleep on children's health and cognitive development. *Journal of the Acoustical Society of America*, 133, 3506-3506.

World Health Organisation (WHO) Europe. (2009). Night noise guidelines for Europe.

World Health Organisation (WHO) Europe. (2011). Burden of disease from the environmental noise: quantification of healthy life years lost in Europe.

TRADING STANDARDS

Heron, Andrew

From: Regen, Licensing
Sent: 17 April 2018 13:31
To: Heron, Andrew
Subject: FW: Application for Premises Licence - Lighthouse 262-274 Camberwell Road SE5 ODP

Sensitivity: Confidential

Added to l1u = 862649

From: Masini, Bill
Sent: Tuesday, April 17, 2018 1:28 PM
To: Regen, Licensing
Cc: Tear, Jayne; Moore, Ray
Subject: Application for Premises Licence - Lighthouse 262-274 Camberwell Road SE5 ODP
Sensitivity: Confidential

As a Responsible Authority under The Licensing Act, Trading Standards are in receipt of an application from Lighthouse Operations Limited for a new Premises Licence for a business called Lighthouse at 262-274 Camberwell Road London SE5 ODP and respond accordingly under the Licensing Objectives.

In the general description of the premises, the application states, “... **THE PRIME PURPOSE OF THE BUILDING IS A PLACE OF WORSHIP; HOWEVER, IT HAS A SECONDARY USE AS AN EVENTS SPACE CATERING FOR WEDDING RECEPTION , COMMUNITY EVENTS AND SPORTING EVENTS”**

Trading Standards notes and welcomes the statements made in Paragraph M e) under the objective – The protection of children from harm. However, in order to assist staff in preventing underage sales of alcohol, Trading Standards would like to see the following worded conditions to be added to the licence if granted.

- 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. Refresher training shall be provided to all staff every six months.
- 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.

Trading Standards note the application seeks to allow licensable activities such as the supply of alcohol, live music, recorded music, performances of dance to take place 7 days a week until 00:40 hours. No conditions have been offered up about children on the premise in terms of terminal hours and being accompanied and supervised by an adult. As such, Trading Standards object to this application under the protection of children objective though, in addition to the conditions above, Trading standards would accept the addition of the following conditions:

- Children must be accompanied and supervised by a responsible adult at all times they are permitted to be on the premises
- No children shall be permitted on the premises after 21:00 hours

Bill Masini - Trading Standards Officer

Southwark Council Trading Standards | Environment & Social Regeneration
3rd Floor Hub 1, PO Box 64529 | London SE1P 5LX
Direct line 020 7525 2629 | Fax 020 7525 5735 | Call Centre 020 7525 2000
Visit our web pages www.southwark.gov.uk/TradingStandards

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



<http://www.southwark.gov.uk/business/trading-standards-and-food-safety/illegal-tobacco-e-cigarettes-and-shisha>

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

MEMO: Licensing Unit

To	Licensing	Date	16 April 2018
Copies	Jayne Tear		
From	David Franklin	Telephone	020 7525 5800
Email	david.franklin@southwark.gov.uk		

Subject Lighthouse, 262-274 Camberwell Road, London SE5 0DP

I make this representation with regards to the application for a premises licence by Lighthouse Operations Ltd for the premises Lighthouse, 262-274 Camberwell Road, London SE5 0DP under the licensing objectives of the prevention of public nuisance and the prevention of crime and disorder.

The application describes the premises as “grade II listed heritage building. The prime purpose of the building is a place of worship; however, it has a secondary use as an events space catering for wedding reception, community events and sporting events”.

The application is for a new premises licence for the provision of entertainment for the public consisting of plays, films, indoor sports, boxing or wrestling as entertainment, performances of dance, recorded music, live music and anything similar and for the sale of alcohol for consumption on the premises.

The proposed termination hours for live and recorded music, dance, anything similar, late night refreshment and sale of alcohol is:

Monday to Sunday 04:00 hours

The proposed premises closing time is also 04:00 hours. This leave no time for patrons to finish their drinks and leave the premises.

Section six of the Southwark Statement of Licensing Policy (from page 32) deals with Southwark’s local cumulative impact policies. This premises sits in the Camberwell cumulative impact policy (CIP) area as defined in paragraph 129 of the policy and there is a rebuttable presumption under para 119 that applications for new premises licences that falls in the class of premises for the Camberwell CIP will add to the cumulative impact of crime and disorder and public nuisance in the area and should be refused.

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 or that the premises is suitable conditions to ensure that the operation of the premises does not fall into the class of premises that should be refused.

The premises is also situated within a Residential Area, the hours applied for are exceed the guidance hours in section seven, table 2 of the policy for this type of premises.

The applicant has provided conditions within the operating schedule but has not specifically addressed the presumption to refuse the licence. To promote the licensing objectives the default presumption is to refuse the application.

The premises website advertises the premises for hire as a standing capacity of 3,000 people, theatre capacity of 1,800 and banquet of 650 people. I have concerns of the impact of up to 3,000 people leaving the premise at 04:00 hours into the Camberwell area and causing noise and disorder that will affect residents living in the area. I would comment that even the noise created from a well orderly crowd of 3,000 people would be enough to disturb the sleep of residents and that the patrons that have consumed alcohol and been subjected to loud musical entertainment are likely to leave in an excited state and speaking with raised voices. There will also be added noise form patrons using their own cars to go home and taxis as this amount of patrons all leaving at the same time is unlikely to be accommodated adequately by the night buses.

The premises recently submitted two late temporary event notices for the premises on the same day, 14 April, at the same times for adjacent areas of the premises, the Police and the Council's Environmental Protection Team submitted objections to the TENS and the applicants withdrew the tens before the counter notices were issued.

Council officers working on the night time economy visited the premises on the 14 April and found Police officers on site, there was in excess of 1,000 people at the event and alcohol was on sale without a premises licence or TENS (which could only accommodate 499 people) in place. This constitutes an alleged offence under section 136 of the Licensing Act 2003 and Council Officers will be investigating this mater further with a view to taking appropriate enforcement action.

David Franklin
Licensing Authority as a Responsible Authority

Licensing Act 2003 Premises Licence



Environmental Health & Trading Standards
Licensing Unit
Chaplin Centre
Thurlow Street
London SE17 2DG

Premises licence number

831015

Part 1 - Premises details

Postal address of premises, or if none, ordnance survey map reference or description	
Gala Club 262-270 Camberwell Road London SE5 0DP Ordnance survey map reference (if applicable), 177010532446	
Post town London	Post code SE5 0DP
Telephone number [REDACTED]	

Where the licence is time limited the dates

Licensable activities authorised by the licence

Films
Live Music
Recorded Music
Performance of Dance
Entertainment Similar to live/recorded music
Facilities for Making Music
Facilities for Dancing
Provisions Similar to making music and dancing
Late Night Refreshment
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	10:00 - 00:30
Tuesday	10:00 - 00:30
Wednesday	10:00 - 00:30
Thursday	10:00 - 00:30
Friday	10:00 - 00:30
Saturday	10:00 - 00:30
Sunday	12:00 - 00:30

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

Films

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 00:00
Friday	10:00 - 00:00
Saturday	10:00 - 00:00
Sunday	12:00 - 00:00

Live Music

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 00:00
Friday	10:00 - 00:00
Saturday	10:00 - 00:00
Sunday	12:00 - 00:00

Recorded Music

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 00:00
Friday	10:00 - 00:00
Saturday	10:00 - 00:00
Sunday	12:00 - 00:00

Performance of Dance

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 00:00
Friday	10:00 - 00:00
Saturday	10:00 - 00:00
Sunday	12:00 - 00:00

Entertainment Similar to live/recorded music

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 00:00
Friday	10:00 - 00:00
Saturday	10:00 - 00:00
Sunday	12:00 - 00:00

Facilities for Making Music

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 00:00
Friday	10:00 - 00:00
Saturday	10:00 - 00:00
Sunday	12:00 - 00:00

Facilities for Dancing

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 00:00
Friday	10:00 - 00:00
Saturday	10:00 - 00:00
Sunday	12:00 - 00:00

Provisions Similar to making music and dancing

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 00:00
Friday	10:00 - 00:00
Saturday	10:00 - 00:00
Sunday	12:00 - 00:00

Late Night Refreshment

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

Sale by retail of alcohol to be consumed on premises

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 00:00
Friday	10:00 - 00:00
Saturday	10:00 - 00:00
Sunday	12:00 - 00:00

Sale by retail of alcohol to be consumed off premises

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 00:00
Friday	10:00 - 00:00
Saturday	10:00 - 00:00
Sunday	12:00 - 00:00

Part 2**Name, (registered) address, telephone number and email (where relevant) of holder of premises licence**

Gala Leisure Limited
71 Queensway
London
W2 4QH

Registered number of holder, for example company number, charity number (where applicable)

794943

Name, address and telephone number of designated premises supervisor where the premises licence authorises for the supply of alcohol

Jean Elizabeth Elcock

[REDACTED]

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

[REDACTED]

Licence Issue date 18/11/2009

.....
Community Safety Enforcement
Business Unit Manger
Chaplin Centre
Thurlow Street
London SE17 2DG
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.

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

102 The admission of children to films given under this licence must be restricted in accordance with the recommendations of the British Board of Film Classification or of the licensing authority itself.

103 Where a film is to be submitted for classification to the licensing authority, the cinema or venue operator must submit the film intended for exhibition to the authority at least 28 days prior to the first date upon which the film is intended to be exhibited

104 Where a programme includes a film in the 12a, 15 or 18 category no person appearing to be under the age of 12 (and unaccompanied in that case), 15 or 18 as appropriate shall be admitted to any part of the programme; and the licence holder shall display in a conspicuous position a notice in the following terms -"PERSONS UNDER THE AGE OF (INSERT APPROPRIATE AGE) CANNOT BE ADMITTED TO ANY PART OF THE PROGRAMME" Where films of different categories form part of the same programme, the notice shall refer to the oldest age restriction. This condition does not apply to members of staff under the relevant age while on duty provided that the prior written consent of the person's parents or legal guardian has first been obtained.

105 Immediately before each exhibition at the premises of a film passed by the British Board of Film Classification there shall be on screen for at least five seconds in such a manner as to be easily read by all persons in the auditorium a reproduction of the certificate of the Board or, as regards a trailer advertising a film, of the statement approved by the Board indicating the category of the film.

106 Immediately before each exhibition at the premises of a film passed by the licensing authority notices shall be displayed both inside and outside of the premises so that persons entering can readily read them and be aware of the Category attached to any film or trailer.

Annex 2 - Conditions consistent with the operating Schedule

109 Alcohol shall not be sold or supplied except during permitted hours stated on the licence and as follows:

a. On New Year's Eve, except on a Sunday, 10.00.a.m. to 11.00.p.m.

b. On New Year's Eve on a Sunday, 12 noon to 10.30.p.m.

c. 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).

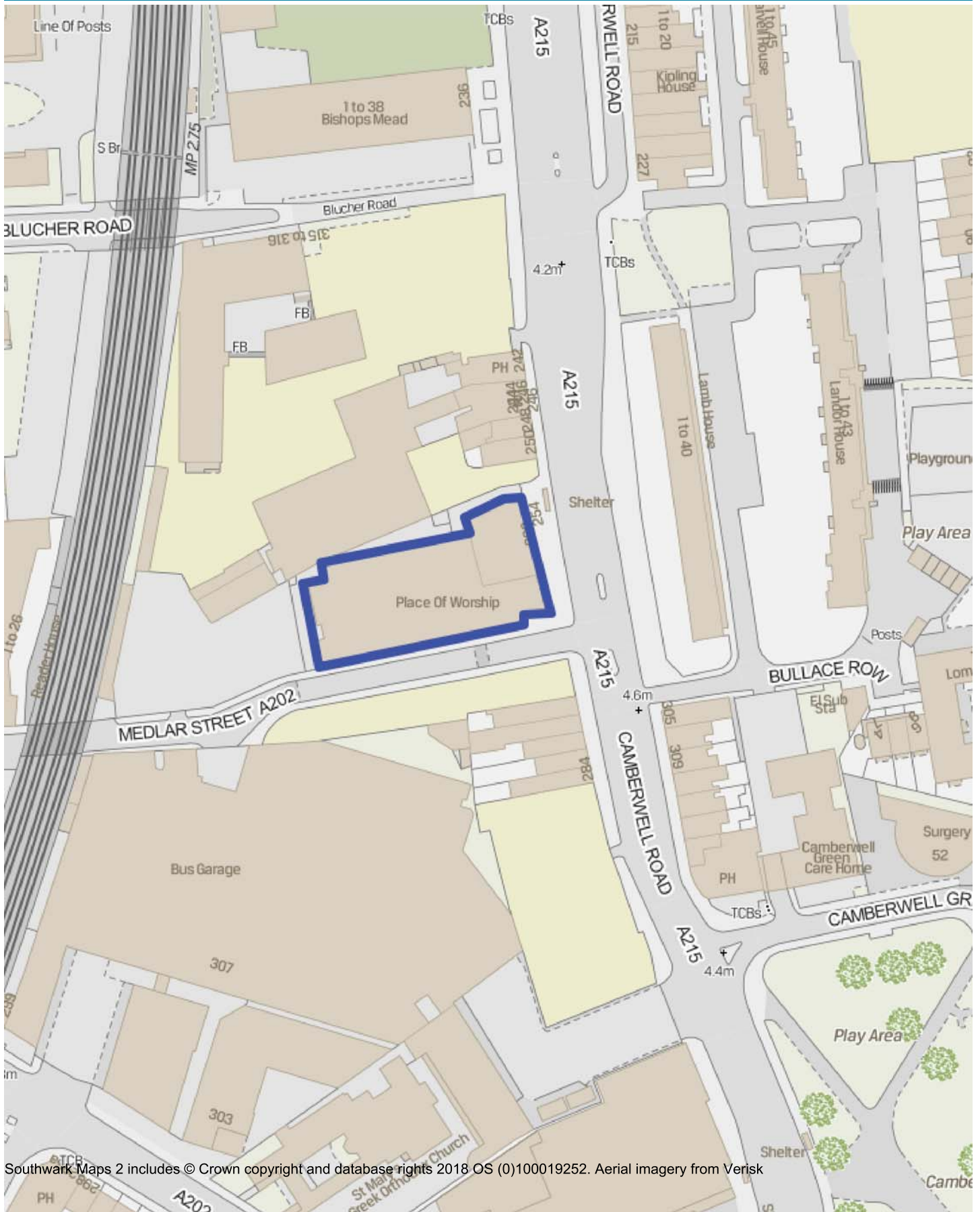
110 No statutory regulations for music and dancing shall apply so as to require any licence for the provision in the premises of public entertainment by the reproduction of wireless (including television) broadcasts or of programmes included in any programme service (within the meaning of the Broadcasting 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;

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

Annex 4 - Plans - Attached

Licence No.	831015
Plan No.	5471-PL-2
Plan Date	2nd June 2005



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50 m

30-Apr-2018

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Councillor Sunny Lambe (reserve)	By email	Jayne Tear, licensing team	11
		Mark Prickett, environmental protection team	1
		Carolyn Sharpe, public health	1
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